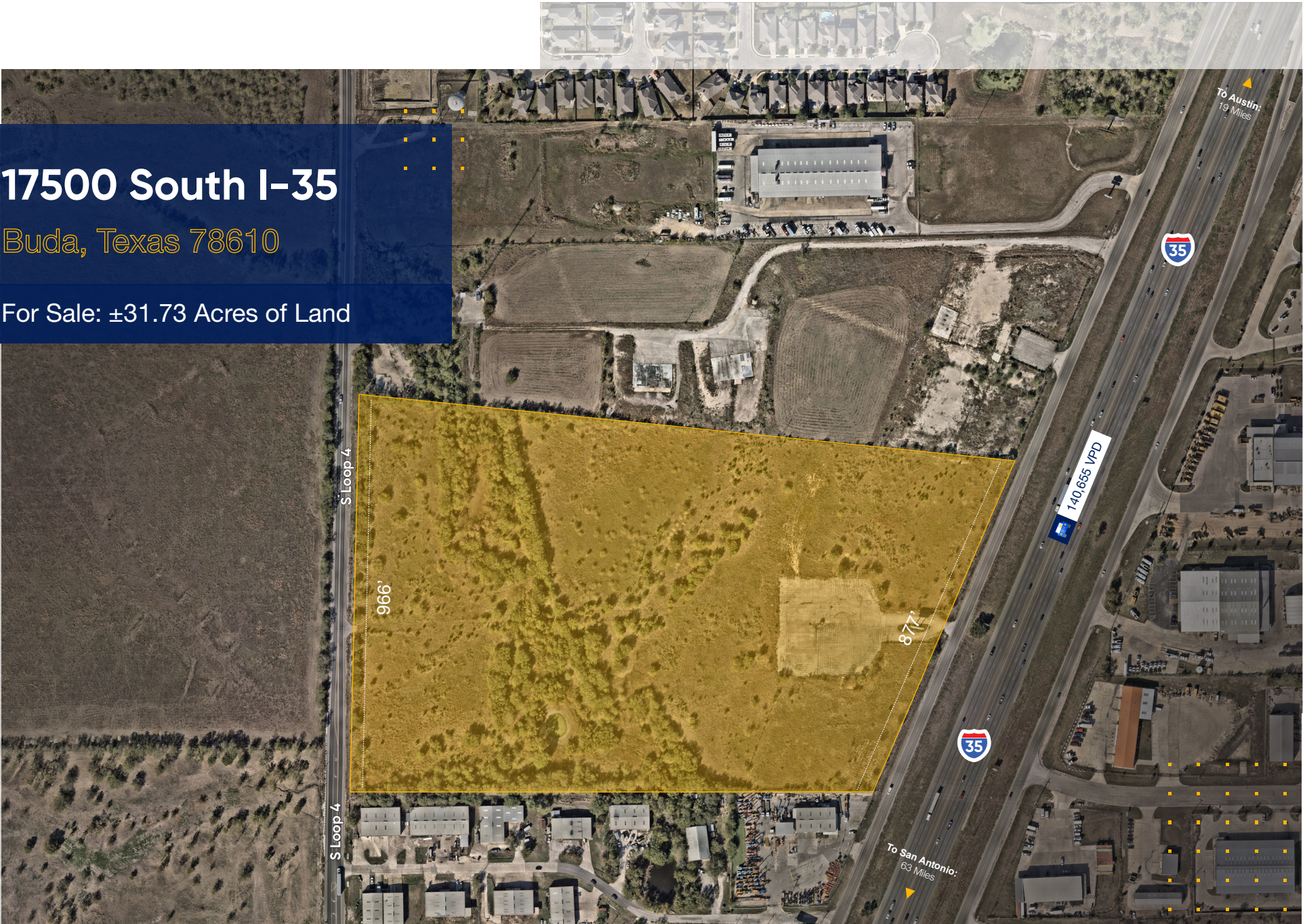


17500 South I-35

Buda, Texas 78610

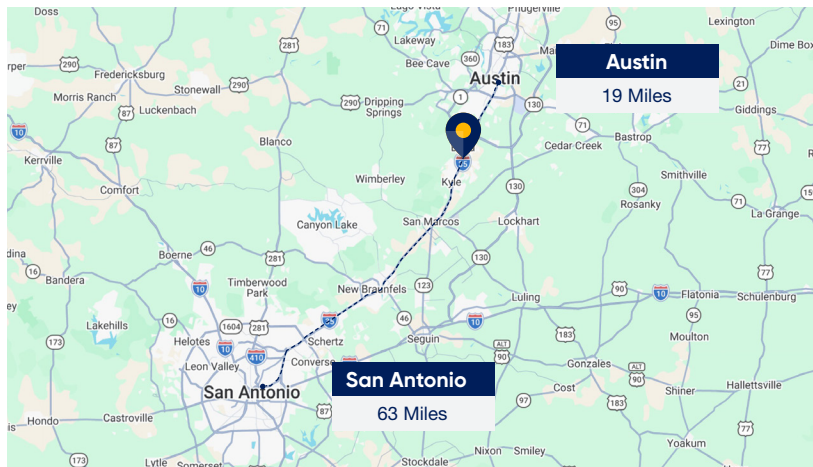
For Sale: ±31.73 Acres of Land



Property Snapshot

Property Profile

Property Address:	17500 South I-35
City:	Buda, Texas
County:	Hays
Land Area:	±31.73 AC
Condition:	Raw Land
Zoning:	L1, Light Industrial
Asking Price:	Contact Broker For Information



For More Information

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Property Features

- » Prime Development Opportunity
- » 877' Frontage on I-35
- » Rare Large Acreage Site Fronting I-35
- » 966' Frontage on S Loop 4
- » Situated Along Austin to San Antonio Corridor
- » Strong Surrounding Demographics
- » Adaptable For Wide Range of Uses
- » Outside Floodplain

Regional Aerial



For More Information

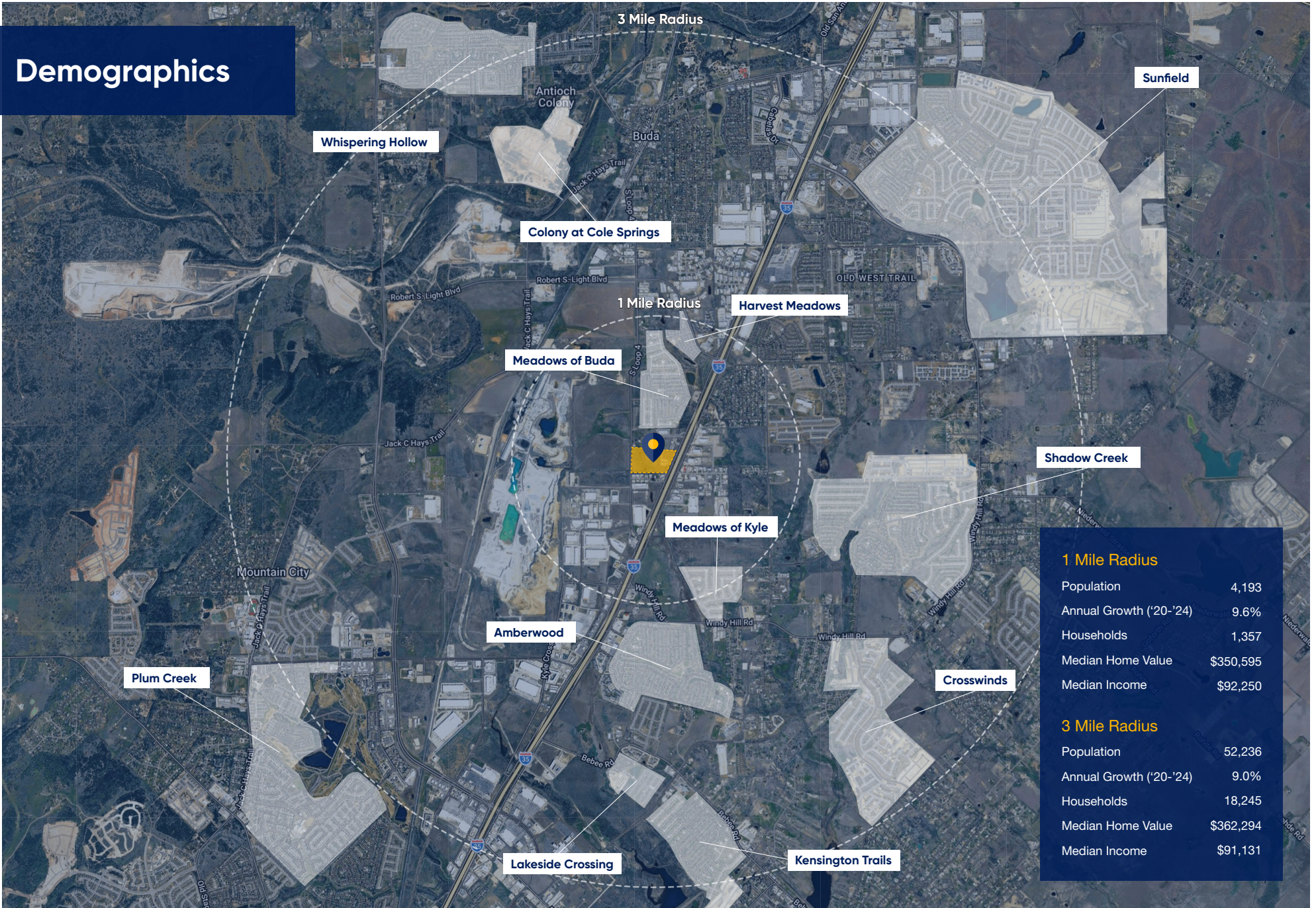
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Demographics



1 Mile Radius	
Population	4,193
Annual Growth ('20-'24)	9.6%
Households	1,357
Median Home Value	\$350,595
Median Income	\$92,250
3 Mile Radius	
Population	52,236
Annual Growth ('20-'24)	9.0%
Households	18,245
Median Home Value	\$362,294
Median Income	\$91,131

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Parcel Detail



For More Information

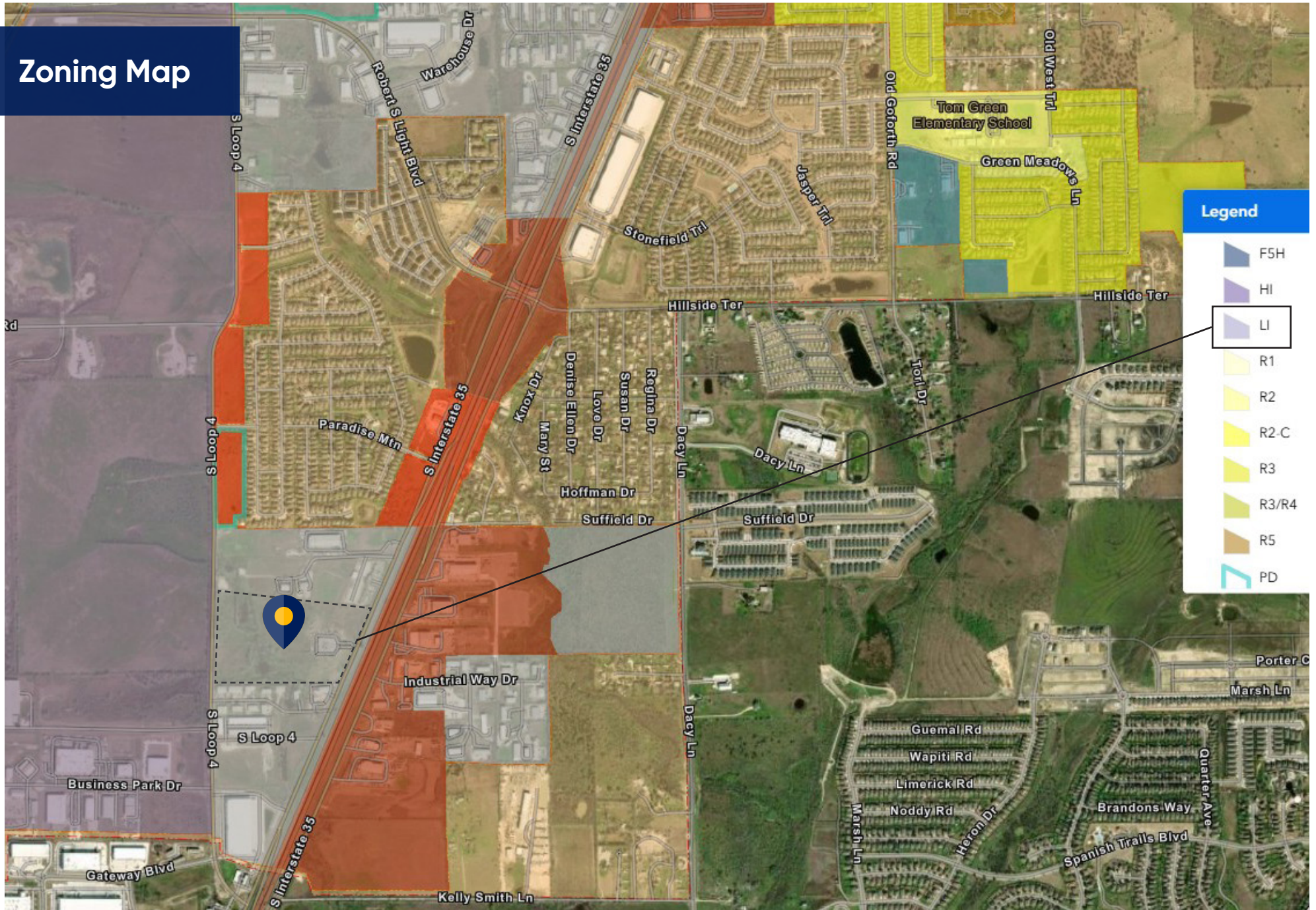
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Zoning Map



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Water Lines



For More Information

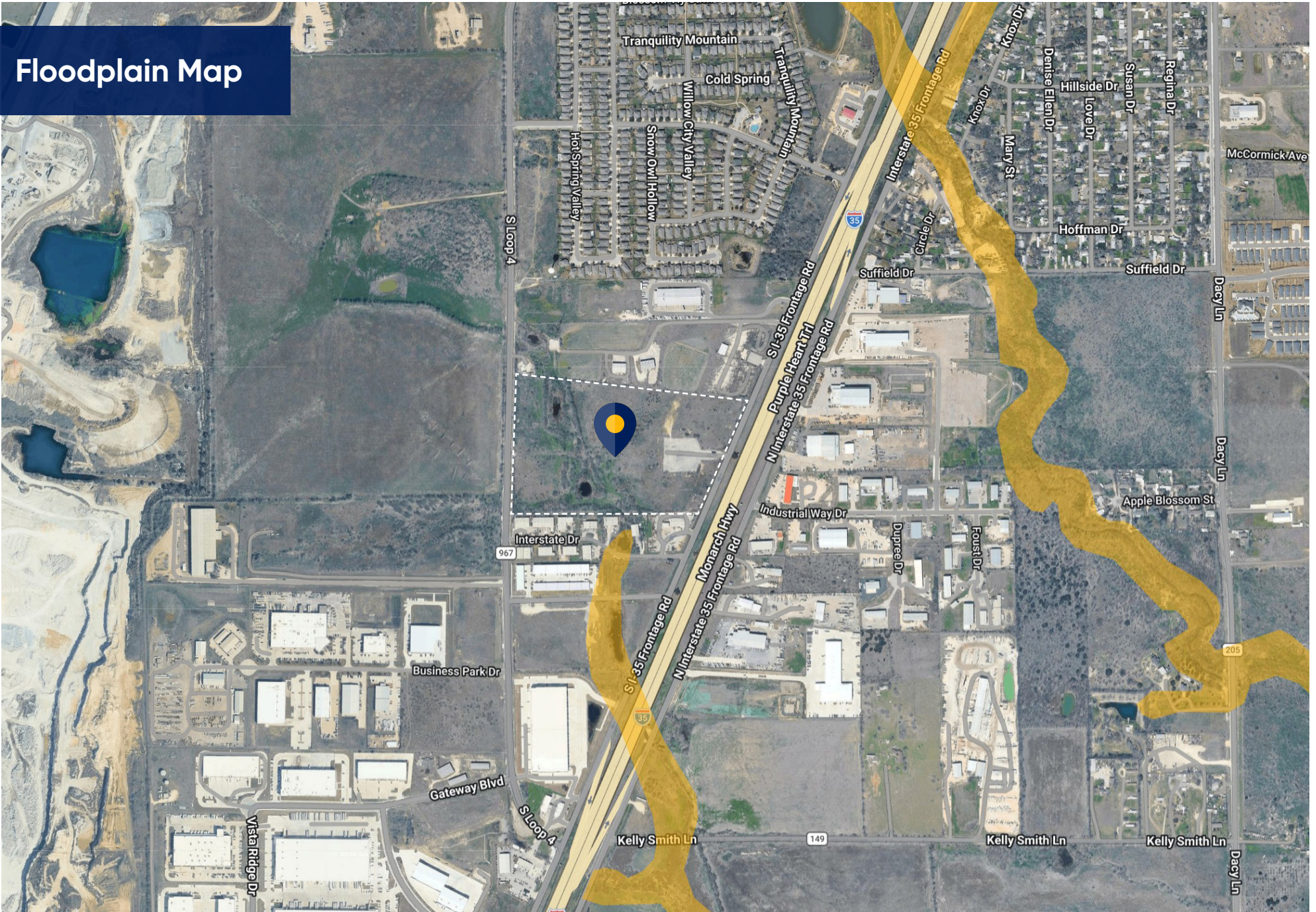
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Floodplain Map



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Why Buda, Texas



200% population growth the past 10 years



Affordable housing, lower taxes, and reduced expenses



Over 60% of residents hold a bachelor's degree or higher



Strategically located along I-35 near Austin and San Antonio

Buda, Texas is strategically positioned along Interstate 35 between Austin and San Antonio, placing it squarely within the famed Texas Triangle — the economic mega-region connecting Dallas–Fort Worth, Houston, Austin, and San Antonio that drives the majority of the state's population and GDP growth.

As the Austin metro has experienced explosive expansion over the past decade, that growth has extended south along the I-35 corridor into Hays County. Buda's population has more than doubled in ten years, reflecting strong in-migration

and sustained demand for housing, retail, and commercial services.

Hays County consistently ranks among the fastest-growing counties in Texas, fueled by domestic migration, corporate relocations, and expanding logistics and advanced manufacturing operations throughout Central Texas.

As affordability tightens in Austin, development activity continues outward, reinforcing long-term fundamentals in surrounding communities like Buda. Significant residential growth has driven

new rooftops, rising traffic counts, and increasing retail absorption along the corridor. At the same time, continued investment in transportation infrastructure and regional mobility strengthens access throughout the area.

Ongoing job creation, infrastructure expansion, and population growth position Buda to continue benefiting from Central Texas' long-term trajectory. Its location along one of the state's most important transportation corridors ensures continued visibility, access, and scalability as the broader region evolves.

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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.

2-10-2025



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.

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

Cresa, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9007724-BB

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Email

Phone

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