

800 S. FM 1626, Buda TX

NOW PRE-LEASING



AVAILABLE SPACE

1,366 – 24,614 SF
PLUS EXECUTIVE OFFICES

\$38.00 + NNN
\$40.00 TI

www.24BellyBuda.com



Chris Dunkin, Broker
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 **STAR TEX**
REAL ESTATE 
512-312-1150

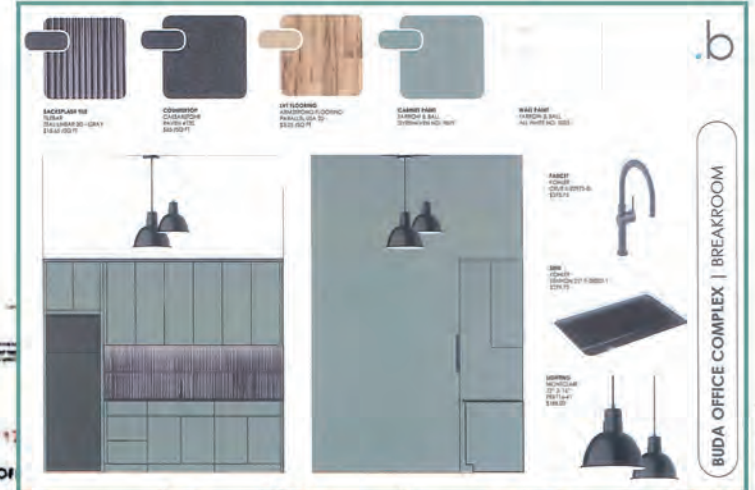
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PROPERTY HIGHLIGHTS

- 6000+ Nearby Rooftops
- Across the street from Elm Grove Elementary
- FM 1626 access and frontage spaces
- 23.1 miles (36 minutes) ABIAirport
- The surrounding area is experiencing significant growth, with new residential developments and commercial projects underway.

AREA DEMOGRAPHIC SNAPSHOT 2024



Over 35,000
POPULATION
5-MILE RADIUS



\$144,339.00
AVG HH INCOME
5-MILE RADIUS

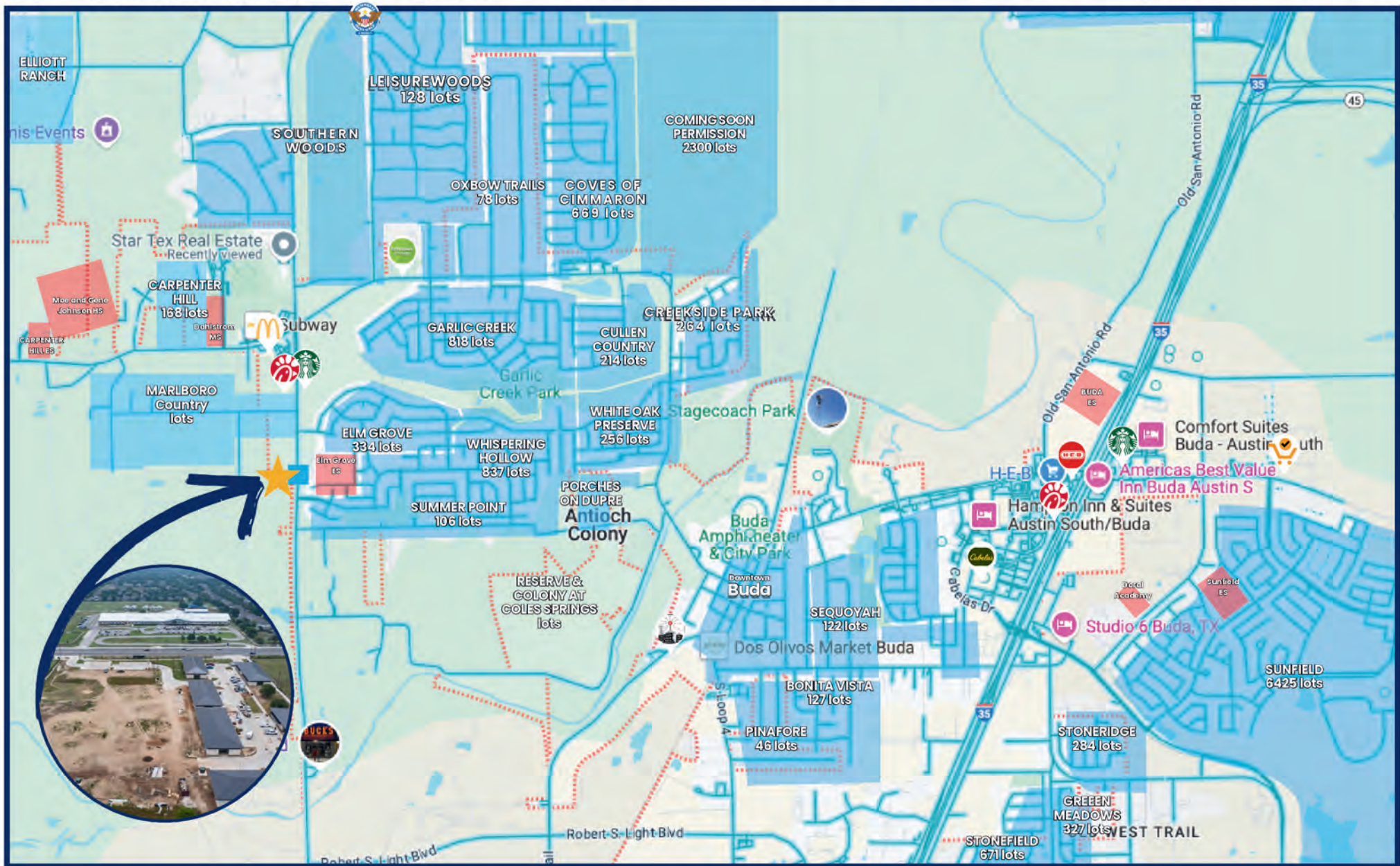


TRAFFIC COUNTS
FM-1626 22,865 VPD
FM-967 19,565 VPD
(COSTAR 2021)





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SEVERAL SUBDIVISIONS SURROUND THIS LOCATION

ELM GROVE • GARLIC CREEK • WHISPERING HOLLOW • CARPENTER HILL • MARLBORO COUNTRY • WHITE OAKS PRESERVE

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- High-end, newly constructed office complex
- Professional landscaping and maintenance
- Signage on FM 1626
- Locally owned and managed
- Ideal for law, financial, therapy, real estate, medical offices, and more!
- Surrounded by existing and new residential developments, two elementary schools, Dahlstrom MS, and Moe and Gene Johnson H.S.

- Customization Options: Build-to-suit opportunity, including potential customization of interior layouts, paint colors, flooring, and other finishes.
- Parking Availability: Ample parking and additional spaces planned in Phase 2.



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- Easy access to IH 35, Mopac (45 Toll), 20 miles south of Downtown Austin
- Located on FM 1626, just south of intersection FM 967 and FM 1626
- Shell buildings to be completed May 2025
- Select offices to be built out and completed October 2025



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