

BUDA LAND

IH-35 & MAIN STREET/LOOP 4
BUDA, TX



LOCATION:

North side of Main Street East (Loop 4), just east of IH-35. Northeast quadrant of IH-35 and Main Street. Main Street East is a new roadway, which provides a main entryway to the Sunfield community and will eventually connect to SH-45 to the northeast.

SIZE: 20.09± acres, all or part.

ZONING: C3/R3 Interstate 35 Commercial-Office/Interstate Retail.

TRAFFIC COUNTS:

97,000 vpd: IH_35, north of Main Street

89,000 vpd: IH-35, south of Main Street

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,039	44,325	115,975
Average HH Income	\$79,275	\$80,716	\$76
Households	3,353	14,547	37,741
Population Growth 2009-2014	31.70%	52.60%	43.50%

The information contained herein has been obtained from sources believed reliable. AQUILA Commercial, LLC makes no guaranties or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract.

FOR SALE

+/- 20.09 ACRES

SITES AVAILABLE
1.5 ACRES AND UP

COMMERCIAL/ RETAIL LAND

BUDA, TX

David Putman
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AQUILA Commercial, LLC
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Ste. 450
Austin, TX 78703

t 512.684.3800
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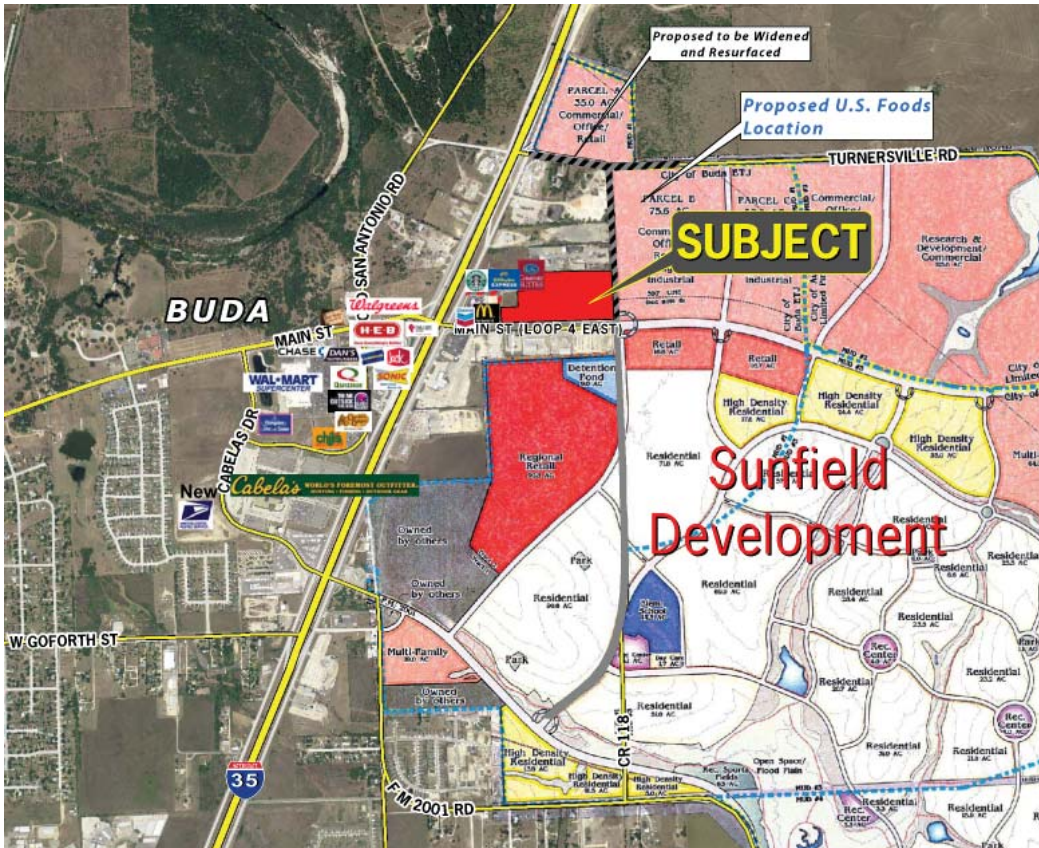
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COMMENTS:

- Excellent access and traffic circulation on westerly end of subject property with shared common drives and easements providing for additional pad site uses and hotel locations
- New Holiday Inn Express and Comfort Suites opened in 2009, adjacent to the northwest
- Easterly portion of the property is a great location for users/vendors related to US Foods
- Excellent future potential for corner of Main Street at CR-118



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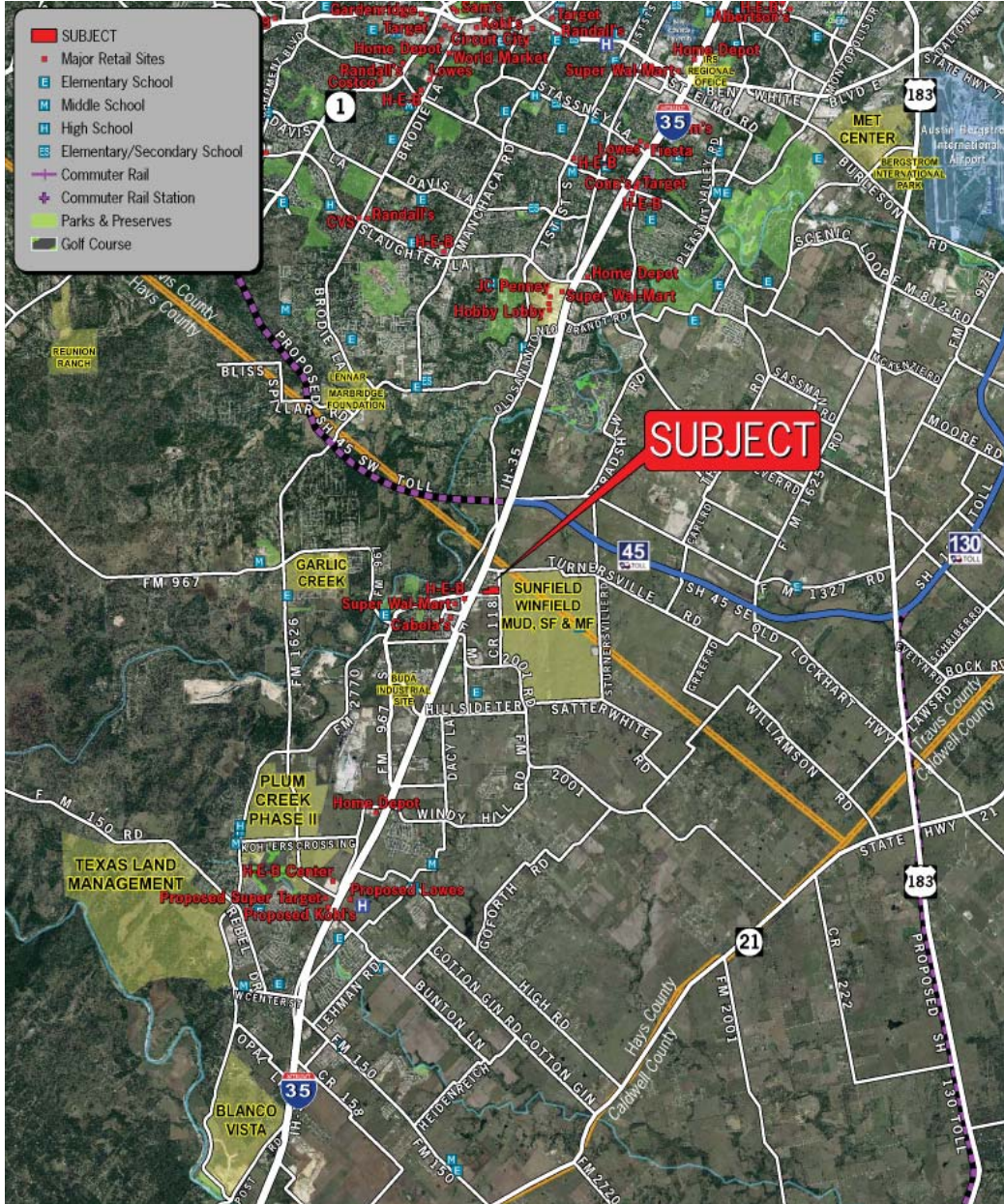
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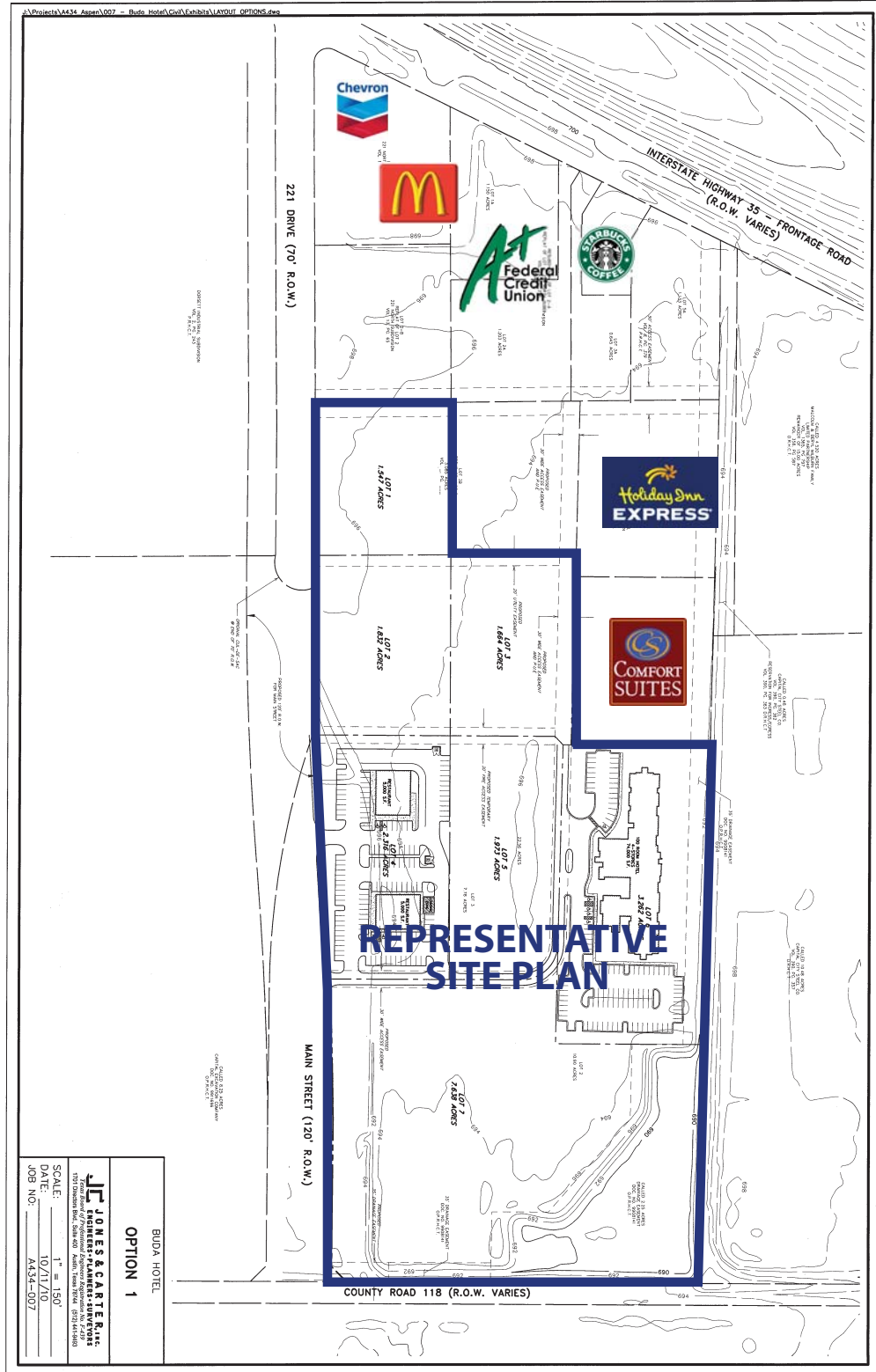
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BUDA HOTEL	
OPTION 1	
J.P. JONES & CARTER, INC. ARCHITECTS-PLANNERS-ENGINEERS 1700 DOWNEY DR., SUITE 400 AUSTIN, TEXAS 78741 (512) 414-5400	
SCALE:	1" = 150'
DATE:	10/17/10
JOB NO.:	AA34-007

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