

309 Railroad Street,

Buda, TX 78610



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The Offering ///

Located in the heart of Buda's Historic District, 309 Railroad St offers a unique opportunity to own or invest in one of the city's most desirable commercial corridors. Surrounded by ongoing redevelopment and revitalization along Railroad Street, the property is within walking distance of Downtown Buda's shops, restaurants, and entertainment.

Directly across the street from Buda City Park and the Amphitheater, the location provides exceptional visibility, walkability, and access to one of the community's premier gathering spaces. Just minutes from IH-35, the property is well suited for office, retail, restaurant, or other commercial uses.

The 1,120± SF wood-frame building sits on a 0.295± acre site with mature shade trees, a full-width covered front porch, and on-site surface parking. Updated interiors — wood-look flooring, a refreshed kitchen, and neutral finishes throughout — allow a new owner to occupy, lease, or reposition the property with minimal lift.

Buda is one of the fastest-growing communities in the Austin metro, and Hays County consistently ranks among the fastest-growing counties in the nation. As Railroad Street's revitalization continues, well-located Historic District properties remain in scarce supply — making this a timely opportunity to establish a presence in the center of it all.



About the Property

PROPERTY SUMMARY

Address	309 Railroad Street, Buda, TX 78610
Price	Call Broker
Land Area	0.295± acres (12,850± SF)
Improvements	1,120± SF building
Construction	Wood frame; pier & beam foundation
Stories	1
Parking	Surface
Jurisdiction	City of Buda (Hays County)
Zoning	F4H (buyer to verify)

HIGHLIGHTS

- Heart of Buda's Historic District on the Railroad Street corridor
- Directly across from Buda City Park & the Amphitheater
- Walkable to Downtown Buda's shops, restaurants & entertainment
- Minutes from IH-35 with quick access to the Austin metro
- 1,120± SF building on 0.295± acres with surface parking
- F4H zoning — office, retail, restaurant & more (buyer to verify)



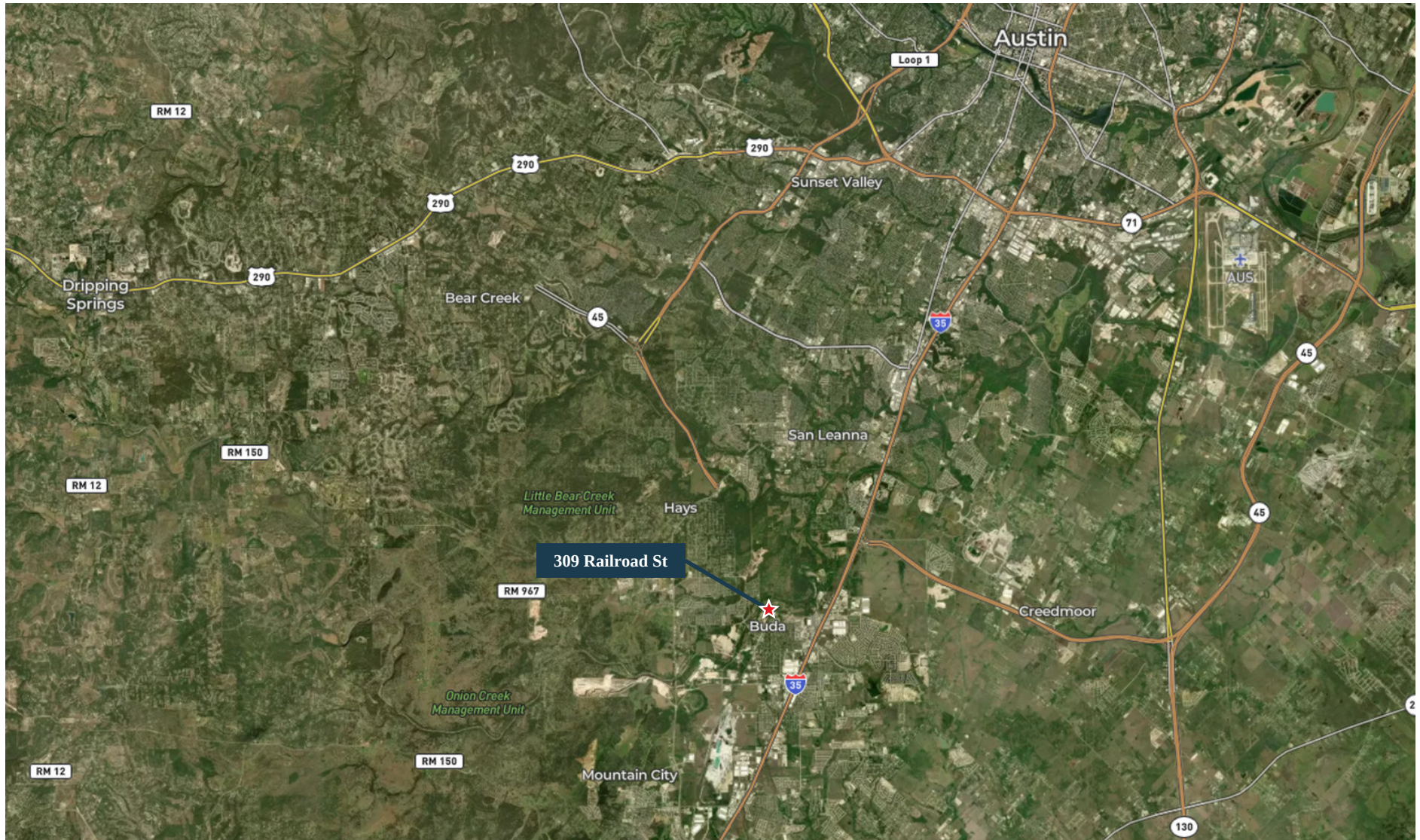
Property Photos ///



Area Overview



Regional Overview



About Buda ///

Buda, Texas, is a rapidly growing community located in Hays County, just fifteen minutes south of Austin along the IH-35 corridor. Once a quiet railroad town, Buda has experienced significant growth over the past two decades, transforming into one of the metro area's most desirable small cities while maintaining its historic, small-town character and charm. This strategic location provides residents with easy access to Austin's economic opportunities while preserving a more relaxed, family-friendly atmosphere.

The community is anchored by its walkable Historic District, where Main Street and Railroad Street host an evolving mix of restaurants, boutiques, and local businesses. Buda City Park, the Amphitheater, and a busy calendar of festivals and events draw steady foot traffic downtown throughout the year, and the city's parks and trails support an active, outdoor-oriented lifestyle.

Economically, Buda has experienced notable business development, with new commercial corridors, retail centers, and employers arriving to serve the growing population. The community benefits from proximity to Austin's thriving job market, while Hays County consistently ranks among the fastest-growing counties in the United States — growth that continues to lift demand for well-located downtown commercial space.

With a warm, pleasant Texas climate, a strong sense of community, and its designation as the “Outdoor Capital of Texas,” Buda offers an appealing alternative to the urban core while providing convenient access to modern amenities and employment opportunities — ideal for businesses seeking a dynamic, growing community with Hill Country living and metropolitan proximity.



Circuit of the Americas (COTA) — 20 minutes from the property



Historic Downtown Buda — walking distance from the property

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



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.

11-2-2015



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

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