

**+/- 22.5 ACRE
DEVELOPMENT
TRACT**

Austin

San Antonio



FM2001



Hillside Terrace



Satterwhite Road



FUTURE FM2001 ROW

+/-22.5 ACRES

ALL UTILITIES WITH UNLIMITED LAND USE RIGHTS LESS THAN 2 MILES FROM I-35

5246 FM 2001 | BUDA, TEXAS 78610

**McALLISTER
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LAND AREA
± 22.5 TOTAL AC

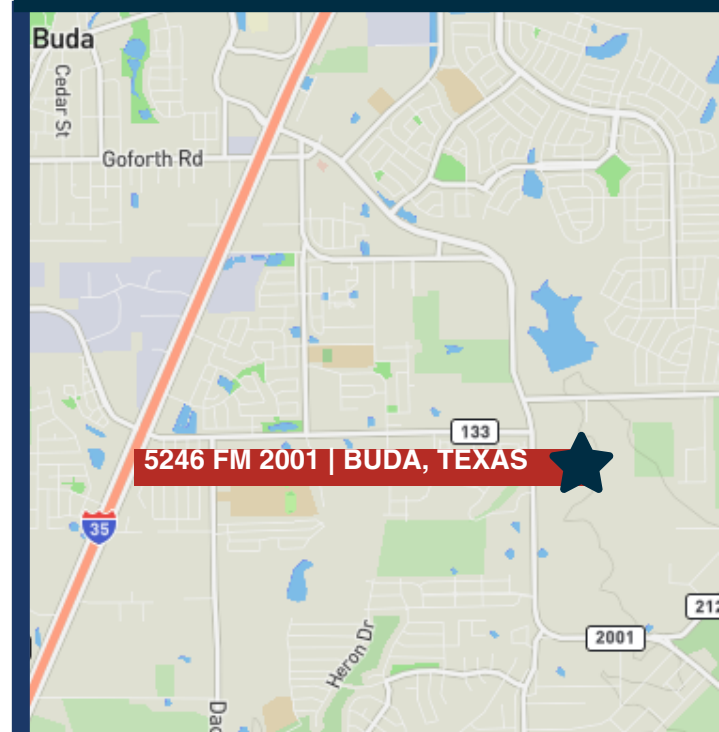


NO ZONING



ALL UTILITIES IN PLACE*

- High-exposure +/-22.5-acre development tract on FM 2001 in Buda, offering rare access to electricity (PEC), gas (CenterPoint), water (Goforth), and wastewater (GBRA) utilities.
- Extremely flexible land use rights given the property's location in Hays County's ETJ with no applicable zoning restrictions.
- Proven demand for variety of uses, including multifamily, industrial, retail, hospitality, medical, educational and single family, which is evidenced by the number of recent deliveries in the immediate vicinity of the subject property.
- High-growth corridor located in one of the fastest growing counties in the United States.
- Direct access to I-35 from multiple exits and a "back door" onto the SH45/SH130 loop, offering prime access to downtown Austin, the airport, Tesla's Gigafactory and Austin's southern suburban communities.
- New roadway infrastructure completed on FM2001 and Satterwhite Road along with pending improvements to Hillside Terrace from Interstate 35 (2027 commencement) greatly enhance accessibility to the site.



#22.5 ACRE DEVELOPMENT TRACT



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5246 FM 2001 is one of the area's last available tracts with all utilities that can be developed as multifamily without requiring rezoning and/or a retail component within the multifamily project.

Multifamily Developed
in the Last 5 Years
+2000 units



- Property has rights for up to 390 multifamily units
- Both Kyle and Buda have a history of denying applications to rezone properties for multifamily developments

Industrial Developments within 3 miles

Buda Commerce Center
1M+SF

Buda Midway Industrial Park
856,000+SF

US Foods Distribution Center
460,000+SF

Amazon Fulfillment Center
305,000+SF

Downtown Austin
20 Minute Drive



FM2001



Hillside Terrace

Tower Business Park
164,000+SF



Satterwhite Road

Satterwhite Business Park
138,000+SF

Stonefield 35 Industrial Park
275,500+SF



FUTURE FM2001 ROW

The Odyssey Business Park
39,000+SF

+/-22.5 ACRES

Over 3 Million SF
Delivered

90-98% Occupancy Rate
in stabilized industrial
developments

150,000+SF Industrial
Business Park Under
Construction

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Close Proximity To:

- Over 3 million square feet of institutional-grade, Class A industrial development has delivered since 2019, and there are very few remaining sites with industrial zoning designations in Buda or Kyle.

- Tesla Giga Texas Factory (25 minutes)
- Samsung Taylor Fab (50 minutes)
- Downtown Austin (22 minutes)
- San Antonio (60 minutes)
- Bastrop Solar Cell and Wafer Production Facility (projected 2027) (45 minutes)

Property Highlights:

- Unrestricted tract with unlimited land use rights and rare access to water and wastewater utilities
- Conceptually master planned for +300,000 SF of industrial, +/-390 multifamily units
- Located in one of the fastest growing counties in the United States with rapid residential, commercial, and industrial growth spreading along I-35 corridor

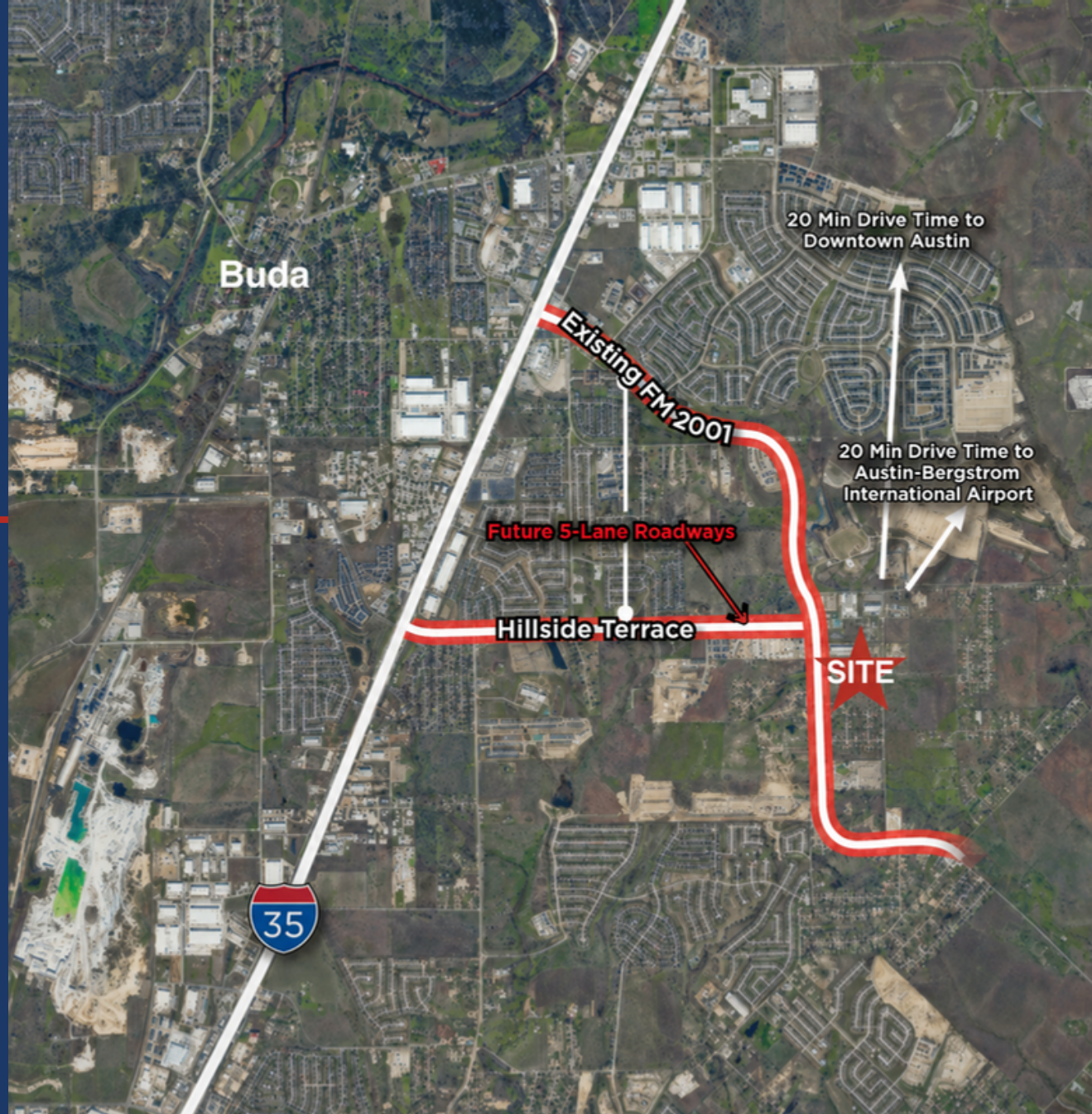
About Hays County, Texas

Population Growth:

- 26.3% population growth between 2020 and 2025
 - 2020 population = 241,000 residents
 - 2025 population = 305,000 residents
- Ranked fastest growing U.S. county with population over 100,000 (2010-2020)
- Ranked second fastest growing large county in the U.S. (2020-2023)

Economic & Workforce Strength:

- Employed workforce ~ 163,000 (2025), a +5.9% year-over-year increase
- Leading employment sectors: Retail, Education, Healthcare, and growing Manufacturing base, particularly within the Aerospace and Defense industries



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Hillside Terrace

I-35 Frontage Road to FM2001

This project aims to enhance safety and improve mobility along Hillside Terrace from the I-35 frontage road to FM2001 and along Old Goforth Road from Hillside Terrace to Green Meadows Lane.

Improvements

Hillside Terrace from I-35 to FM2001:

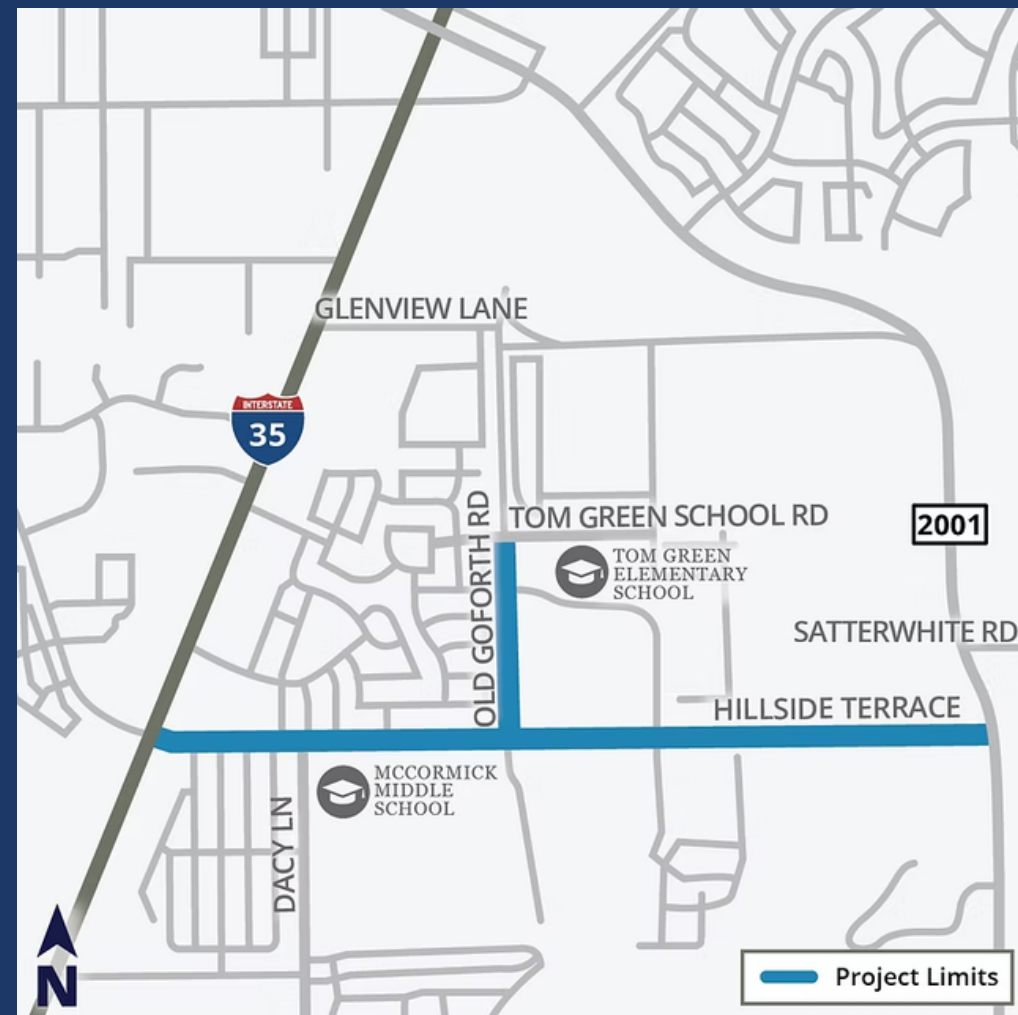
- Widen the roadway to one lane in each direction, separated by a center-turn lane from the I-35 frontage road to Old Goforth Road
- Widen the roadway to two lanes in each direction, separated by a center-turn lane from Old Goforth Road to FM2001
- Improve intersections at the I-35 frontage road and FM2001 in coordination with TxDOT

Old Goforth Road from Hillside Terrace to Green Meadows:

- Increase travel lanes to 11 feet

ANTICIPATED SCHEDULE

ROW Acquisition	Early 2022 - Early 2026
Utility Coordination	2025 - Early 2027
Construction	Early 2027 - 2029



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North of Satterwhite Road to South of S. Turnersville Road

Hays County and TxDOT are working together to plan for a new alignment of FM2001 that would eliminate the sharp curve at Windy Hill Road, improving safety and sight distance. This project ties into the FM2001 West Project to the north, which included a new alignment of Sunbright Blvd to north of Satterwhite Road and was completed in 2022.

Improvements

Segment A, from North of Satterwhite Road to Hillside Terrace:

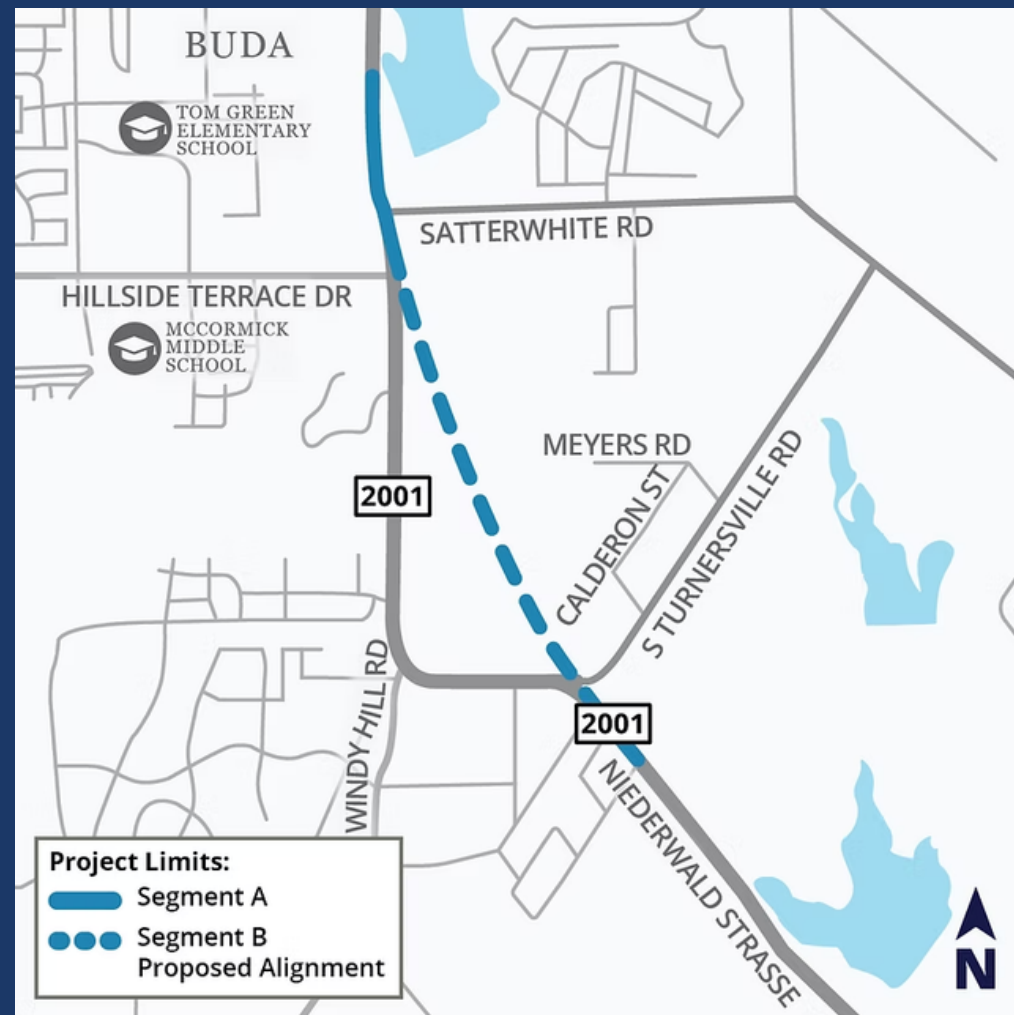
- Two lanes in each direction separated by a median
- Sidewalks on both sides

Segment B from Hillside Terrace to south of S.Turnersville Road:

- Two lanes in each direction
- A center-turn lane
- Shoulder on both sides

ANTICIPATED SCHEDULE

Final Design	Not Funded
ROW Acquisition	Late 2025 - Late 2026
Utility Coordination	Not Funded
Construction	Not Funded



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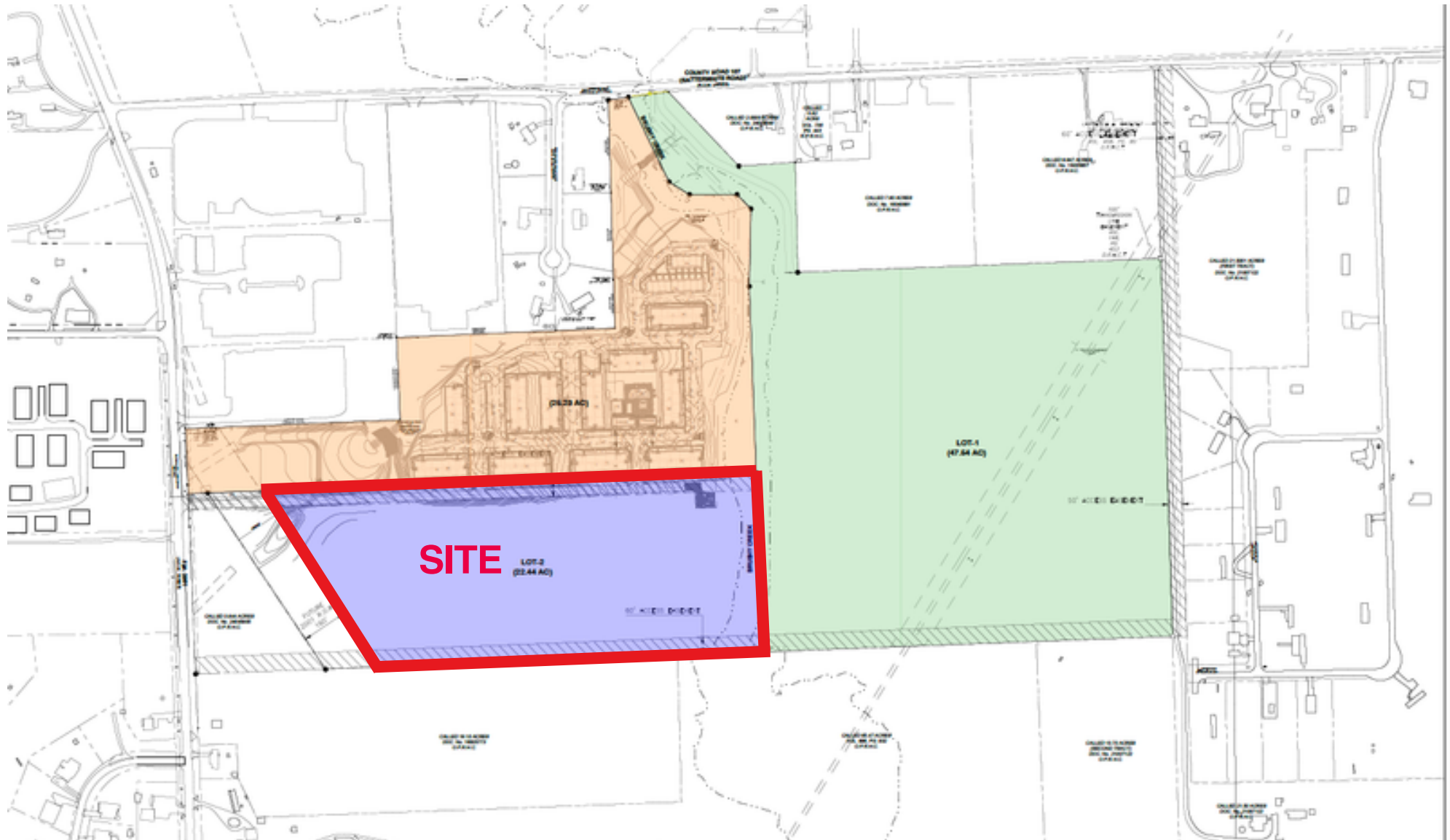
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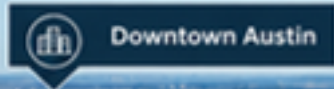
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ENGINEER'S EXHIBIT





FM 2001 REALIGNMENT



SITE

PROPERTY HIGHLIGHTS

- Prime location with easy access to major thoroughfares
- Ideal for commercial, industrial, or mixed-use development
- Excellent visibility and strong growth corridor

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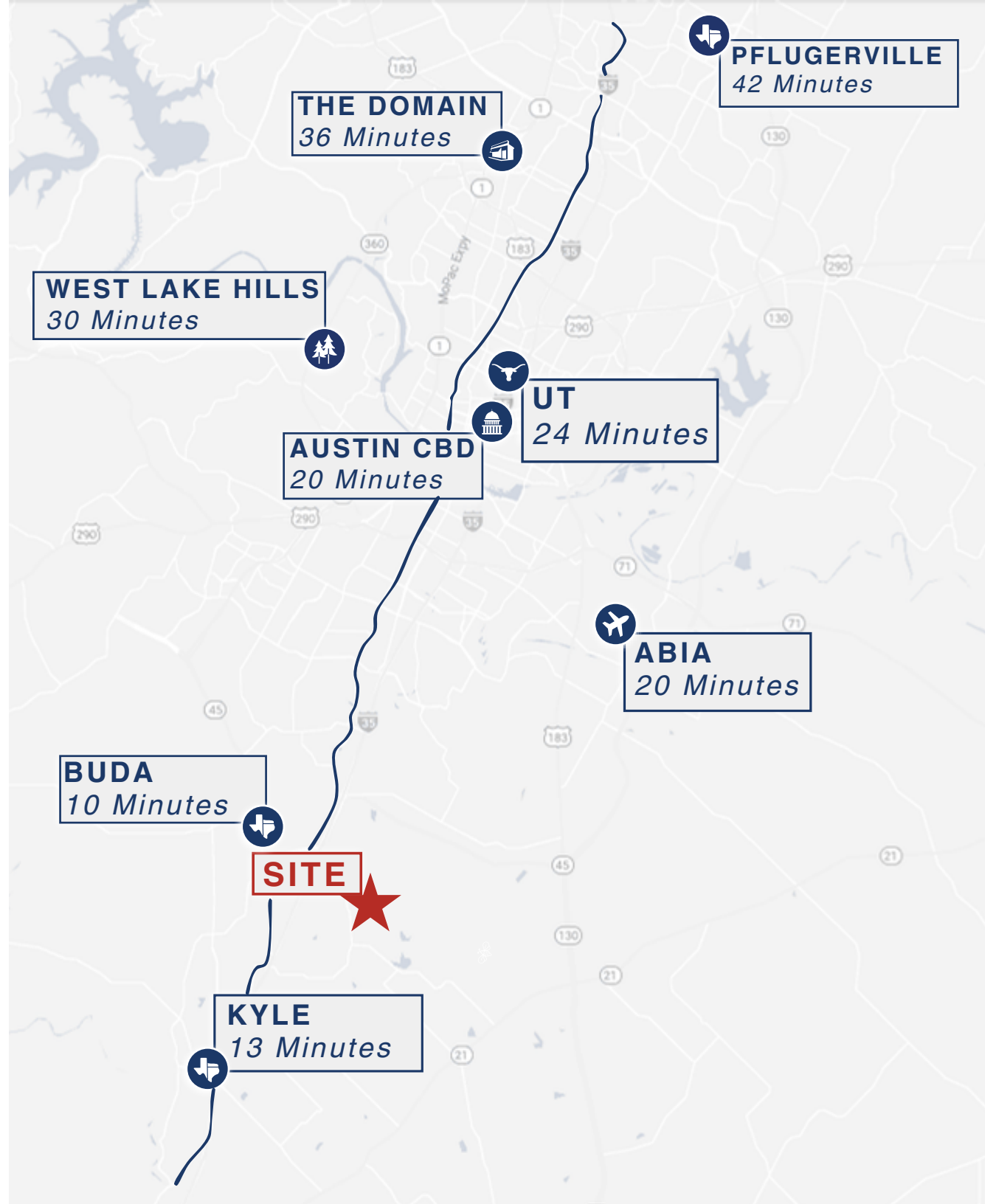
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AERIAL

EAST

SOUTH

+/- 22.5 ACRE SITE

FM 2001 REALIGNMENT

SATTERWHITE RD

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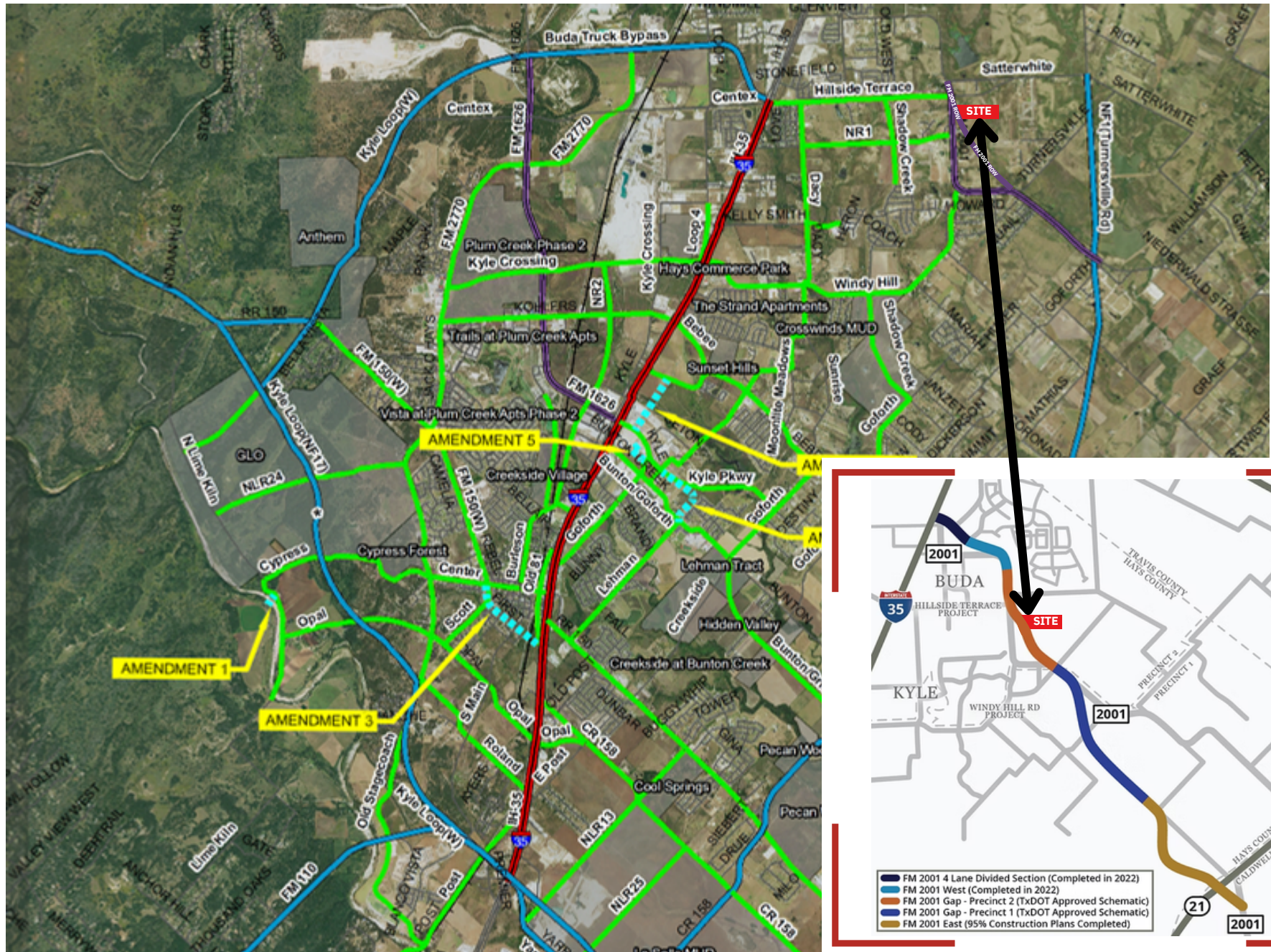
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KYLE TRANSPORTATION MASTER PLAN





FOR MORE INFORMATION, PLEASE CONTACT:

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