



• COMMERCIAL LAND FOR SALE •

CURRENT SALES PRICE: \$1,400,000



WHITE OAK PRESERVE

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | See all of our listings at WWW.KUCERACO.COM.

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3.05 ACRES LOCATED ON FM 967 | BUDA, TX 78610

David Stojanik | 512.785.5016 | david.stojanik@kuceraco.com

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PROPERTY DESCRIPTION

518' frontage on FM 967 in Buda ETJ. Utilities to site with two preliminary site plans approved by the City of Buda (2016).

PROPERTY LOCATION

Excellent office retail development opportunity! Frontage along FM 967 at the entrance to new M/I Homes subdivision - White Oak Preserve - just completed construction with 245 homes. Halfway between Interstate 35 and FM 1626 with multiple subdivisions in the surrounding area, including Creekside Park, Coves of Cimarron, Leisurewoods, Southern Woods, Cullen Country and Whispering Hollow. Oyster Creek Drive will connect White Oak Preserve with Whispering Hollow subdivision.

PROPERTY SIZE

3.05 Acres

ZONING

B2 - Office/Medical/Retail/Restaurant

IMPERVIOUS COVER

80%

TRAFFIC COUNTS

19,565 VPD on FM 967



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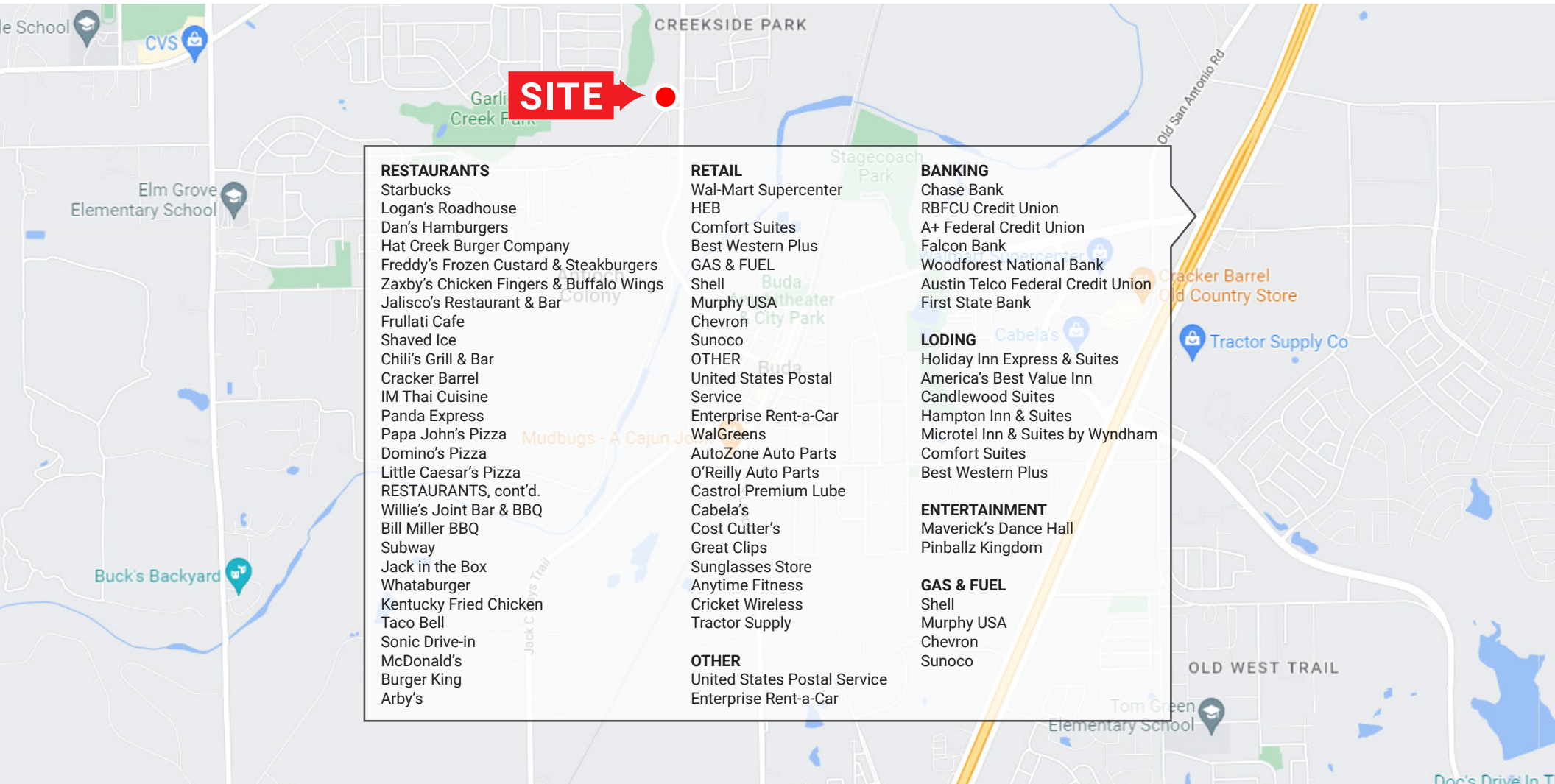
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AREA AMENITIES



- | | | |
|---|---|---|
| RESTAURANTS
Starbucks
Logan's Roadhouse
Dan's Hamburgers
Hat Creek Burger Company
Freddy's Frozen Custard & Steakburgers
Zaxby's Chicken Fingers & Buffalo Wings
Jalisco's Restaurant & Bar
Frullati Cafe
Shaved Ice
Chili's Grill & Bar
Cracker Barrel
IM Thai Cuisine
Panda Express
Papa John's Pizza
Domino's Pizza
Little Caesar's Pizza
RESTAURANTS, cont'd.
Willie's Joint Bar & BBQ
Bill Miller BBQ
Subway
Jack in the Box
Whataburger
Kentucky Fried Chicken
Taco Bell
Sonic Drive-in
McDonald's
Burger King
Arby's | RETAIL
Wal-Mart Supercenter
HEB
Comfort Suites
Best Western Plus
GAS & FUEL
Shell
Murphy USA
Chevron
Sunoco
OTHER
United States Postal Service
Enterprise Rent-a-Car
WalGreens
AutoZone Auto Parts
O'Reilly Auto Parts
Castrol Premium Lube
Cabela's
Cost Cutter's
Great Clips
Sunglasses Store
Anytime Fitness
Cricket Wireless
Tractor Supply | BANKING
Chase Bank
RBFCU Credit Union
A+ Federal Credit Union
Falcon Bank
Woodforest National Bank
Austin Telco Federal Credit Union
First State Bank
LODGING
Holiday Inn Express & Suites
America's Best Value Inn
Candlewood Suites
Hampton Inn & Suites
Microtel Inn & Suites by Wyndham
Comfort Suites
Best Western Plus
ENTERTAINMENT
Maverick's Dance Hall
Pinballz Kingdom
GAS & FUEL
Shell
Murphy USA
Chevron
Sunoco |
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PROPERTY DEMOGRAPHICS & SURVEY

	2 Mile	5 Miles	10 Miles
Total Population (2022)	20,122	85,526	397,595
Projected Population (2027)	25,887	29,876	468,310
Total Households (2022)	7,031	35,543	144,078
Projected Households (2027)	9,046	36,630	169,200
Average Household Size	2.9	2.9	2.7
Median Age	36.2	36	35.6
Median Home Value	\$278,778	\$287,380	\$288,058
Median Household Income	\$73,049	\$84,217	\$74,713
Projected Median Household Income	\$94,222	\$91,171	\$82,740
Average Household Income	\$111,674	\$110,699	\$103,447
Total Household Expenditure	\$268,770,608	\$1,121,105,958	\$4,987,121,492
Total Specified Consumer Spending	\$268.8M	\$1.1B	\$5B

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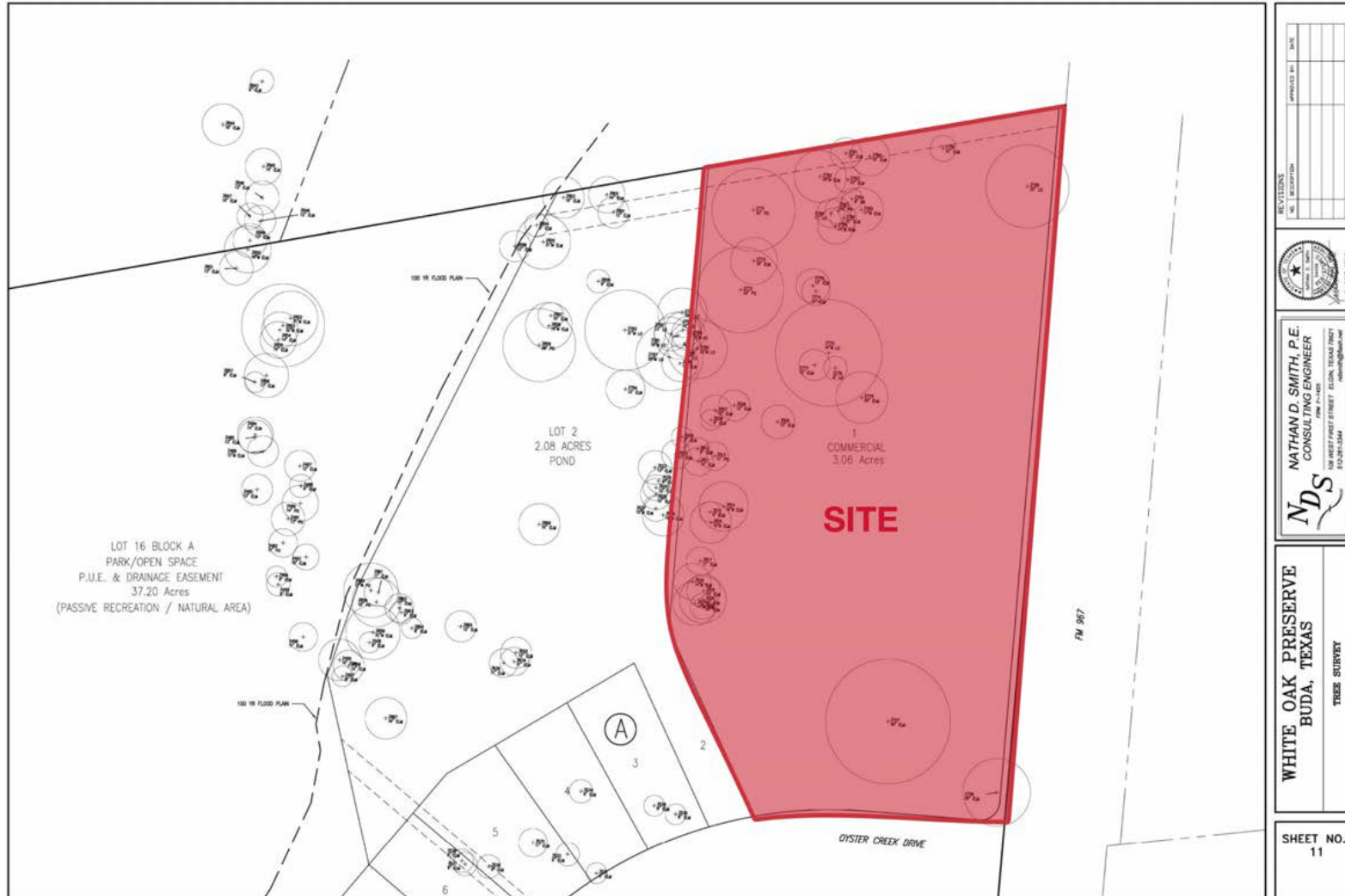
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WHITE OAKS PRESERVE TREE SURVEY



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