

**FOR SALE**

**FUTURE  
HOTEL**

**5.669 AC**



**SIZE**  
5.669 ACRES

**PRICING**  
CALL FOR  
INFORMATION

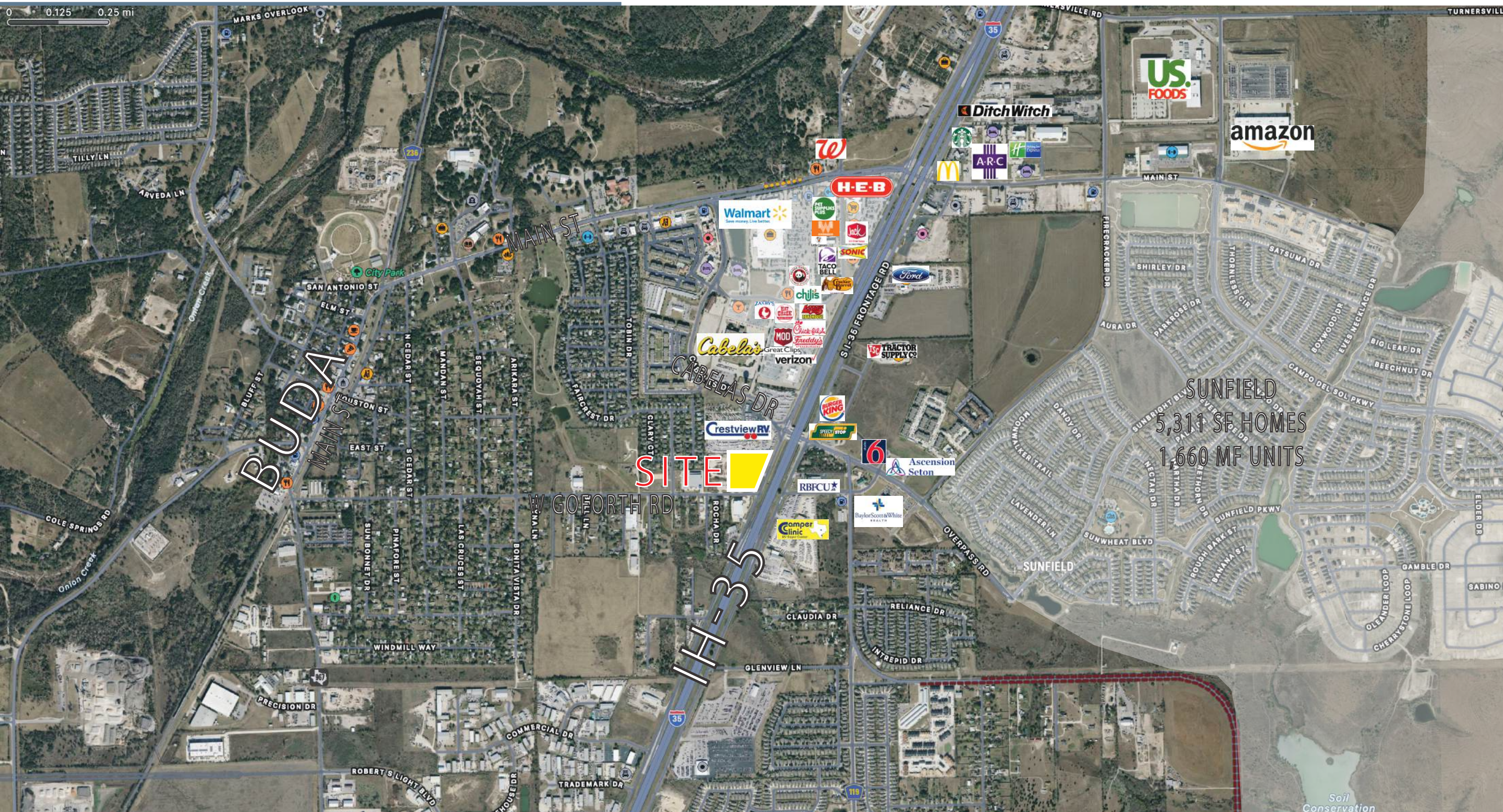
**ZONING**  
B3, GATEWAY  
CORRIDOR OVERLAY

**ADDRESS**  
15800 N IH-35  
BUDA, TX 78610

- 5.669 acre prime development opportunity located on the west side of IH-35 in Buda, TX
- High traffic, high visibility with frontage on IH-35 frontage road
- Adjacent to future 3 acre select service hotel site

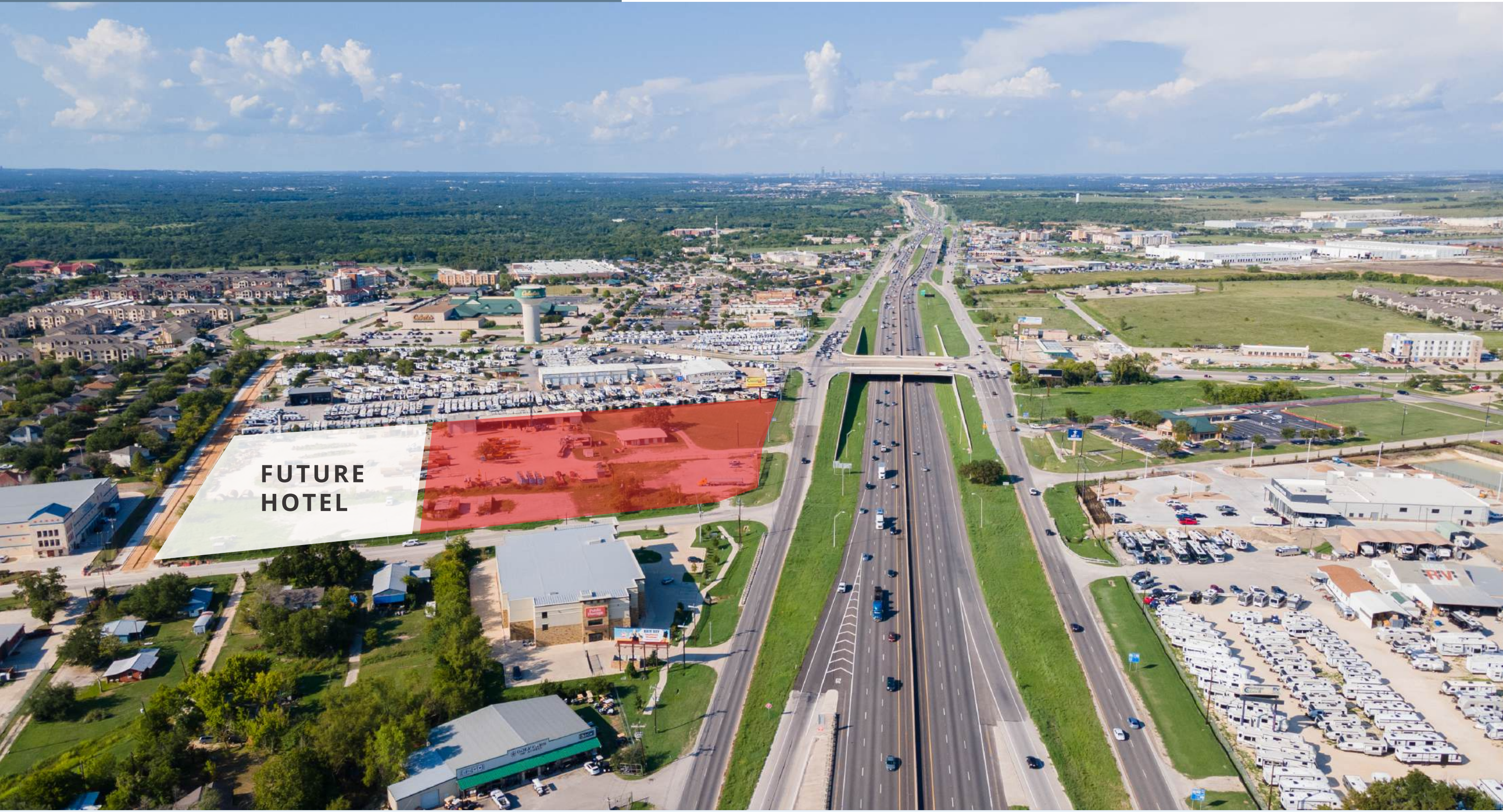


# MARKET OVERVIEW



SUNFIELD  
5,311 SF HOMES  
1,660 MF UNITS

**SITE**



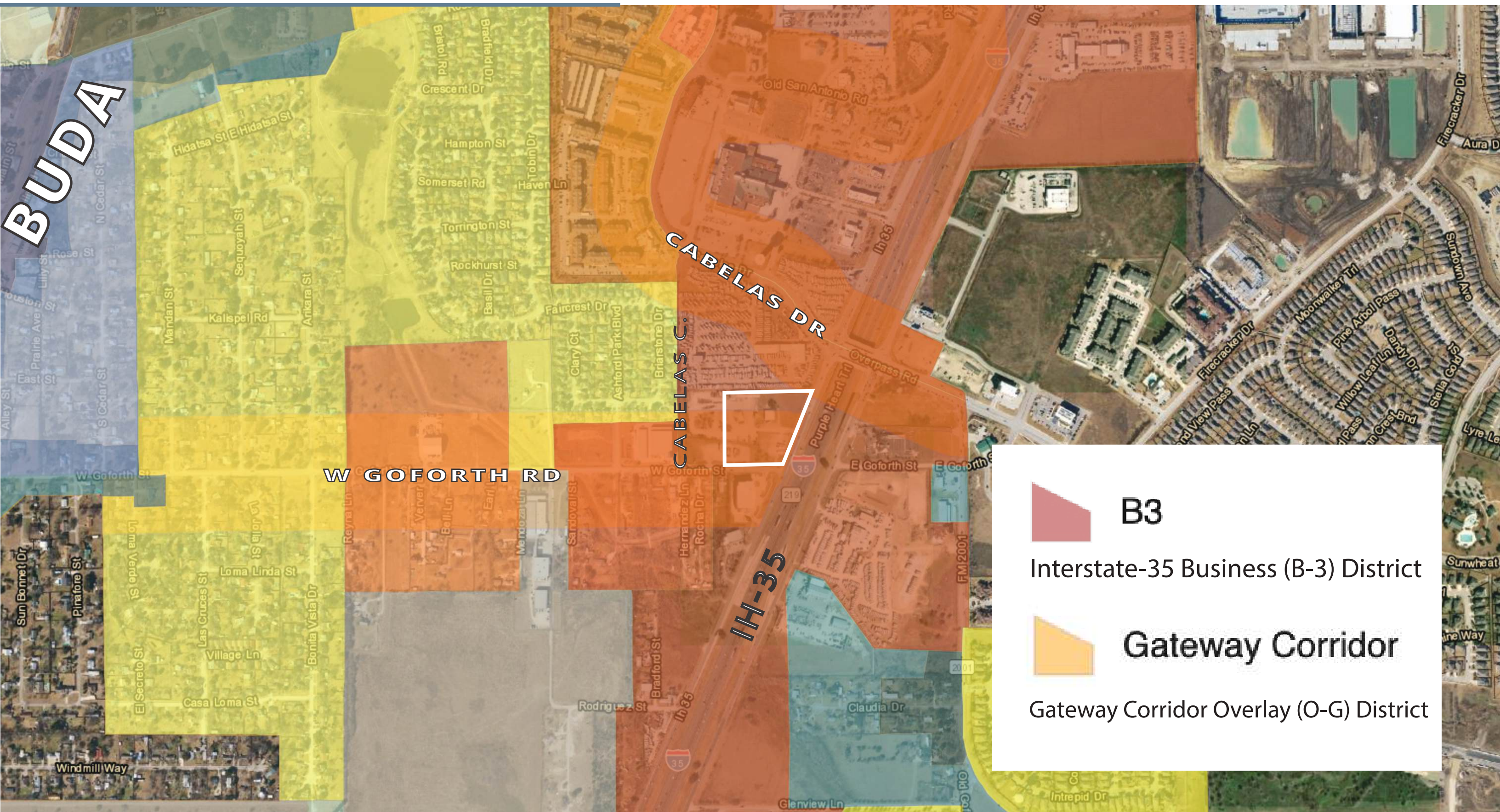
**FUTURE  
HOTEL**




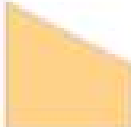
\*TXDOT DATA 2021

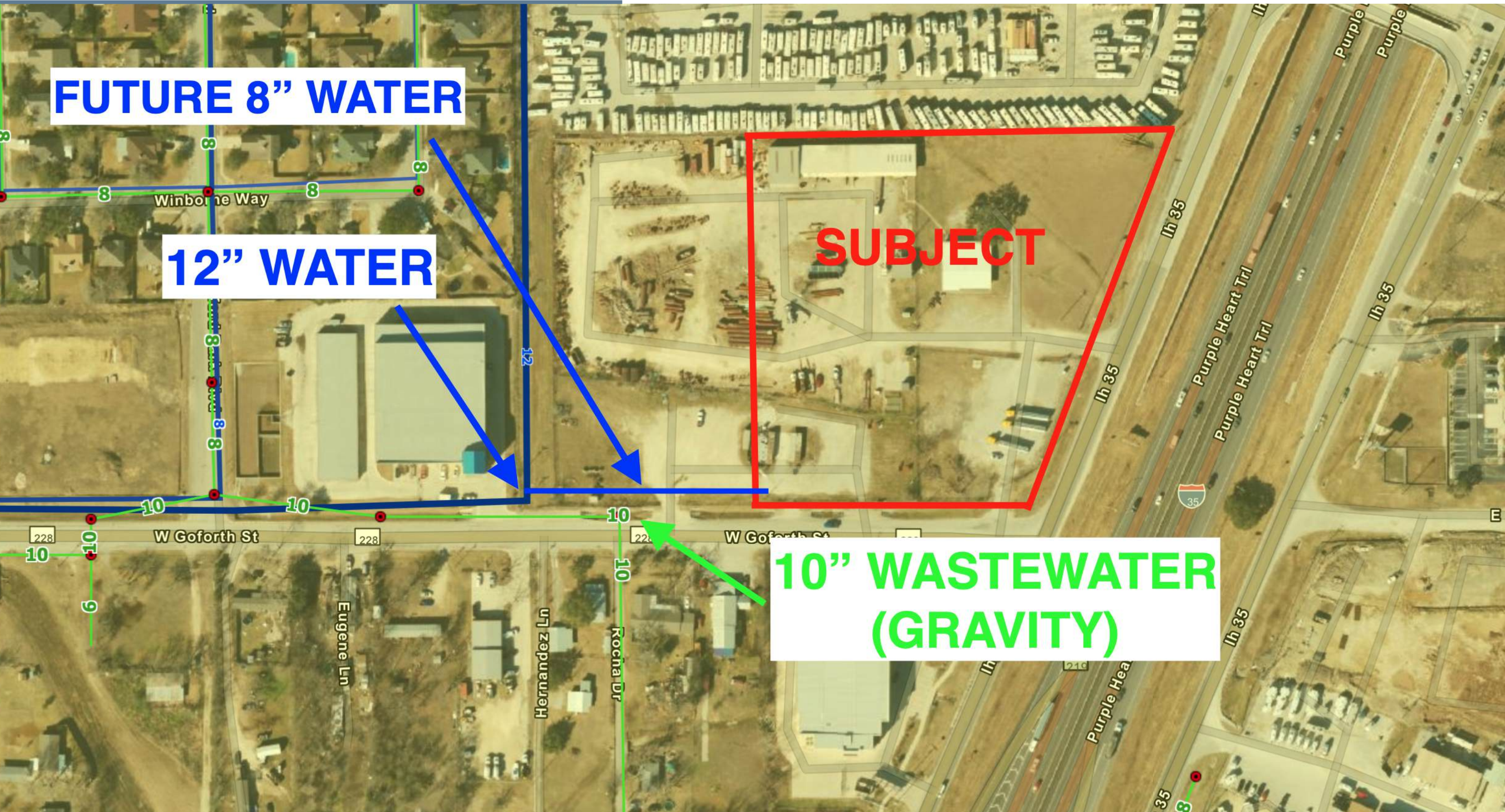


**FUTURE  
HOTEL**



 **B3**  
Interstate-35 Business (B-3) District

 **Gateway Corridor**  
Gateway Corridor Overlay (O-G) District



# CABELAS CONNECTOR

- Completed, now Rylander Street
- The new Cabelas Connector from W Goforth to Cabela's Drive provides easier connectivity to the intersection of Cabela's Dr and S IH-35 Frontage Road



## Cabela's Connector

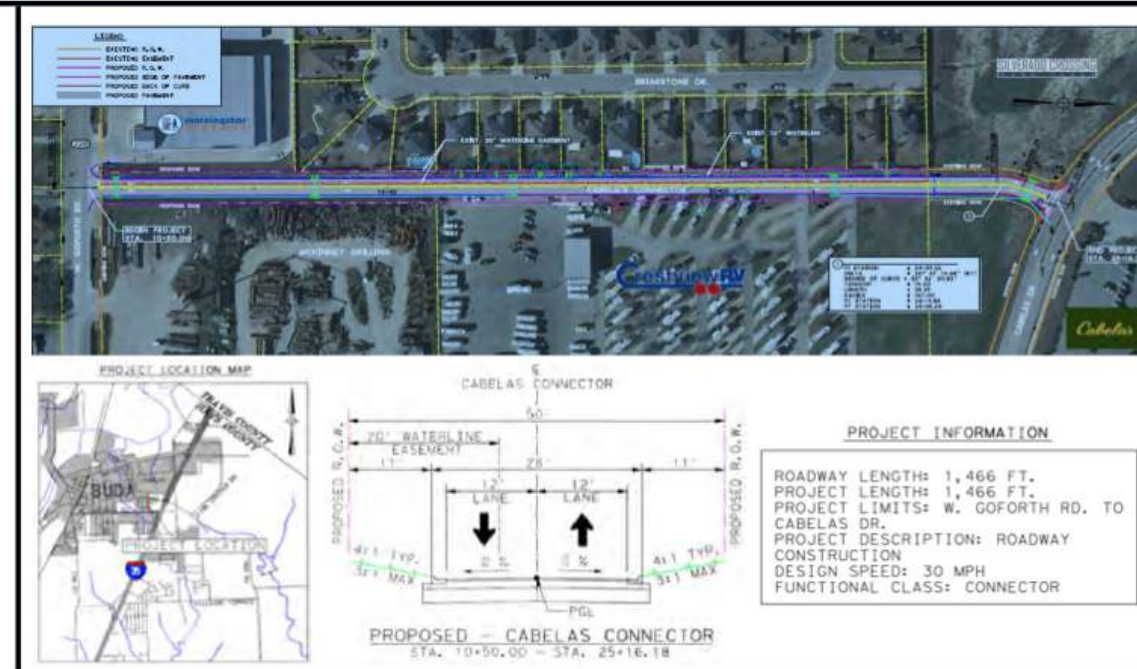
Responsible Department: **Engineering** CIP No. **M05**

**Financial Plan:**

	Prior Years	Projected					Future	Total
		23	24	25	26	27		
	1,420,000	-	-	-	-	-	-	1,420,000

**Description :**

Project involves design and construction of a two-lane roadway with three lane approaches, curb and gutter, storm sewer drainage and sidewalks. The project length is approximately 0.3 miles. Additional right of way is anticipated for the project.



**Estimated Project Cost:**

Design/Engineering	150,000
ROW Acquisition	600,000
Construction	900,000
Other	-
<b>Total</b>	<b>1,650,000</b>

**Funding Source:**

Operating Fund	-
Debt	1,650,000
Grants/Other	-
<b>Total</b>	<b>1,650,000</b>

**Project Task:**

Task	Duration
Planning/Design	6
Right-of-way/Utilities	-
Construction	6
<b>Total</b>	<b>12</b>

**Ongoing Operational Impact:**

Personnel	-
Supplies & Materials	-
Repair & Maint.	1,600
Capital & Other	-
<b>Total</b>	<b>1,600</b>

**Notes:**

City has authorized up to 60% design out of the 2014 Prop 3 funds. The 2021 Certificates of Obligation include \$1,000,000 for construction.

# W GOFORTH RECONSTRUCTION

On June 3, 2025, Council considered the updated 30% design of W Goforth Road. The 30% design was approved by City Council with direction to the designers to remove both proposed round-a-bouts, look into other traffic calming measures at intersections, decrease truck traffic west of Stream Way, and prioritize drainage improvements. Final design plans will begin Summer 2025, but the timing of construction of the project will depend on the right-of-way and easement acquisition process.



## West Goforth Road Reconstruction

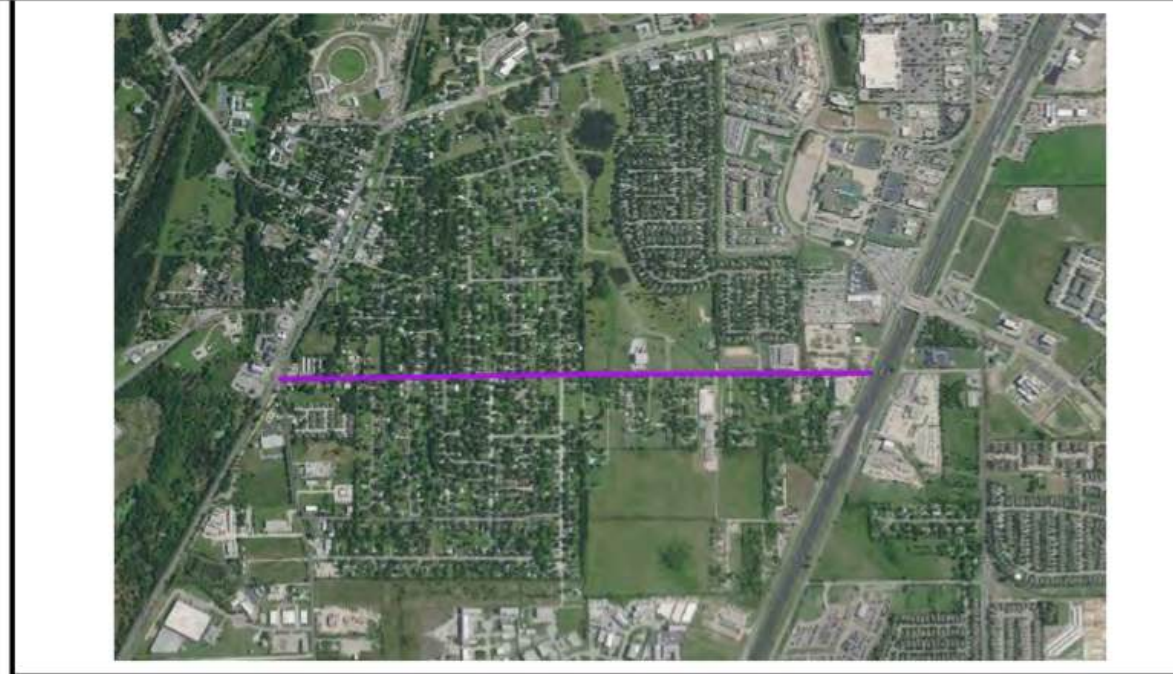
Responsible Department: **Engineering** CIP No. **M10**

**Financial Plan:**

	Prior Years	Projected					Future	Total
		23	24	25	26	27		
	9,237,248	-	11,693,000	-	-	-	-	20,930,248

**Description :**

West Goforth Street is a roadway reconstruction project, approximately 4,490 linear feet. This project will include full depth pavement reconstruction along West Goforth Street from S Loop 4 to IH-35. Drainage improvements are significant part of the reconstruction effort. The roadway will be evaluated and expanded to provide a 2-lane roadway with bike lanes and sidewalks on both sides. The roadway would be classified as an Active Street with a 70' right-of-way.



**Estimated Project Cost:**

Design/Engineering	9,237,248
ROW Acquisition	
Construction	11,693,000
Other	-
<b>Total</b>	<b>20,930,248</b>

**Project Task:**

Project Task	Duration
Planning/Design	18
Right-of-way/Utilities	18
Construction	12
<b>Total</b>	<b>48</b>

**Funding Source:**

Operating Fund	-
Debt	20,930,248
Grants/Other	-
<b>Total</b>	<b>20,930,248</b>

**Ongoing Operational Impact:**

Personnel	-
Supplies & Materials	-
Repair & Maint.	5,000
Capital & Other	-
<b>Total</b>	<b>5,000</b>

**Notes:**

Project design could proceed under City lead to await future funding through a partnership with Hays County. Project is funded as part of the 2021 bond election.



Population	2 miles	5 miles	10 miles
2020 Population	17,955	73,457	337,902
2024 Population	24,406	89,881	369,109
2029 Population Projection	32,473	114,707	432,564
Annual Growth 2020-2024	9.0%	5.6%	2.3%
Annual Growth 2024-2029	6.6%	5.5%	3.4%
Median Age	35.9	36	36.6
Bachelor's Degree or Higher	35%	37%	40%
U.S. Armed Forces	30	131	415

Population By Race	2 miles	5 miles	10 miles
White	12,645	47,875	194,560
Black	1,161	4,066	17,990
American Indian/Alaskan Native	166	661	2,808
Asian	788	2,245	13,032
Hawaiian & Pacific Islander	7	40	240
Two or More Races	9,638	34,994	140,479
Hispanic Origin	12,123	43,337	170,210

Housing	2 miles	5 miles	10 miles
Median Home Value	\$317,691	\$333,293	\$348,655
Median Year Built	2011	2010	2004

Households	2 miles	5 miles	10 miles
2020 Households	6,494	26,201	124,935
2024 Households	8,983	32,425	136,791
2029 Household Projection	12,054	41,480	160,403
Annual Growth 2020-2024	8.5%	6.1%	3.9%
Annual Growth 2024-2029	6.8%	5.6%	3.5%
Owner Occupied Households	8,375	28,398	99,825
Renter Occupied Households	3,680	13,081	60,578
Avg Household Size	2.7	2.7	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$309.7M	\$1.2B	\$4.7B

Income	2 miles	5 miles	10 miles
Avg Household Income	\$104,556	\$107,453	\$108,389
Median Household Income	\$94,895	\$93,442	\$88,941
< \$25,000	1,682	4,061	14,773
\$25,000 - 50,000	979	4,965	23,471
\$50,000 - 75,000	632	3,705	19,158
\$75,000 - 100,000	1,506	4,720	19,713
\$100,000 - 125,000	1,427	4,375	17,514
\$125,000 - 150,000	1,084	3,726	13,976
\$150,000 - 200,000	870	3,997	13,401
\$200,000+	803	2,877	14,784

\*COSTAR 2026

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**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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