

LONE STAR BUSINESS PARK

ATTAINABLE • ADAPTABLE • INDIVIDUAL

www.lonestarbusinesspark.net

OFFICE WAREHOUSE CONDOS FOR SALE OR LEASE

2710 Business Park Dr, Buda, TX 78610



PROPERTY HIGHLIGHTS

Modern Design
3 Phase Power
High Speed Fiber Internet
Community High Dock

Unit Sizes 1,800-28,800 sqft +/-
3 Buildings with up to 28 Units
20 foot Ceiling Clearance
Large Glass Storefronts

Large 14'x12' Grade Level Glass Roll Up Doors
Two Mezzanine Options for Additional Sq. Footage
Convenient Access to IH-35, TX-45 & SH-130

For more information
License: TX653936



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PROJECT OVERVIEW



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Shell Condominium Unit Features Include:

- Insulated Exterior Walls
- Front Window System
- 3 Phase Electrical Power - Delivered to the building
- 2 Optional Mezzanine Levels - Allows for optimal use of the space & includes staircase access
- Large Glass Storefront and Glass 14'x12' Rollup Doors - each unit comes with both
- Roughed in Plumbing - each unit has plumbing to it with foundation leave out for future expansion

OVERALL SITE DATA

56,550 SF +/-
165 +/- CARS
2.95 CARS / 1,000 SF

PROPOSED
BUILDING 'A'
28,800 SF

DIVISIBLE INTO
MINIMUM 1,800 SF
SUITES

MAX. 16
POTENTIAL SUITES

PROPOSED
BUILDING 'C'
16,875 SF

DIVISIBLE INTO
MINIMUM 2,250 SF
SUITES

MAX. 7 POTENTIAL
SUITES

BUSINESS PARK DRIVE

S. LOOP 4 (FM 967)

DOCK HIGH
COMMUNITY RAMP

PROPOSED
BUILDING 'B'
10,875 SF

DIVISIBLE INTO
MINIMUM 2,250 SF
SUITES

MAX. 5 POTENTIAL
SUITES

**Condo Unit Shell
Priced at
\$275 per sqft.**

**Condo Unit Shell
Priced for Lease
Contact Agent**

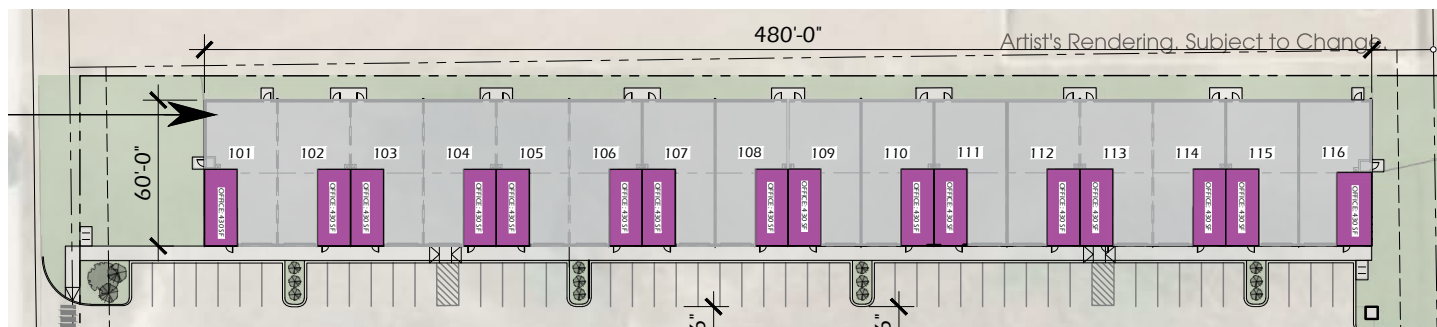
Artist's Rendering. Subject to Change.

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- 28,800 SF
- 1,800 SF Suites (30 ft x 60 ft)
- Maximum of 17 Potential Suites
- 12' x 14' Glass Rollup Door
- 9 ft Glass Storefront

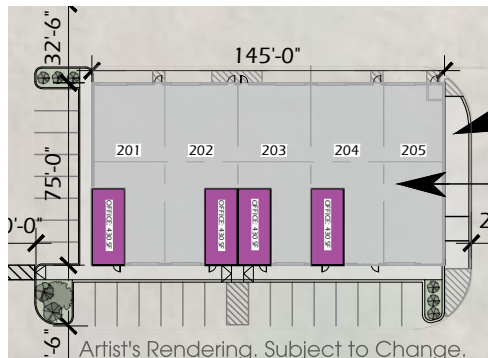
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- 10,875 SF
- Divisible into minimum 2,250 SF Suites
- Maximum of 5 Potential Suites
- 12' x 14' Glass Rollup Door
- 9 ft Glass Storefront

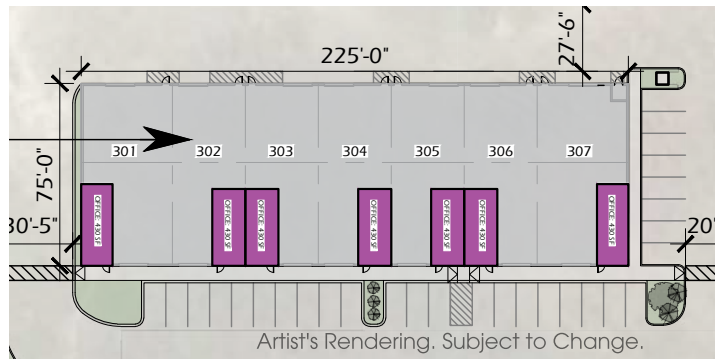
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- 16,875 SF
- Divisible into minimum 2,250 SF Suites
- Maximum of 7 Potential Suites
- 12' x 14' Glass Rollup Door
- 9 ft Glass Storefront

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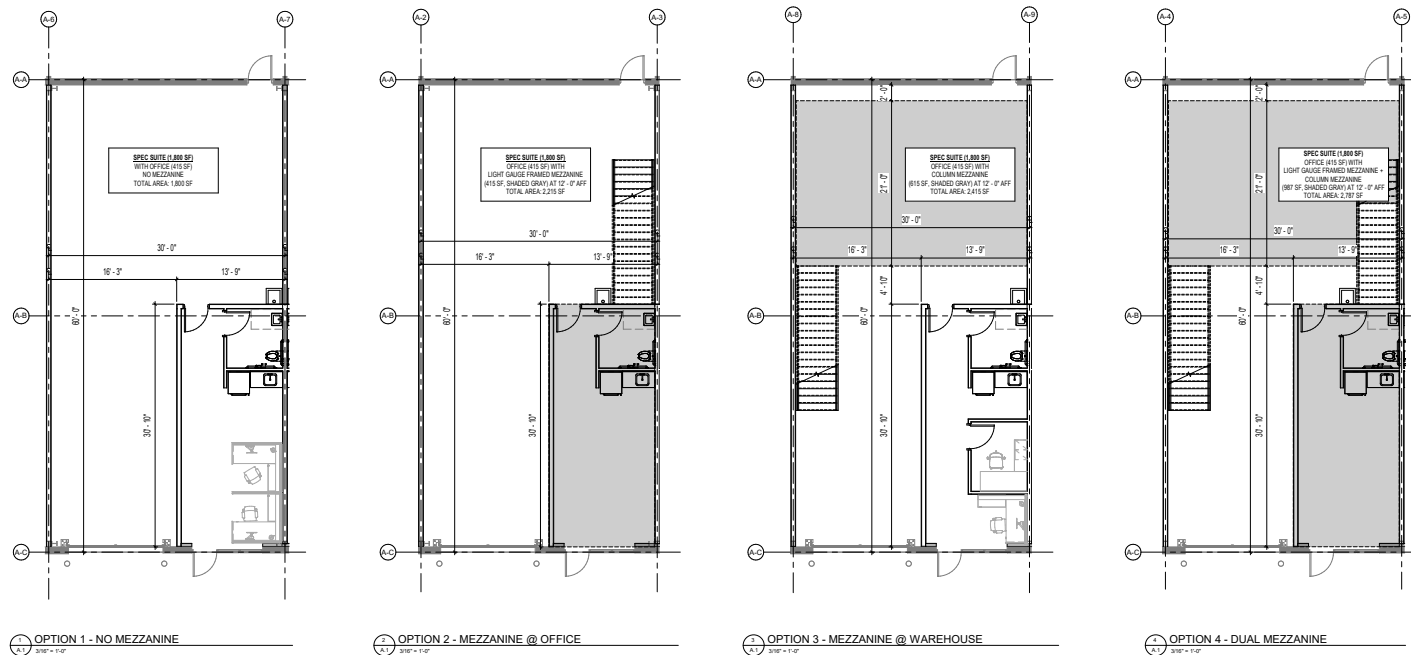
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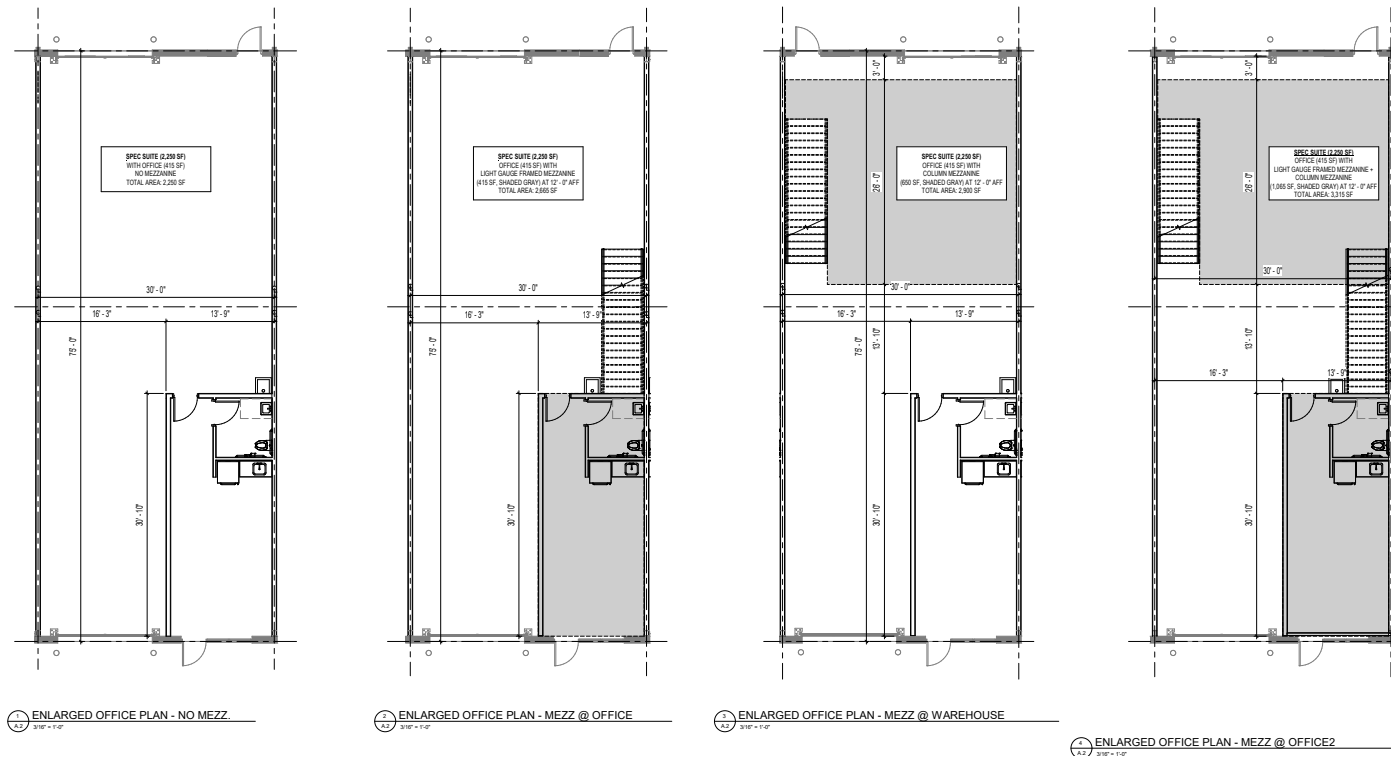
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BUILDING A

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BUILDING B & C

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SITE AERIAL

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TOTAL BUSINESSES (10 MI)

4,782

TOTAL EMPLOYEES (10 MI)

45,649

TOTAL POPULATION (10 MI)

255,655

TOTAL HOUSEHOLDS (10 MI)

93,783

AVERAGE HH INCOME (10 MI)

\$130,970

AREA STATISTICS

- 3.9 MILLION RESIDENTS
- 8 COUNTIES
- 83 CITIES
- 6731 SQUARE MILES

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RENTING vs OWNING

A commercial space is a real estate investment that should appreciate just like a home or an office building does, building your equity. Similar to a residential condominium, a business condominium is a piece of real estate that you own, and you still receive a deed at closing.

Your business and storage requirements can now be an investment in desirable commercial real estate! Turn your rental expenses into an appreciating asset!

If your space is used for business purposes, the interest expense is deductible. The purchase is a depreciating business asset, effectively lowering the amount you pay on your income taxes. Each Flex Space unit is part of a Condominium regime with some shared amenities and expenses for which owners typically pay monthly dues to maintain in the same manner as an HOA.

After the initial down payment, the cost of ownership can be less than renting a comparable space. Plus, you can build your net worth and balance sheet as well as improve your financial statement and borrowing capabilities.



Other Benefits of Owning Rather Than Renting Include:

- ➡ Rental rates should only continue to rise, so now you can enjoy no annual rent increases!
- ➡ Reap the tax advantages of owning versus leasing.
- ➡ Realize property appreciation, build equity and ultimately profit!
- ➡ Hedge against inflation with low, fixed monthly payments.
- ➡ Utilize the depreciation of your unit's total cost to provide significant deductions to your yearly income taxes (if your building is used for commercial/business usage).
- ➡ Individual control of your space and its design.
- ➡ Your expenses for customization and improvements can be recaptured at the time of sale rather than lost, as is the case with tenant funded improvements to a lease property.

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한국어 가능



Consult your tax/financial advisor — figures are illustrative and not tax or investment advice.