




sunfield
+/-800 Lots

45
TEXAS

FARM
2001
ROAD

CITY OF BUDA & BUDA ETJ

KYLE ETJ

CITY OF KYLE

Tope Tract Land Site

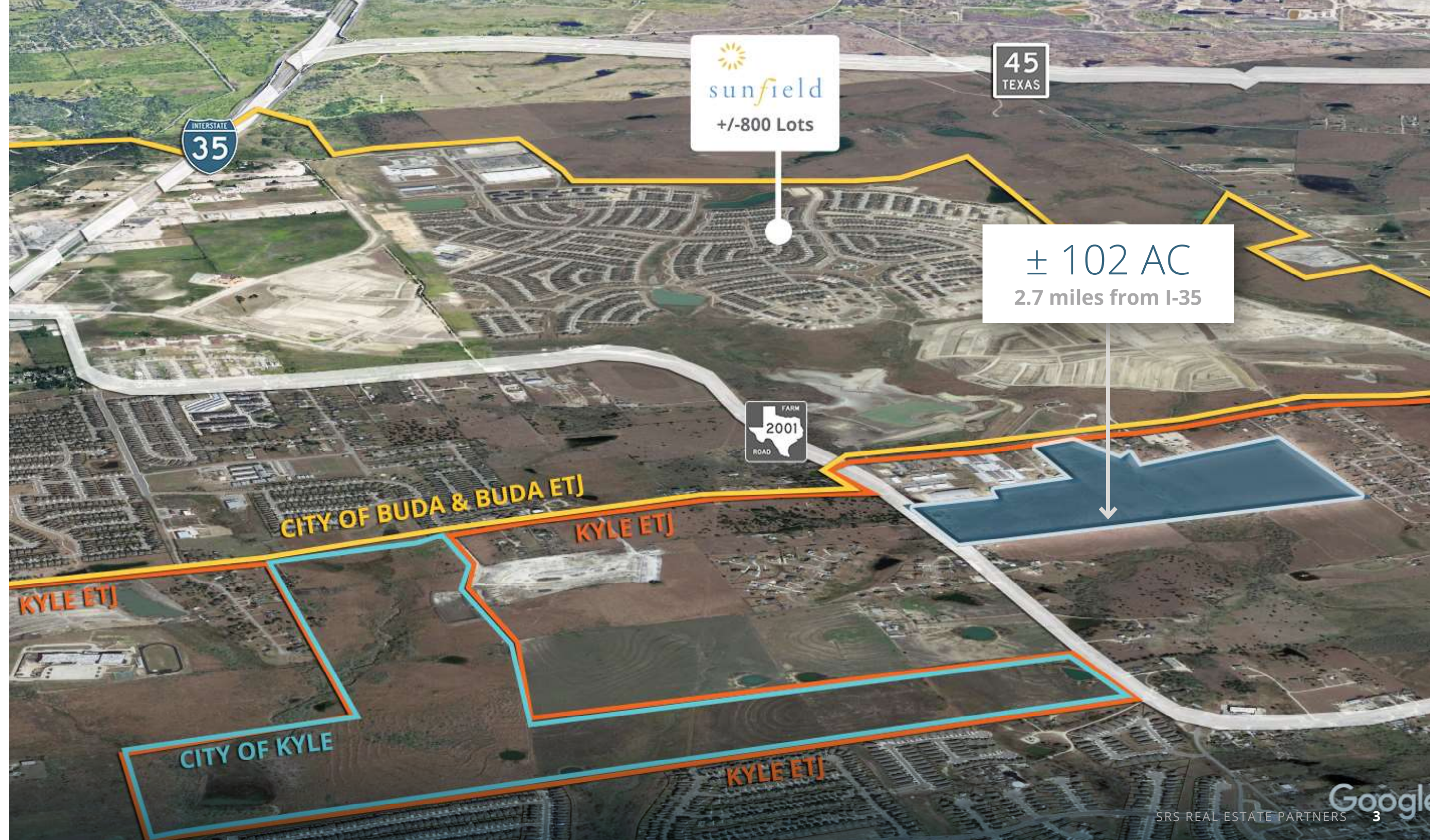
5250 FM 2001 | Buda | Kyle, Texas 78610



Tope Tract Land Site

5250 FM 2001
Buda | Kyle, Texas 78610

The Tope Tract is 20 miles from Austin and the Austin-Bergstrom International Airport. The property offers easy-on, easy-off access to the major highway systems around Austin being just south of the intersection at IH- 35 and SH- 45. This land will continue to appreciate as Austin's growth continues to expand to the south. With retailers seeking space and Tesla's Gigafactory moving to Texas, the demand for nearby industrial space and land is in high demand. A commuter town where many residents travel to work in adjacent communities such as Austin, Kyle and San Marcos, traffic in and out of the city via the interstate provides a steady influx of drivers from outside of town. The average household income of Buda in 2020 was north of \$84,000 and provides much more affordable housing options being outside of the City limits of Austin.



Central Texas Snapshot

Buda and Kyle, Texas are cities located South of Austin in Hays County and is one of Austin's fastest growing suburbs. Part of the Austin-Round Rock-San Marcos metropolitan area, the population is North of 15,000.

Strong and consistent growth has brought serious improvements to the city of Buda located just 17 miles outside of Austin. Home to reputable companies like Deep Eddy and CenTex Materials along with others, we can understand why this town has experienced an influx of working-class families. With the continued development of Buda's downtown and additions of high-end restaurants, landmarks like the Buda Soda Fountain, and the Buda Mill & Grain Co. industrial complex, we have seen people flock to the city referred to as the "Outdoor Capital of Texas." This nickname is fitting as Buda offers more park land per capita than anywhere else in the state.



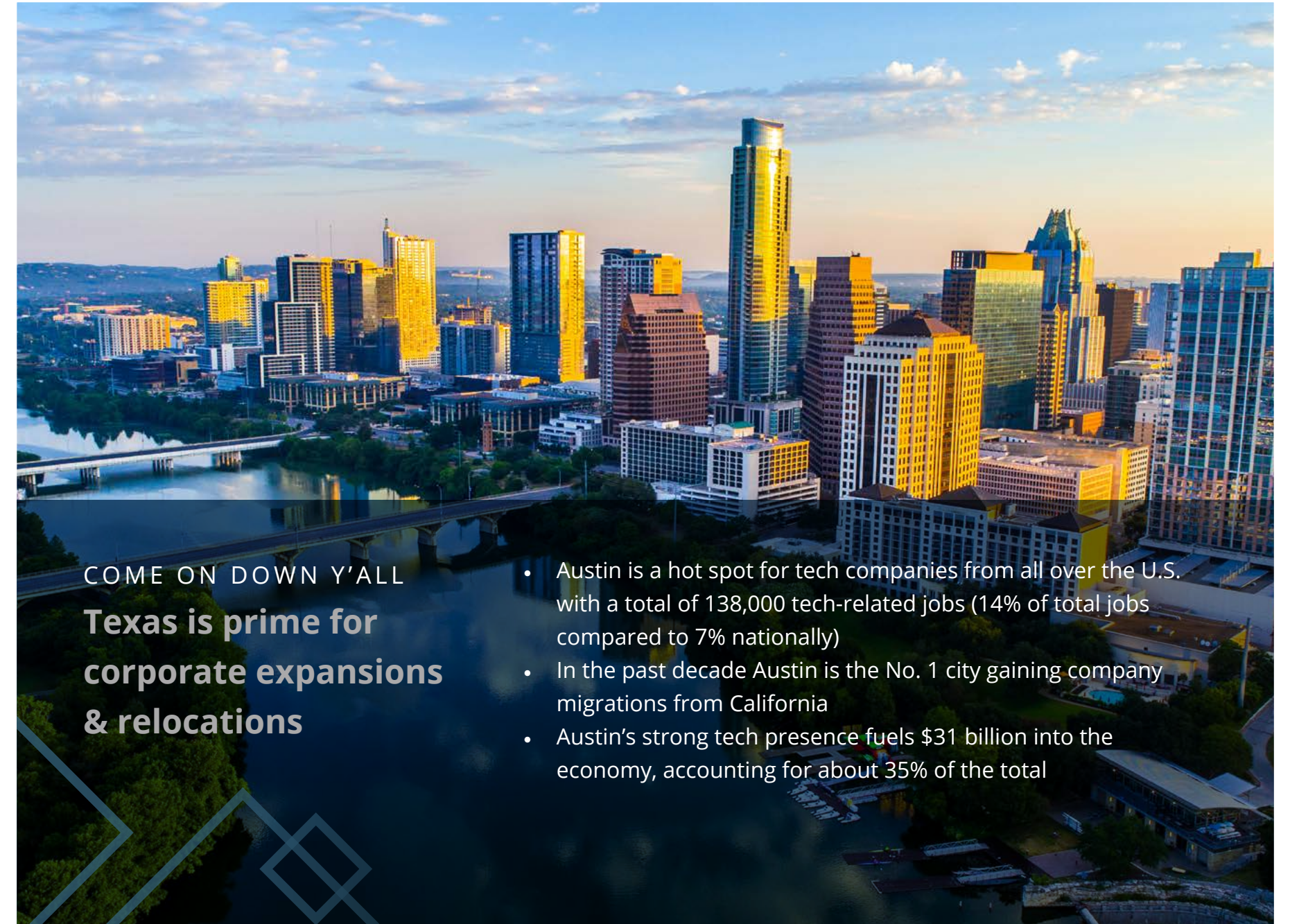
2.1 Million
MSA Population



18.6%
Housing Growth Since 2010

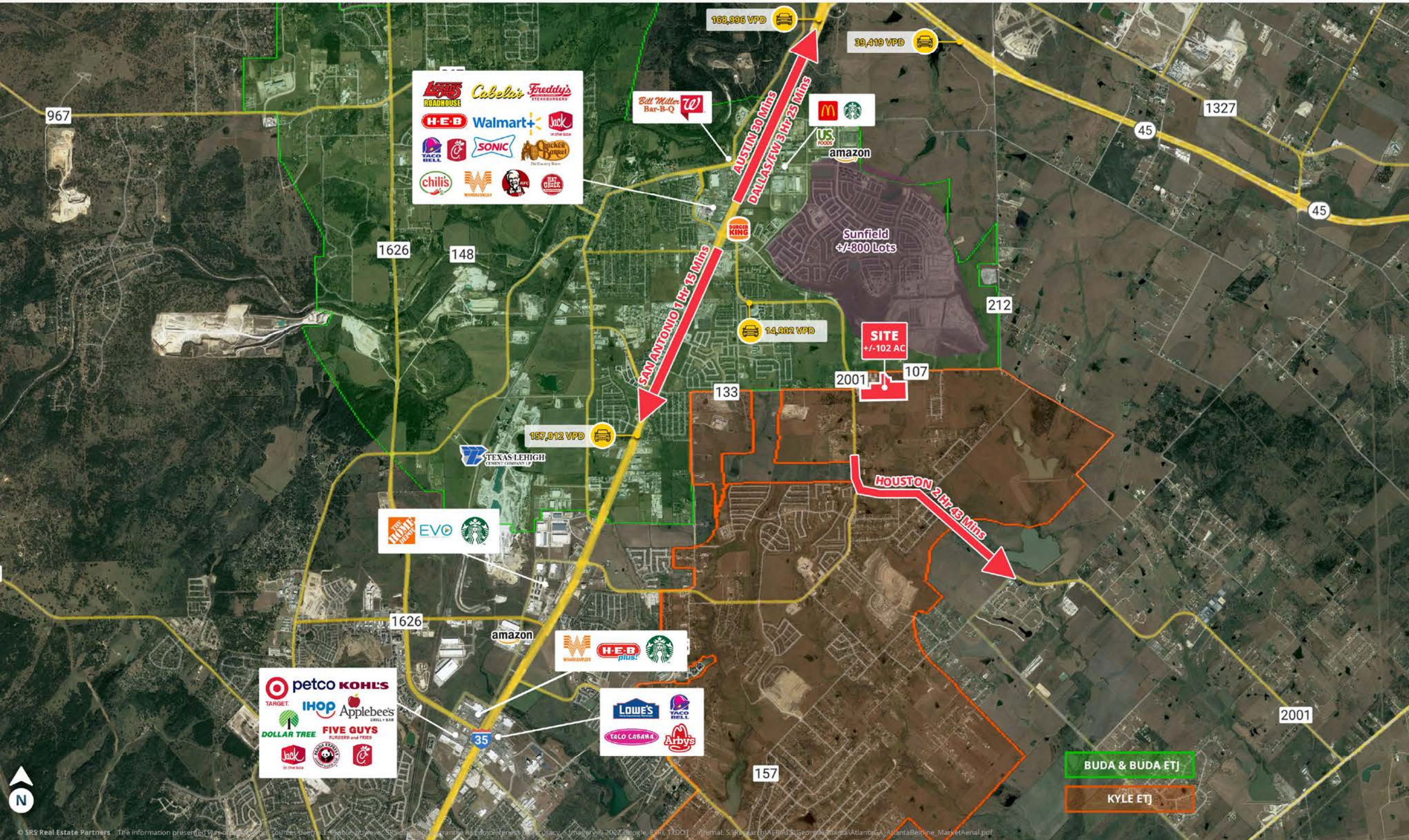


45%
Bachelors Degree or Higher



COME ON DOWN Y'ALL
**Texas is prime for
corporate expansions
& relocations**

- Austin is a hot spot for tech companies from all over the U.S. with a total of 138,000 tech-related jobs (14% of total jobs compared to 7% nationally)
- In the past decade Austin is the No. 1 city gaining company migrations from California
- Austin's strong tech presence fuels \$31 billion into the economy, accounting for about 35% of the total



Market Aerial



Site Aerial

THINGS TO DO

- 1 Buda Mill & Grain Co.
- 2 Buda City Park
- 3 Historic Stagecoach Park
- 4 Driftwood Wineries
- 5 COTA
- 6 Quest ATX
- 7 McKinney Falls State Park
- 8 Onion Creek Greenbelt

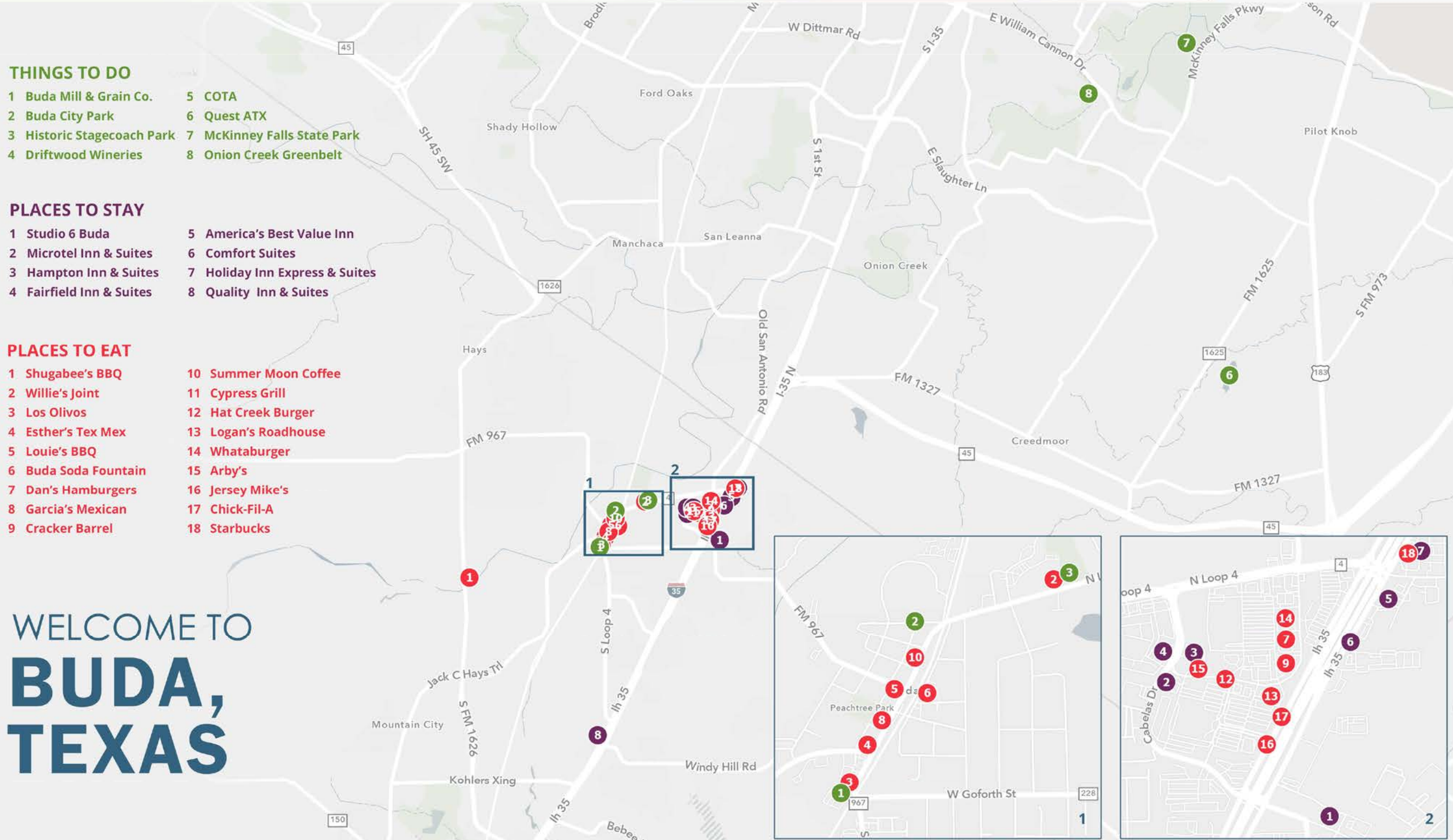
PLACES TO STAY

- 1 Studio 6 Buda
- 2 Microtel Inn & Suites
- 3 Hampton Inn & Suites
- 4 Fairfield Inn & Suites
- 5 America's Best Value Inn
- 6 Comfort Suites
- 7 Holiday Inn Express & Suites
- 8 Quality Inn & Suites

PLACES TO EAT

- 1 Shugabee's BBQ
- 2 Willie's Joint
- 3 Los Olivos
- 4 Esther's Tex Mex
- 5 Louie's BBQ
- 6 Buda Soda Fountain
- 7 Dan's Hamburgers
- 8 Garcia's Mexican
- 9 Cracker Barrel
- 10 Summer Moon Coffee
- 11 Cypress Grill
- 12 Hat Creek Burger
- 13 Logan's Roadhouse
- 14 Whataburger
- 15 Arby's
- 16 Jersey Mike's
- 17 Chick-Fil-A
- 18 Starbucks

WELCOME TO BUDA, TEXAS



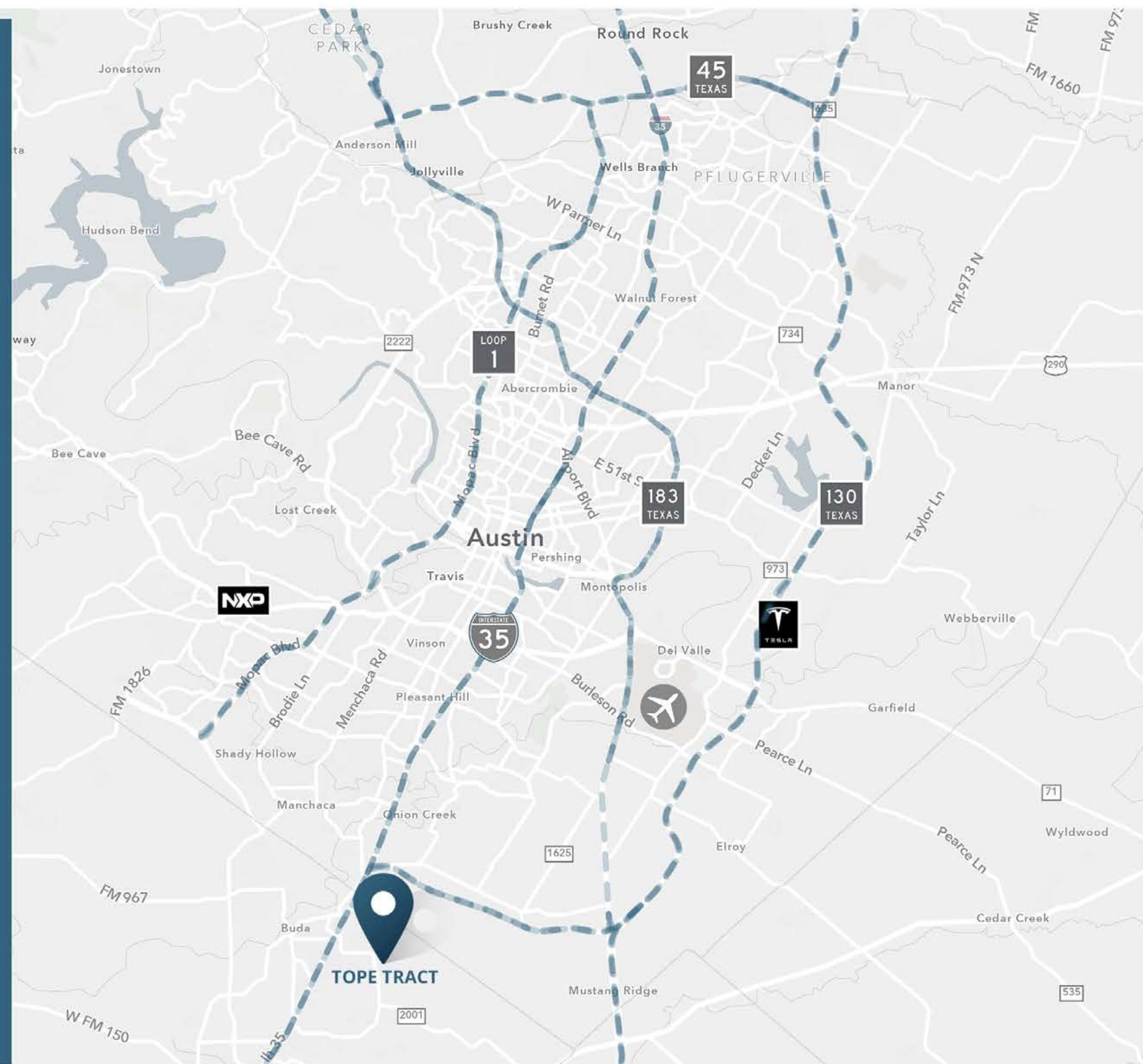
Amenities

Buda's increase in population can be attributed mainly to the influx of large international companies who are moving their headquarters to Buda. Buda is just 15 miles from Downtown Austin, 65 miles North of San Antonio, 170 miles from Houston, and 200 miles from Dallas. This places Buda in the center of the four largest cities in Texas or four of the top ten most populous cities in the United States. Buda's proximity to these cities allows for easy transportation due to prime location that rests close to one of the largest ports in the United States (Houston Port), two of the five largest airports in the US (DFW & IAH), and has I-35, the ninth longest highway, running through it.

DRIVE TIMES



REGIONAL DRIVE TIMES



Drive Times

Central Texas Highlights

132K+

new residents, leading the country in 2020 population growth
Austin Economic Growth Guide

1 of 3

high-tech jobs in Texas are located in Austin
Austin Regional Chamber

4 times

per week the average Austinite eats a meal out
Zagat Survey

80M+

passengers traveling through Austin-Bergstrom International Airport
AUS International

27M+

annual visitors to Austin
Austin Regional Chamber

\$126.7B+

retail sales in 2020
Texas Comptroller

Major Area Employers

DELL

13,000

amazon

6,600

Apple

6,000

IBM

6,000

ORACLE

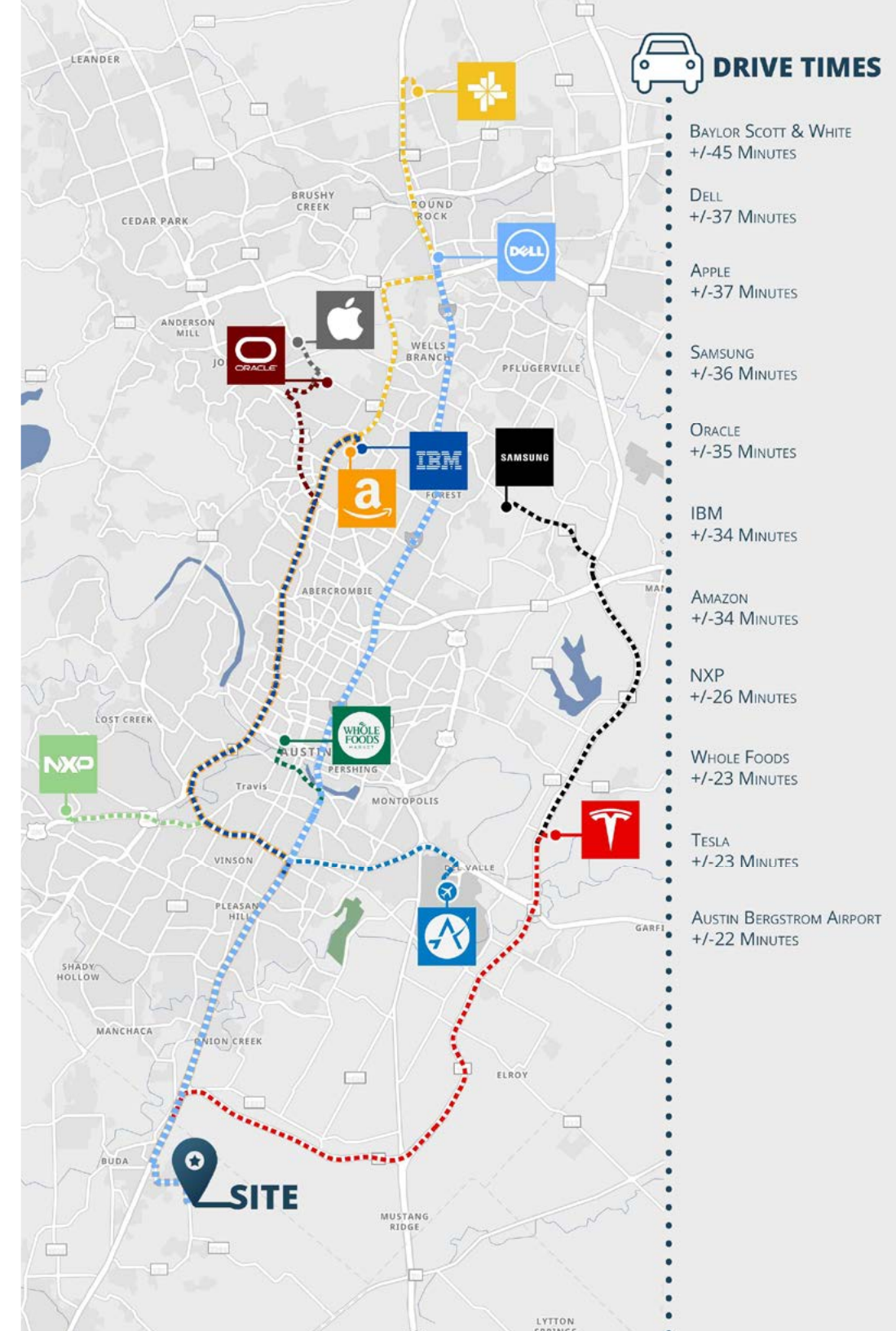
5,000

10K potential

TESLA

10,000

Planned



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)

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 or 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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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0



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