

FOR SALE - ±20.5 ACRES OF VACANT LAND FM-967 (Loop 4) Buda, Texas 78610



LOCATION: South FM 967 (Loop 4) Buda, Texas 78610
One mile south of downtown Buda on FM 967. Property is just south of the intersection on the new Robert S. Light Blvd. and FM 967 with easy access to IH-35

SIZE: Approximately 20.5 acres

FRONTAGE/ACCESS: Approximately 60' of frontage on Loop 4 (See enclosed survey)

UTILITIES: All Public utilities are available

ZONING: The property lies in The City of Buda's Extra Territorial Jurisdiction and is unzoned.

FLOOD HAZARD:

This tract is not in the 500 year flood plain (FEMA). A drainage area flows through the property, and a flood study should be done to determine the extent of it.

SCHOOL DISTRICT:

Hays Consolidated ISD

LEGAL DESCRIPTION:

20.5 Acres, more or less, out of the Jacob Lentz Survey No. 32 Abstract 284, Hays County, Texas

COMMENTS:

For a MF developer the eastern portion (approximately 10 acres) the Epley (subject) property can be bought for \$2 per square foot along with approximately 4.23 acres of The Meadows at Buda Retail property. This would give a MF site approximately 14 acres, which is ideal.

PRICE:

\$1,750,000.00 (\$1.96 / Sq. Ft.)

CONTACT Spence Collins
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spence@matexas.com

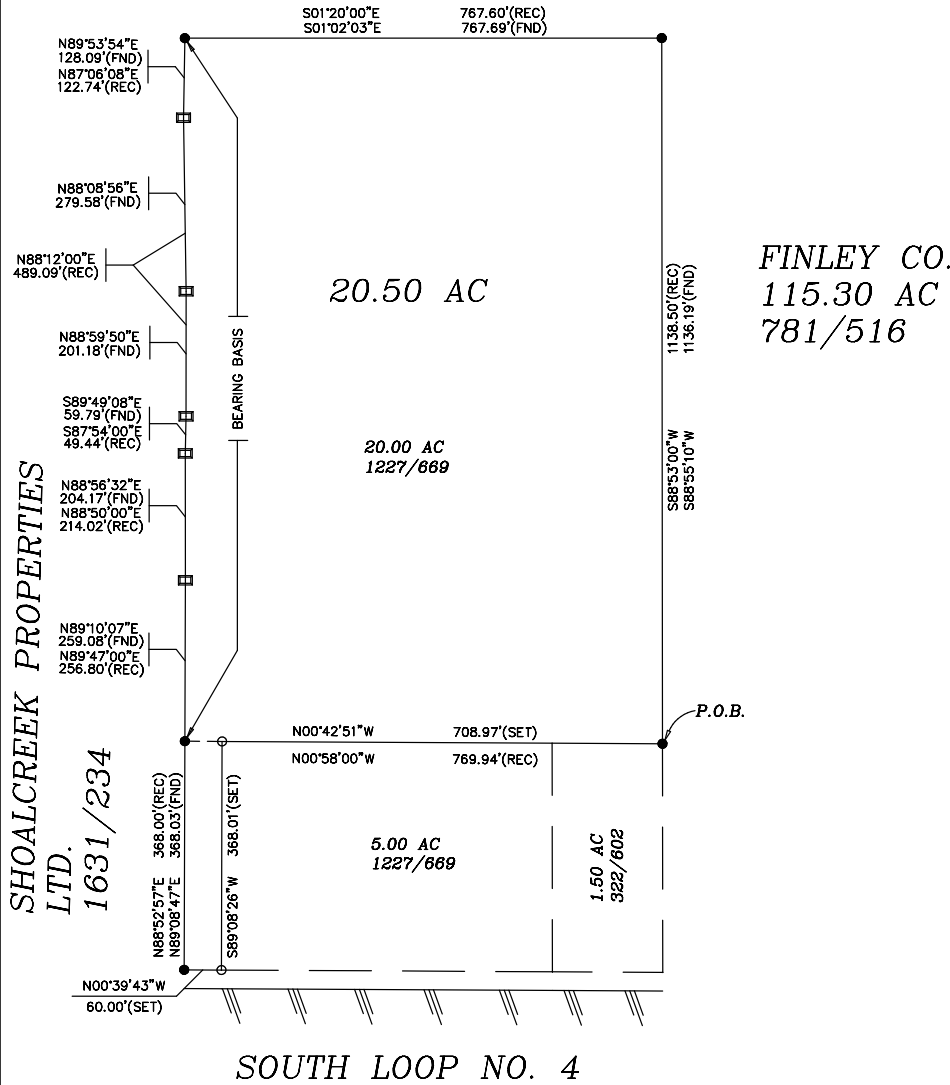


201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

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SURVEY MAP OF 20.50 ACRES OF LAND OUT OF THE JACOB LENTZ SURVEY NO. 32, ABSTRACT NO. 284, SITUATED IN HAYS COUNTY, TEXAS.

* MAP TO ACCOMPANY FIELD NOTES *



FEMA NOTE:

This tract is designated as Zone "X"
(areas outside of the 500 year flood plain)

Federal Emergency Management Agency Flood Insurance
Map for Hays County, Texas and Incorporated Areas,
Community-Panel Number 48209C0140 E
Effective Date: February 18, 1998

PREPARED BY:

THE RIPPY SURVEYING COMPANY, INC.

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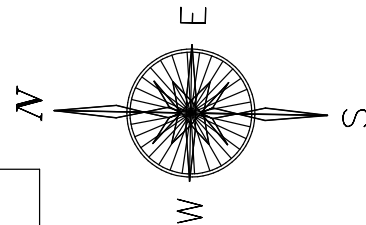
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I HEREBY CERTIFY TO:

THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

2004

Date



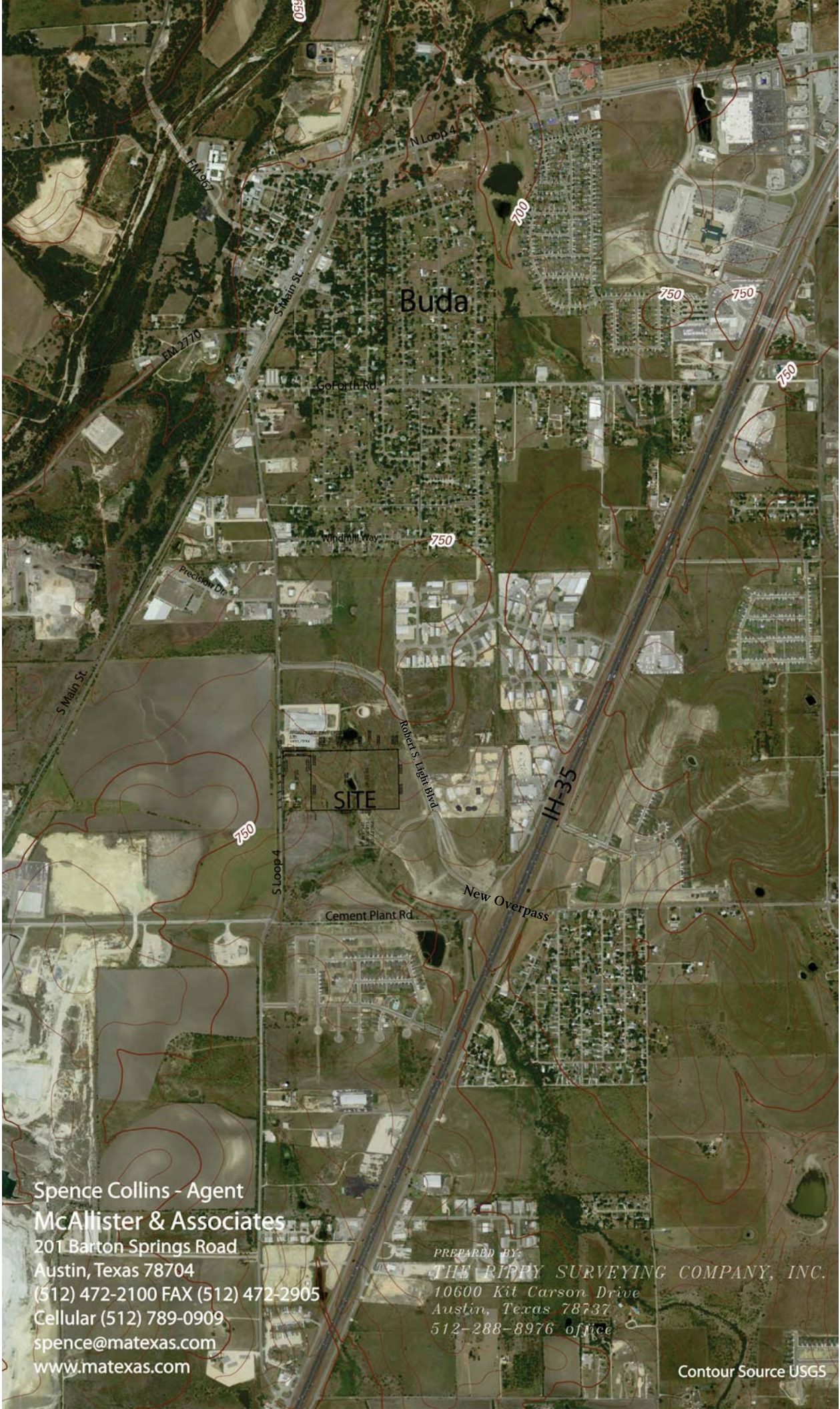
SCALE: 1"=200'

LEGEND

UNLESS NOTED OTHERWISE

- = 1/2" DIAMETER STEEL REBAR FOUND
- = 1/2" DIAMETER STEEL REBAR SET
- = FENCE POST FOUND
- (REC) = RECORD BEARING & DISTANCE
- (FND) = FOUND BEARING & DISTANCE
- (SET) = SET BEARING & DISTANCE
- B.B. = BEARING BASIS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

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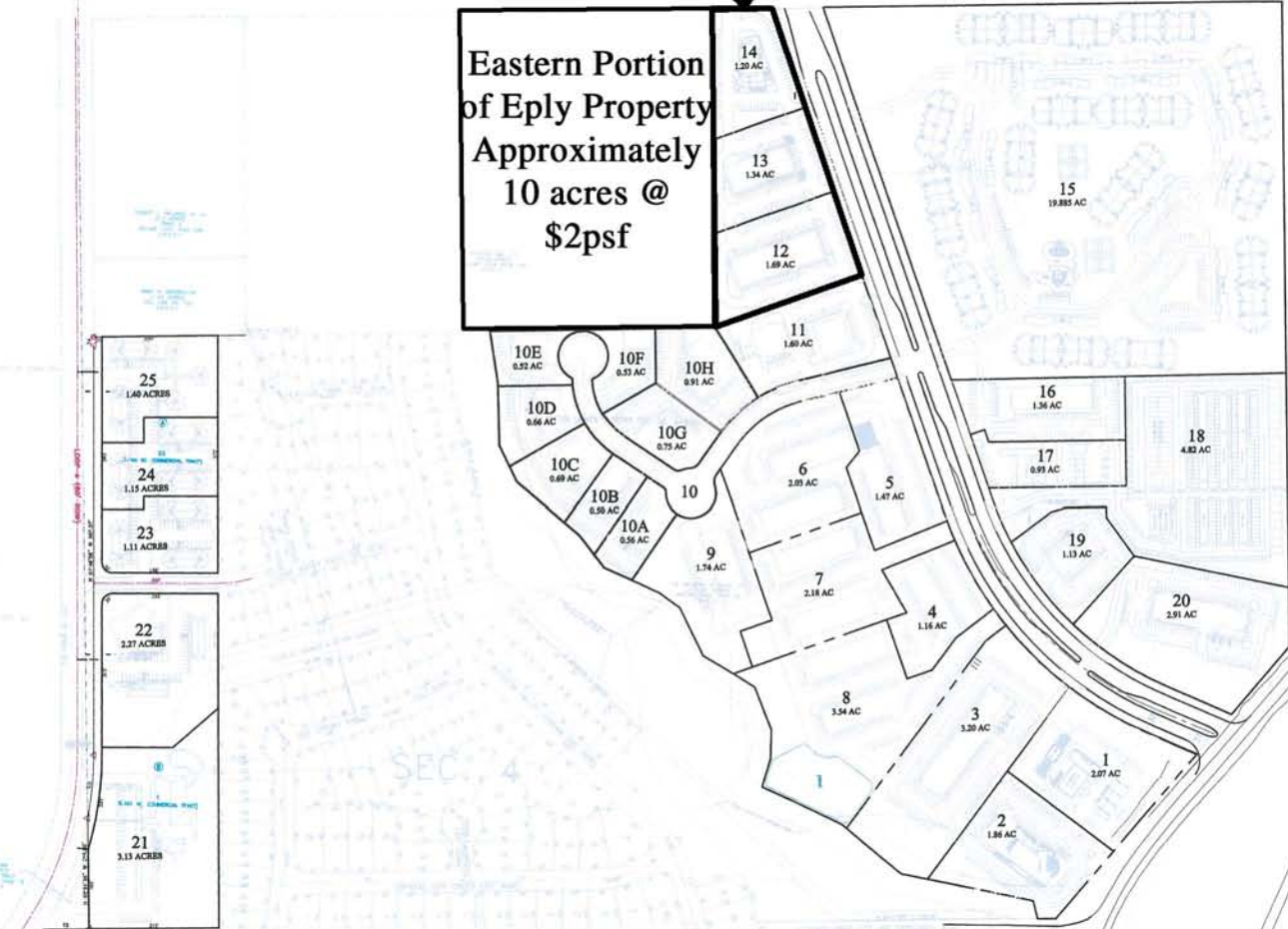
PREPARED BY:
THE RIPPY SURVEYING COMPANY, INC.
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Austin, Texas 78737
512-288-8976 office

Contour Source USGS

**Meadows at Buda Retail Property
Approximately 4.23 acres at \$4 psf**

**Eastern Portion
of Eply Property
Approximately
10 acres @
\$2psf**

Assumptions:
 4.23 Acres x \$4.00 = \$737,035
 10 acres x \$2.00 = \$871,200
 14.23 acres = \$1,608,235
 = \$2.60 psf



MEADOWS @ BUDA PARCEL PLAN

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