

Great Multi-Use Facility For Sale!!!

Location: 1435 South Loop 4 (FM 967), Buda, TX 78610

Size:

- 1st Structure: 3780 Sq. Ft.
- 2nd Structure: 1500 Sq. Ft.
- Up to 1.5 acres (*adjacent lots also available*)

Price: \$495,000 (*Owner financing available*)

Zoning: Commercial/Industrial (Buda ETJ)

Traffic: High volume/visibility

Utilities:

- **Electric:** PEC
- **Water:** Monarch Utilities



Possible Uses:

- Law Firm, Real Estate Agency, Restaurant, Day Care Facility, Retail Shops, Architectural Firm, Contracting Business (Plumbing, Electrical, HVAC, Landscaping, Cabinetry, Sign Shop, etc.), Computer Software/Hardware

Additional Details:

- Near Cabela's, Super Wal-Mart, HEB, HEB Plus, Walgreens, Home Depot
- Minutes from Austin, San Marcos, & New Braunfels
 - Easy access to IH 35
 - Ample parking
 - Trees: Live Oak, Pecan, Elm, Ash, Hackberry, Crepe Myrtle
 - Landscaped, Fish pond, Irrigation well
 - Plenty of room to expand
 - Automatic security lighting
 - Living quarters available upstairs



1st Structure: (3780 Sq. Ft.)

- Could serve as home and/or office(s)
- Offices could be sublet
- Authentic 1890's saloon w/wet bar (*great for entertaining employees, guests, and/or clients*)
- 4 Bedrooms/offices + Additional living/office space - 2.75 Bathrooms
- Full kitchen, Sunroom, & Covered porch
- 2-car garage/storage
- Security system

2nd Structure: (1500 Sq. Ft.)

- 10' overhead door & 2 walk-thru doors
- Full concrete slab w/12' ceiling
- Ample lighting & electrical outlets
- Wired for 110 & 220 volts
- External 220 volt 30-amp electrical outlet
- Workbench w/upper & lower cabinets
- Open construction (*no center columns*)



For additional information, please contact:

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