



**±0.853 ACRE
COMMERCIAL
LAND TRACT -
FOR SALE**



559 S LOOP 4, BUDA, TEXAS



PROPERTY FEATURES

- Prime Investment Opportunity in Buda's Growing Commercial and Industrial Corridor
- Complete Development Package Available with Plans Ready to Permit
- Rare Chance to Develop a Turnkey 10,000 SF Flex/Industrial Facility
- Ideal for Owner-Users, Warehouse, Flex, Showroom, Office Users, etc.
- Near Buda Mill & Grain Co., Cabela's, and Deep Eddy Vodka Distillery
- Strong Access to I-35, SH 45, FM 967, and Greater Austin
- Minutes from Downtown Buda and 20 Minutes from Downtown Austin
- Positioned to Benefit from Austin's Population and Job Growth
- Potential for City of Buda and Buda EDC Incentives
- **PLEASE CONTACT BROKER FOR PRICING**

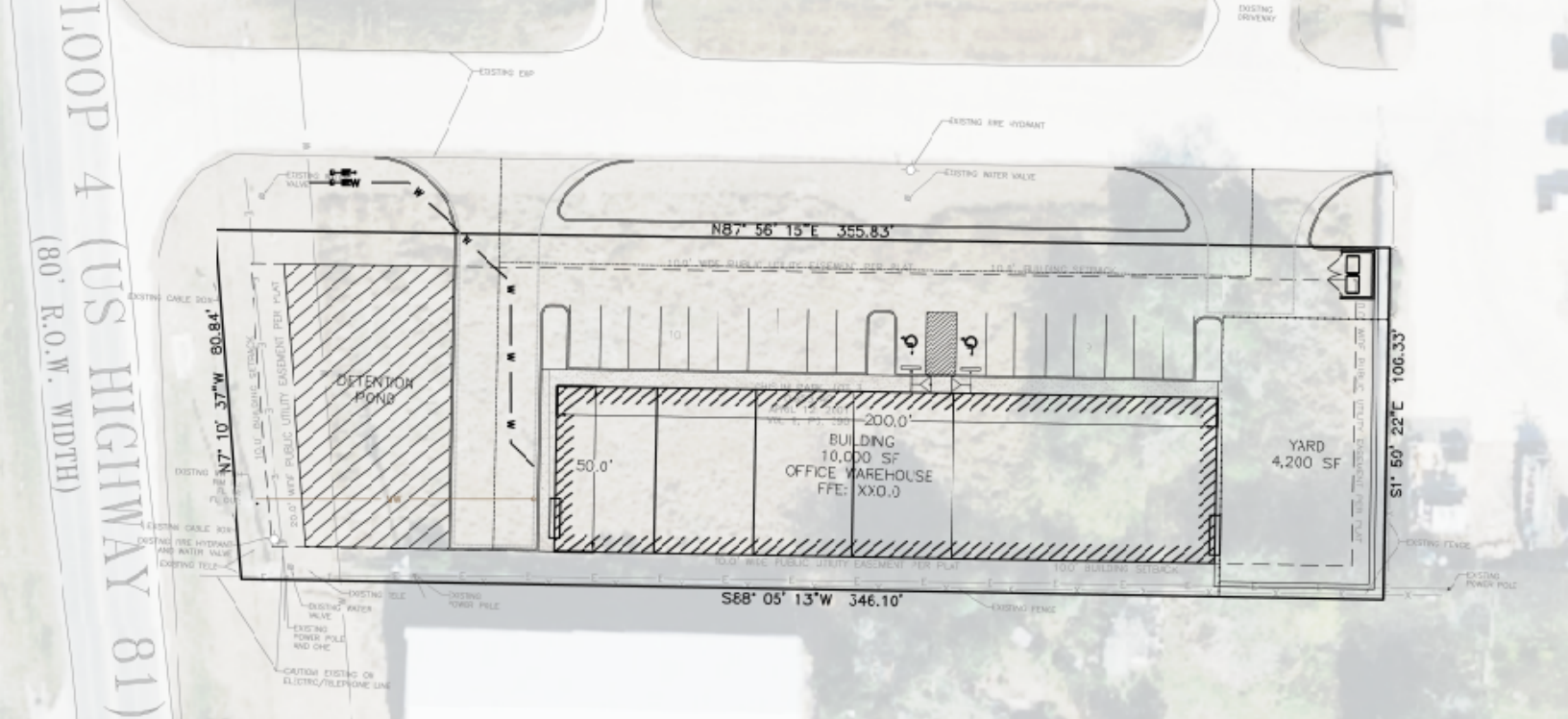
CONTACT INFORMATION

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William Alcorn

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NEARBY CORPORATE PRESENCE:



NORTHERN
TOOL + EQUIPMENT

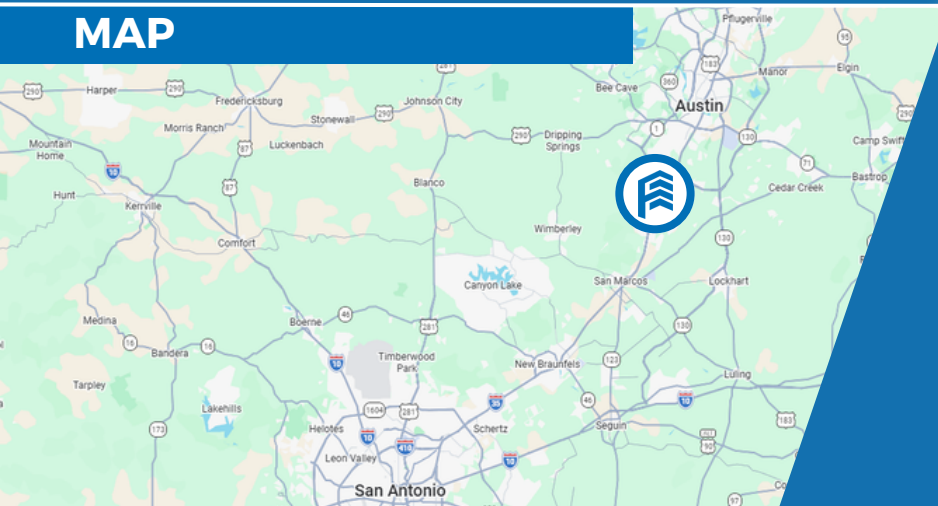


Cabela's

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This prime commercial property presents a rare opportunity to develop a turnkey light industrial facility in a high-demand area. Strategically positioned near downtown Buda and major access routes, including Highway 35, it is well-suited for businesses seeking convenience, accessibility, and flexible warehouse, office, or industrial space.

MAP



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Phone

Phone

Phone

Phone

Date _____