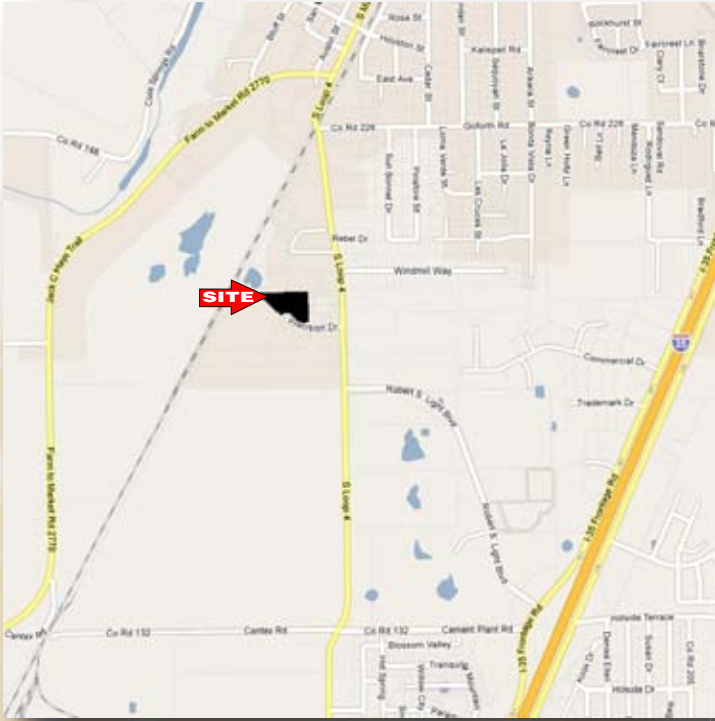


FOR SALE - 39,000 SF OFFICE/WAREHOUSE

120 Precision Buda, Texas 78610



LOCATION: This property is just off South Loop 4 in Buda

SIZE: Approximately 4.476 acres

**FRONTAGE/
ACCESS:** On Precision Drive

UTILITIES: All public utilities are available to the site.

ZONING: LI (Light Industrial)

TOPOGRAPHY: Relatively flat - There is no FEMA floodplain on the property

**SCHOOL
DISTRICT:** Hays ISD

IMPROVEMENTS: This property consists of 4 tilt wall, metal roofs, & concrete slab office/warehouses @ 120 Precision, Buda in Hays County Industrial Park. Built about 1990. Contains about 4.476 ac. with 39,000 sq. ft. total bldgs., consisting of 29,000 sq. ft. office and 10,000 sq. ft. warehouses with 3 dock high doors and 15 ground level doors. Grounds are fenced. The land has extra room for expansion of parking, etc. Has 2 second story apts. and 2 above ground gas tanks that are included.

JURISDICTION: City of Buda

PRICE: \$1,737,250

COMMENTS: Has 2 offices rented out on a month-to-month basis. This is a user buyer property.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

CONTACT John Doyal

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