

FOR SALE

12.99 acre development opportunity

2465 FM 2001 | Buda, TX 78610

2001

15,439 VPD

2001

SUBJECT PROPERTY
±12.99 Acres



Ideal for flex industrial and IOS development

Aidan Morgensteren

Associate

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**AVISON
YOUNG**

Offering summary

Avison Young is pleased to present the opportunity to acquire ±12.99 acres located at 2465 FM 2001 in Buda, TX. The Property offers a flexible development opportunity well-suited for flex industrial and industrial outdoor storage (IOS) uses within one of Central Texas' most active growth corridors.

Water service is available at the property line, with potential wastewater access through nearby MUDs. The Property is strategically positioned amid significant residential expansion, with more than 10,000 homes recently completed or currently under development nearby, supporting continued population growth and increasing workforce demand.

With utility availability, strong growth fundamentals, and convenient access to the Austin-San Antonio corridor, the Property presents an attractive opportunity for developers, investors, and owner-users alike.

ADDRESS

2465 FM 2001, Buda, TX 78610

SIZE

12.99 Acres

UTILITIES

Water: 6" water line at frontage
Wastewater: Potential to tap into nearby MUDs

SCHOOL DISTRICT

Hays ISD

ZONING

Unzoned

JURISDICTION

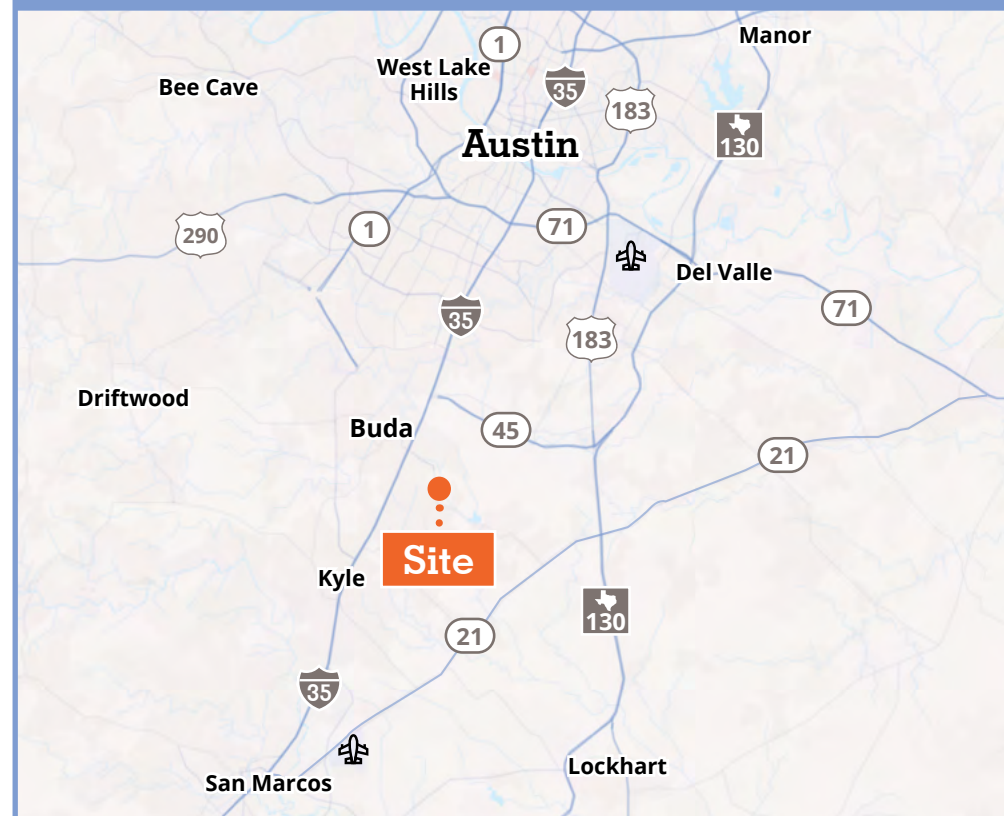
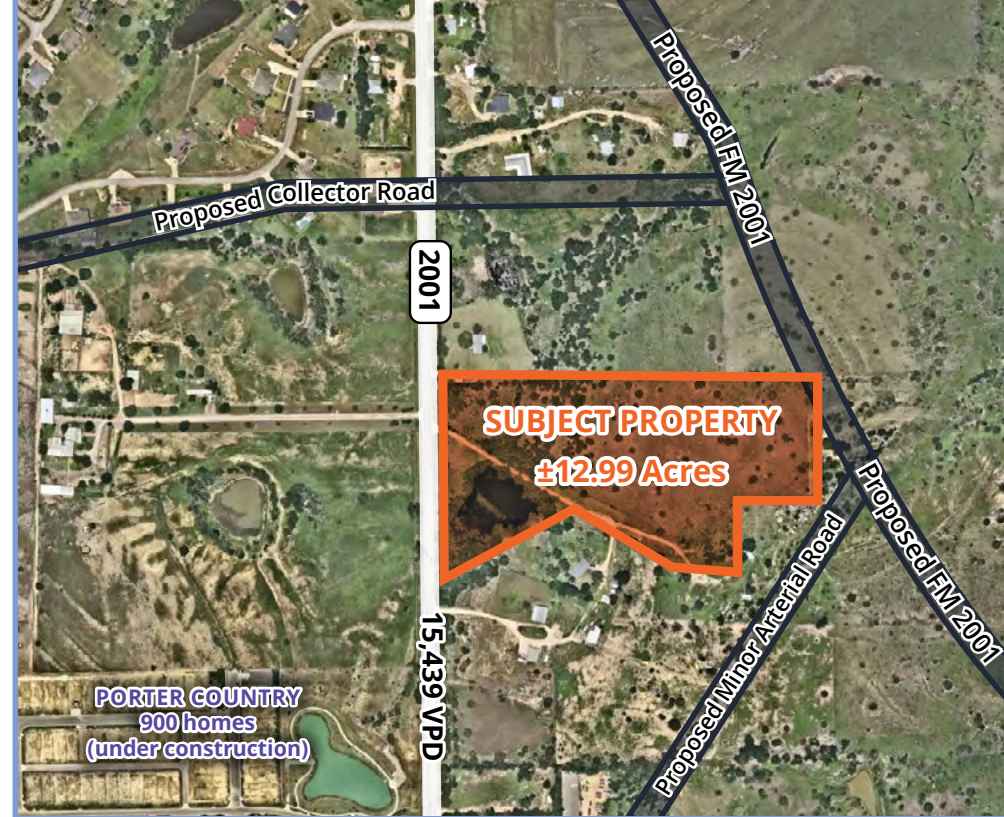
County of Hays

PROPOSED USE

Flex industrial, IOS

ASKING PRICE

Contact Broker



[VIEW INTERACTIVE MAP HERE](#)

Property survey

NOTES:

ABSTRACT DATE: PROJECT/PARCELS HAVE NOT BEEN ABSTRACTED.

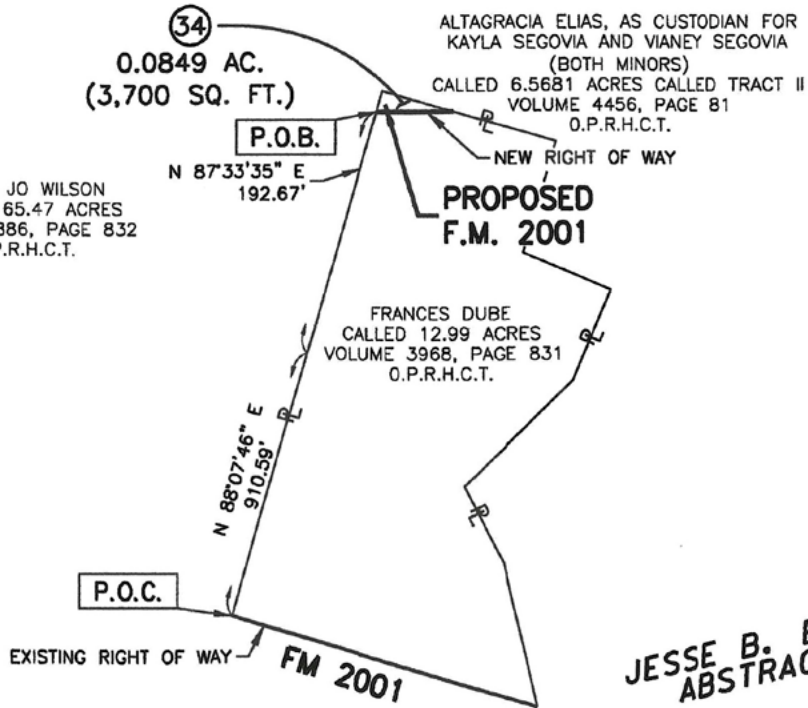
THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM (NAD 83) 2011 ADJUSTMENT, EPOCH (2010.0). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00011. UNIT OF MEASURE IS US SURVEY FOOT.

THE STATION AND OFFSET INFORMATION REFERS TO FARM TO MARKET 2001 (FM 2001) DESIGN BASELINE DESCRIBED IN THE PROJECT SCHEMATIC DATED MARCH 2020.

FIELD SURVEYS WERE PERFORMED IN AUGUST 2020.

PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



**JESSE B. EAVES SURVEY
ABSTRACT NO. 166**

**PARENT TRACT INSERT
N. T. S.**

LEGEND

- FM 2001 DESIGN BASELINE -----
- NEW RIGHT OF WAY LINE =====
- PROPERTY LINE -----
- APPROXIMATE SURVEY LINE -----
- EXISTING R.O.W. LINE -----
- NEW EASEMENT LINE -----
- EXISTING EASEMENT LINE -----
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT OF WAY
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- N.T.S. = NOT TO SCALE

O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
 ○ = 5/8" IRON ROD SET WITH A PINK PLASTIC CAP STAMPED
 "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT"
 □ = FOUND MONUMENT (TYPE NOTED)



Brian Kidd 6/7/2021
 BRIAN K. KIDD DATE
 RPLS TEXAS NO. 6494

EXISTING	TAKING	REMAINING
12.99 AC.	0.0849 AC. (3,700 SQ. FT.)	12.905 AC. RT.



115 WEST 7TH STREET, SUITE 1500
 FORT WORTH, TX 76102
 817-354-0189
 WWW.CPYI.COM
 TBPELS 10194305

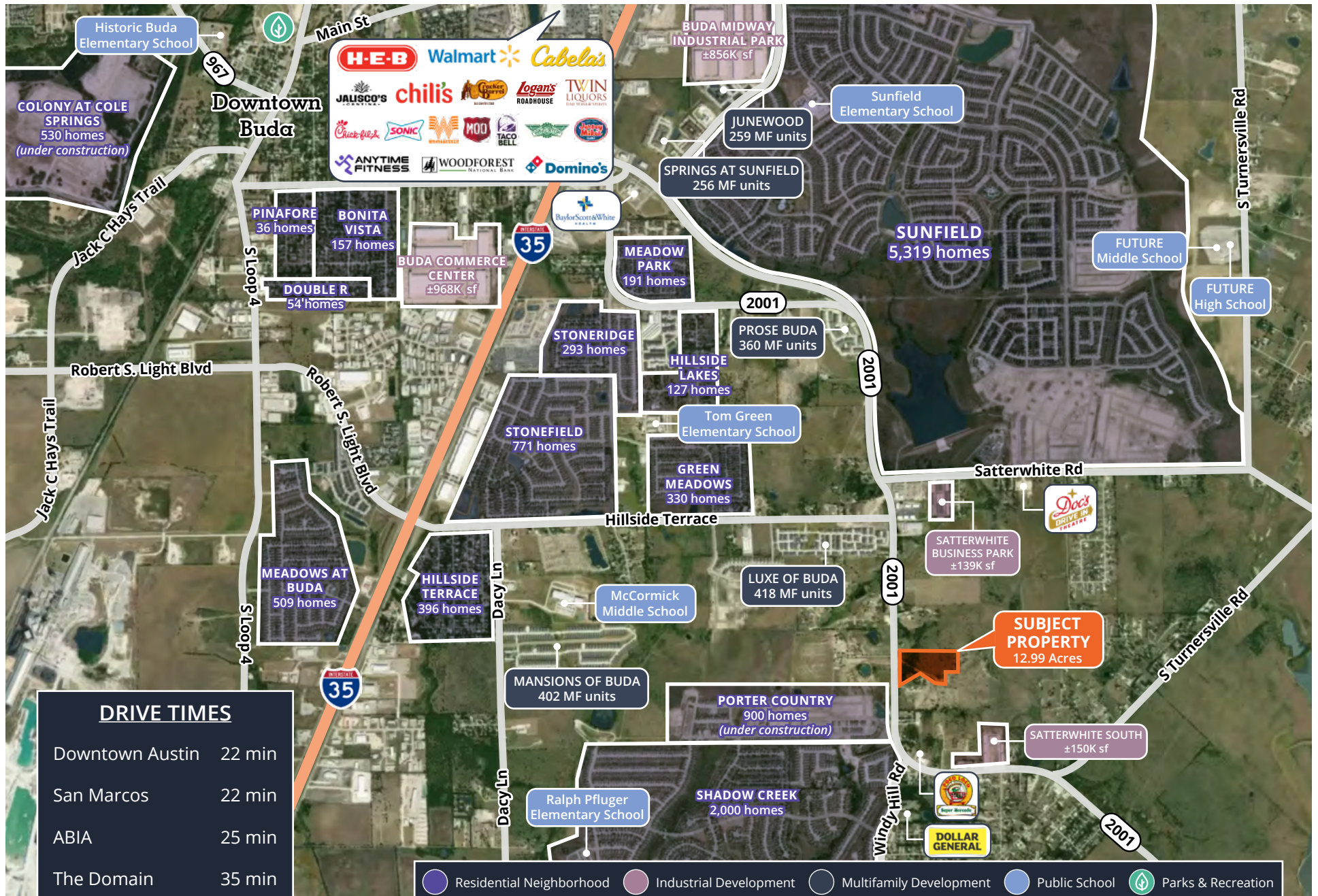
**PARCEL PLAT
SHOWING PARCEL 34**

FM 2001 HAYS COUNTY
 R.C.S.J. 1776-02-018
 JUNE, 2021

PAGE 3 OF 4

N. T. S.

Area amenities



Buda market overview

Buda, TX has quickly emerged as one of the most desirable growth markets in the Austin MSA, offering a rare combination of small-town charm, strategic connectivity, and sustained population growth. Located just south of Downtown Austin along the IH-35 corridor, Buda continues to attract residents, businesses, and developers seeking accessibility to major employment hubs while benefiting from a more affordable and community-oriented environment.

Driven by continued residential expansion throughout Hays County, the area has experienced significant demand for new housing, retail, and commercial development. Buda's pro-growth mindset, strong school systems, expanding infrastructure, and proximity to major employers throughout Austin and San Marcos position the market for long-term success.



Images courtesy of Buda EDC



16,166

TOTAL POPULATION



\$446,000

**MEDIAN HOUSEHOLD
PROPERTY VALUE**



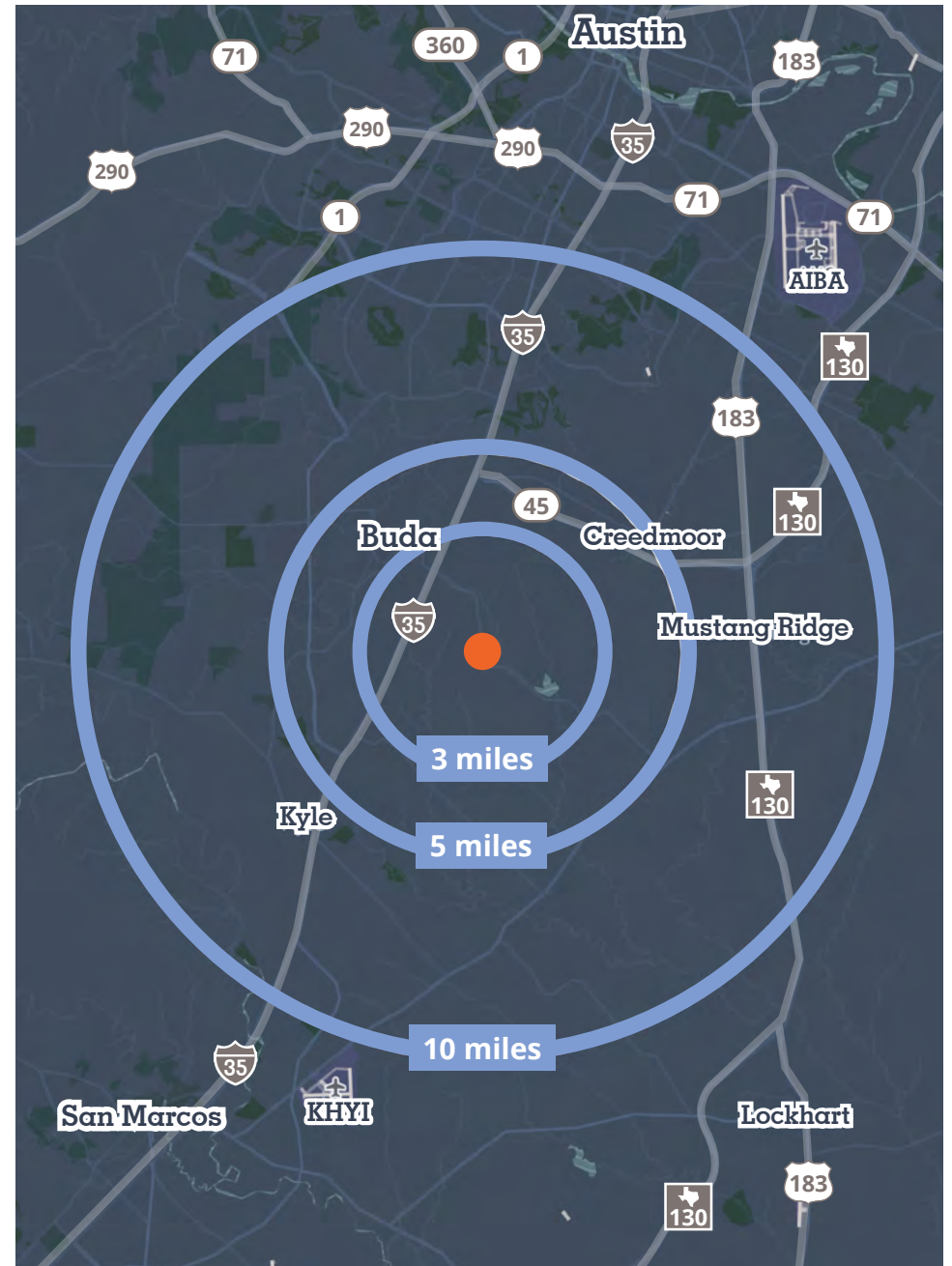
\$123,000

**AVERAGE HOUSEHOLD
INCOME**

Demographics

POPULATION	3 MILE	5 MILE	10 MILE
Total population	38,980	88,386	287,726
Median pop. (female)	19,648	44,869	142,824
Median pop. (male)	19,332	43,517	144,902
Median age	32	33	35
INCOME			
Average income	\$126,489	\$122,700	\$135,423
Median income	\$98,637	\$93,015	\$103,745
HOUSEHOLDS			
Total households	13,396	31,414	109,510
# of persons per HH	3	3	3
Median home value	\$342,827	\$370,123	\$427,238
Median rent	\$1,410	\$1,417	\$1,558

Source: Avison Young Technologies



For more information, let's connect.

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2001

15,439 VPD

2001



SUBJECT PROPERTY
±12.99 Acres

PORTER COUNTRY
900 homes
(under construction)

SHADOW CREEK
2,000 homes

**SATTERWHITE SOUTH
BUSINESS PARK**
±150K sf

Visit us online
avisonyoung.com

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Avison Young - Texas, LLC.	606048		512 474 2411
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Martin	384252	michael.martin@avisonyoung.com	713 209 5710
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Aidan Morgensteren	829103	aidan.morgensteren@avisonyoung.com	512 717 3099
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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