

BUILD TO SUIT - BUDA BUSINESS PARK

FM 967 South and Interstate 35, Buda, Texas, 78610



LOCATION: West side of FM 967 South (South Loop 4) approximately 1200 feet northwest of the intersection of FM 967 South and Interstate 35. Easy access to I-35. This location is just north of new Seton Medical Center, Home Depot, Lowe's and HEB shopping center in Kyle, TX and south of Cabela's in Buda

SIZE: Lot 9: 4.74 acres
Lot 10: 4.40 acres

FRONTAGE/ACCESS: FM 967 South (South Loop 4) and Business Park Drive

UTILITIES: Water, Wastewater, Electricity, Fiber Optic Cable.

ZONING: I2

JURISDICTION: City of Buda

PRICE: To be determined

COMMENTS: Two of the last undeveloped lots in this commercial subdivision. Capital Excavation and Dynamic Systems Fabrication currently located here and Fat Quarter Shop under construction. One of few properties in Buda with I-2 Zoning that has gravity wastewater system. Impervious cover limit for this property is 85% vs. 75% for elsewhere in Buda. Time Warner fiber optic service available in this subdivision.

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

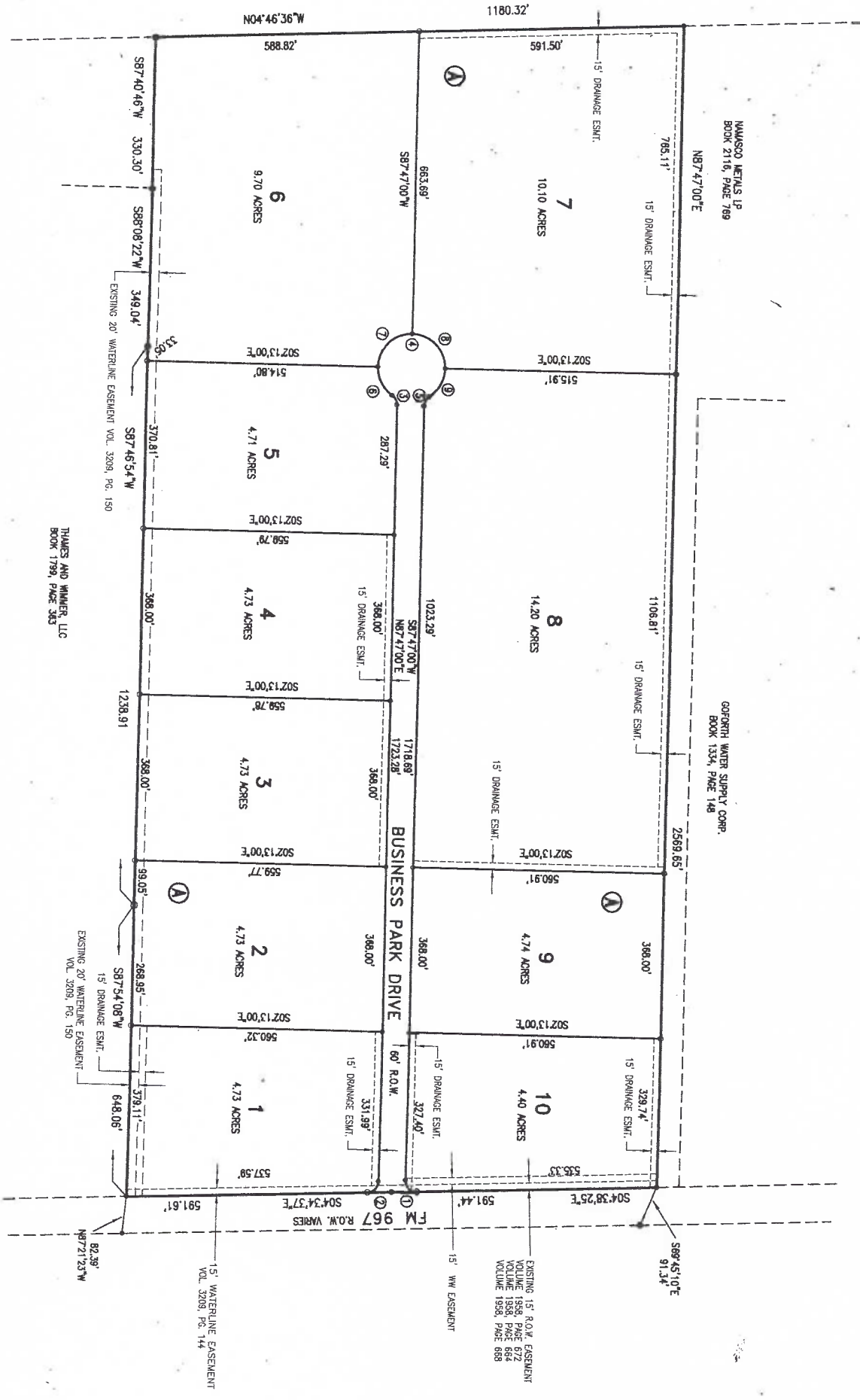
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3	25.00'	24.71'	5637.59'	59728.91'	23.72'
4	75.00'	74.13'	5637.59'	56354.01'	71.15'
5	25.00'	24.71'	5637.59'	56354.01'	23.72'
6	75.00'	74.13'	5637.59'	59728.91'	71.15'
7	75.00'	112.81'	90700.00'	54713.00'	106.07'
8	75.00'	117.81'	90700.00'	54717.00'	106.07'
9	75.00'	74.13'	5637.59'	56354.01'	71.15'

NUMBER OF LOTS: 10
 RIGHT-OF-WAY: 2,833 ACRES
 TOTAL 69,595 ACRES



EXISTING 15' R.O.W. EASEMENT
 VOLUME 1998, PAGE 672
 VOLUME 1998, PAGE 664
 VOLUME 1998, PAGE 688

15' WATERLINE EASEMENT
 VOL. 3209, PG. 144

THAMES AND WINNER, LLC
 BOOK 1799, PAGE 383

EXISTING 20' WATERLINE EASEMENT
 VOL. 3209, PG. 150

EXISTING 20' WATERLINE EASEMENT VOL. 3209, PG. 150



Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **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.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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 BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller'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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date