



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	3,536	37,999	80,017
2019 Average HH Income	\$61,298	\$84,706	\$84,987
2019 Daytime Population	2,017	14,536	31,877

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FOR SALE

\$6.00 / SF

ZONING

B2 (Arterial Business)

AVAILABLE LAND

1.0 to 9.066 Acres

PROPERTY HIGHLIGHTS

- Located along FM 967, just south of Robert Light Blvd
- Just a few blocks off IH-35 with easy on/ easy off access
- In the heart of new residential & commercial development
- All utilities to site
- Permitted uses include:
 - Pet boarding/kennels/vet office
 - Assisted living
 - Bank/financial institution
 - Full service car wash
 - Child care facility
 - Professional/medical office

TRAFFIC COUNT

IH-35: 123,599 VPD
FM 967: 9,918 VPD
(TXDOT 2018)

AREA TRAFFIC GENERATORS



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FM 967 Pad Sites

SOUTH OF ROBERT S LIGHT BLVD
BUDA, TX 78610



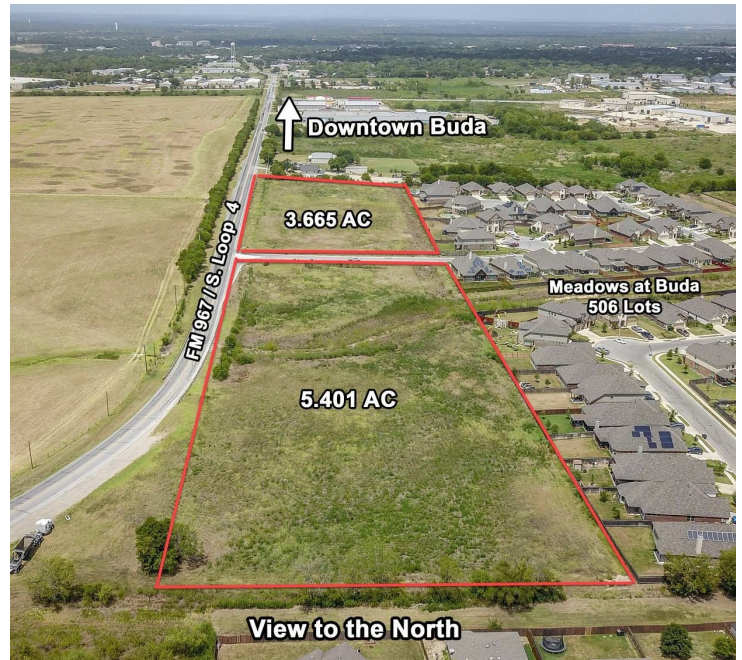
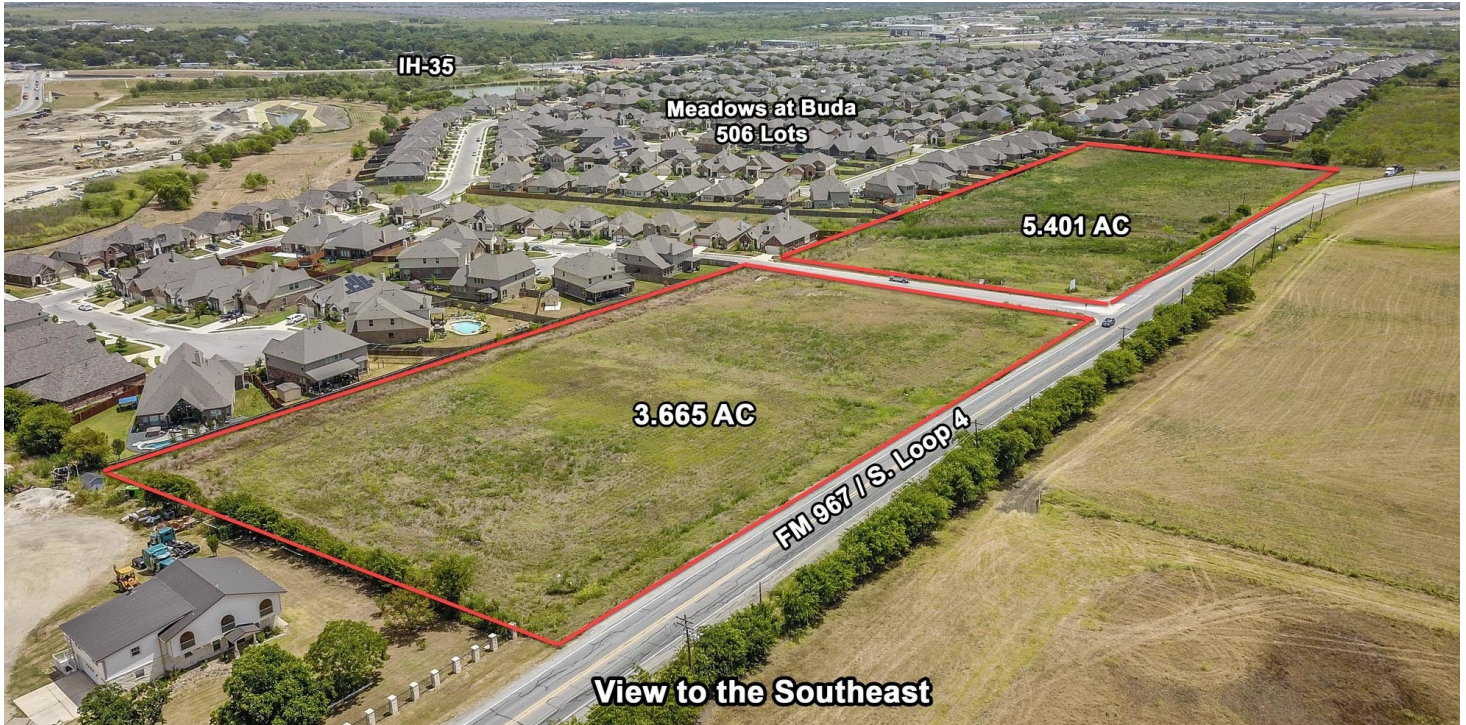
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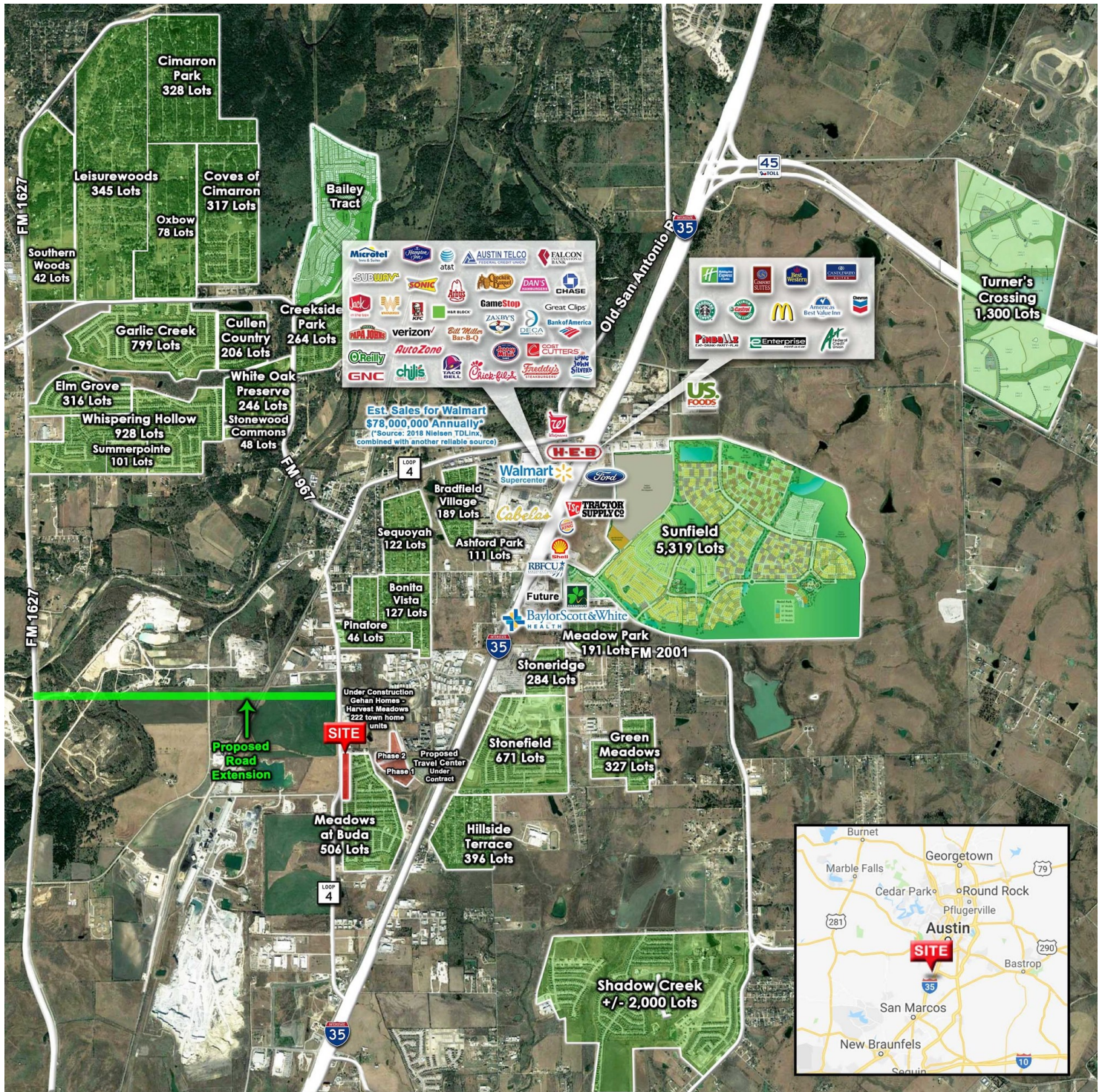
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FM 967 Pad Sites

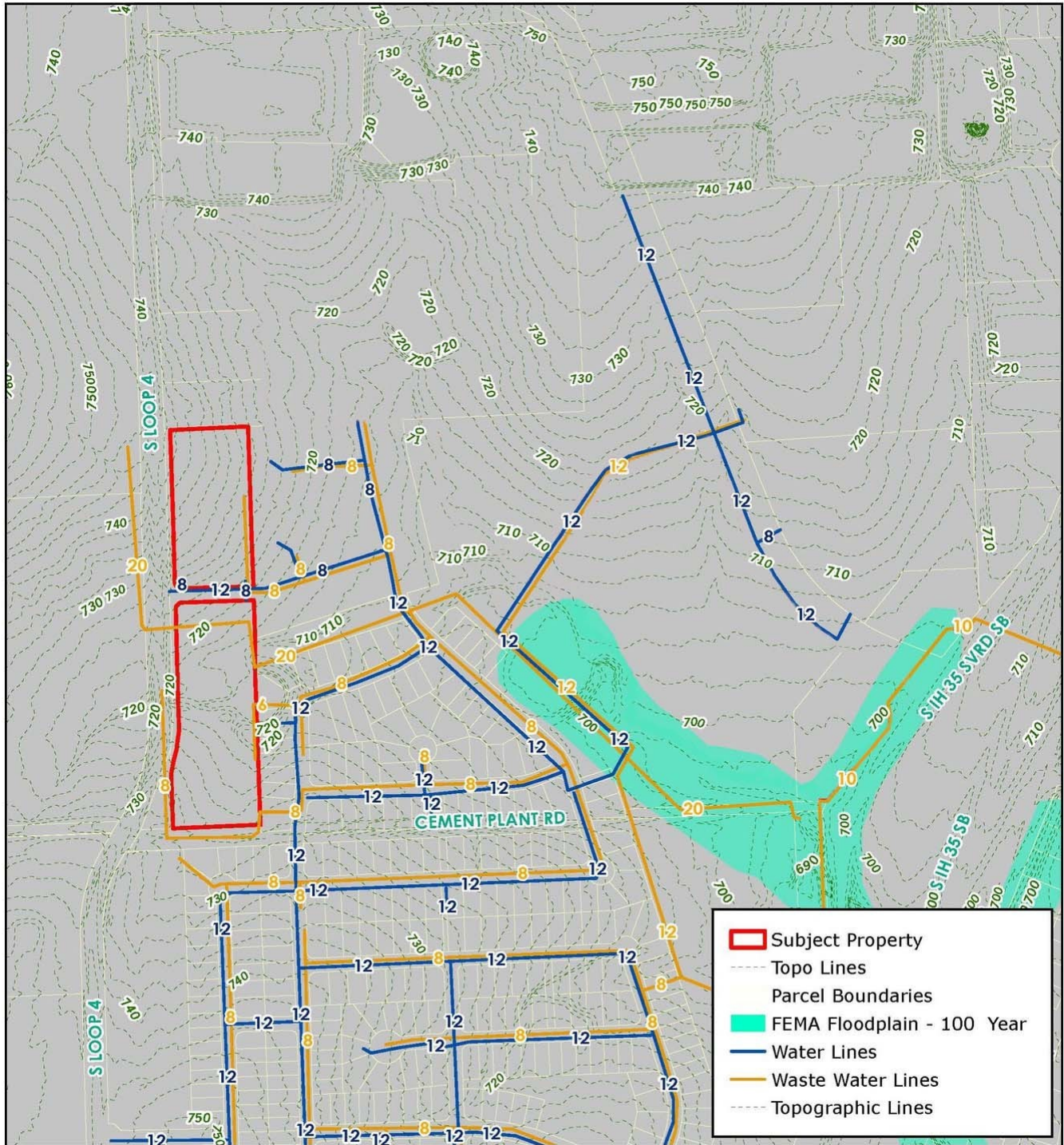
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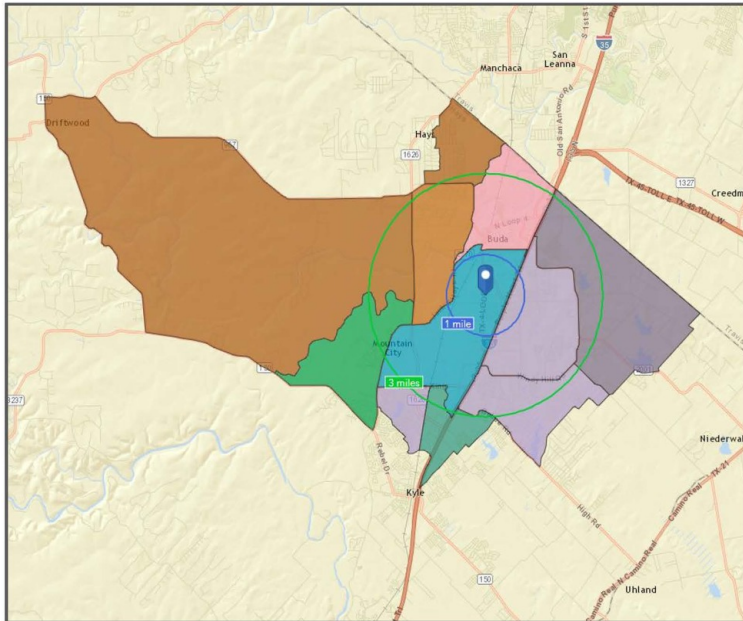


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967 PAD SITES TAPESTRY SEGMENTATION



DOMINANT TAPESTRY SEGMENTATION

1 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
Bright Young Professionals	81.5%	81.5%
Up and Coming Families	18.5%	100.0%

3 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
Up and Coming Families	41.2%	41.2%
Boomburbs	22.0%	63.2%

8C Bright Young Professionals

Household
Married Couples
32.6

Housing
Single Family, Multi-Units
\$54k

Prof/Svcs
College Degree
White

- Go to bars/clubs; attend concerts
- Own US savings bonds; bank online
- Eat at fast food, family restaurants
- Rent DVDs from Redbox or Netflix
- Well connected via latest technology

2 Households: 2,678,779

1C Boomburbs

Household
Married Couples
33.7

Housing
Single Family
\$111k

Prof/Mgmt
College Degree
White

- Hold gym membership; own home equipment
- Have home mortgage
- Prioritize physical fitness
- Own, use latest devices
- Prefer SUVs, luxury cars, minivans

4 Households: 1,822,658

7A Up and Coming Families

Household
Married Couples
31.2

Housing
Single Family
\$48k

Prof/Svcs
College Degree
White

- Visit theme parks, zoos
- Hold student loans, mortgages
- Contract for home and landscaping services
- Go online to shop, bank, for entertainment
- Own late model compact car, SUV

4 Households: 2,706,528

Grove developer plans another big mixed-use project

Persimmon development may urbanize area between Austin, Buda



By [Daniel Salazar](#) – Staff Writer, Austin Business Journal | Mar 6, 2020, 8:43am EST

The developer behind the Grove at Shoal Creek wants to bring a new residential and commercial project to Buda just south of Austin.

Austin-based Milestone Community Builders wants to develop a slice of land known as the Bailey Tract, which is northeast of FM 967 and to the east of the Coves of Cimarron subdivision. It lays in Buda's extraterritorial jurisdiction and stretches north into Travis County and the city of Austin's extraterritorial jurisdiction.

More than 1,000 homes plus offices, shops and apartments could rise on the land, developers estimate.

Since 2018, Buda city staff and the development team have been working on a prospective development agreement for the roughly 179 acres.

The developer told Buda City Council members during a March 3 presentation that the project's transportation improvements could improve mobility in the rapidly growing Hays County suburb, which has seen its population jump 125% since 2010.

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"We have embraced a lot of negotiation with the city staff over the last two years," said [Garrett Martin](#), Milestone's CEO and owner. "We have done a lot of refining up to this point so hopefully we're bringing you something that is very exciting."

"We believe that it's the linchpin to the roadway network that can ultimately help with a lot of the transportation challenges that Buda is currently facing," he added.

Rialto Studio's [Robert Deegan](#), the project's planner and landscape architect, said roads going north through the project could connect with an expanded State Highway 45 because the Bailey tract lays in the gap of State Highway 45 between FM 1626 and I-35.

WGI's [Dan Hennessy](#), the project's traffic engineer and transportation planner, said turning the curve of FM 967 into a roundabout and other right-of-way dedications could amount to more than \$4.3 million of transportation improvements.

"That's hopefully setting Buda up to have a roadway network in the future that is responding to its demands," Hennessy said.

Deegan said the project has been branded as Persimmon — after the trees found on the site. He said a 12-acre greenbelt, a 33-acre park and a 3.5-acre amenity park contribute to about 50 acres of open space featured in the project's current plans.

The proposed development in Buda's ETJ could feature up to 525 single-family homes, according to a proposed [term sheet](#). Another 500 homes could be in the works on the side of the Bailey tract in Austin's ETJ, the development team estimated.

A roughly 14-acre area near the bend in FM 967 could feature apartments and retail development like a grocery store.

"We see this as a mixed-use, neighborhood-scale commercial piece," Deegan said.

The term sheet said up to 250 multifamily residential units could go in this area.

Buda City Council members were largely complementary of the proposal, although Council Member [Evan Ture](#) stressed that some commercial development needs to go in the 14-acre slice of the tract.

"If there are apartments, I'm not against that necessarily. But if it's all apartments, I think that would be an issue," Ture said. "That would be a failure of our part to really do the proper planning for helping Buda develop in an amenable way."

Buda Planning Director [Melissa McCollum](#) said the development team is not seeking the creation of a municipal utility district to aid their project, unlike the request for [the Colony at Cole Springs](#) farther to the south.

McCollum said the Bailey tract's development team will return to Council at a future date for approval of their annexation and zoning requests.



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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date