

# Flex Building IH 35 Buda, Texas

## 16670 IH 35, Buda, TX 78610

Listing ID: 1874337  
 Property Type: Retail-Commercial For Sale  
 Property Subtype: Mixed Use, Street Retail  
 Sale Price: \$1,150,000  
 Unit Price: \$153.33 Per SF  
 Sale Terms: Cash to Seller  
 Loading: 4 Doors  
 Ceiling: 20 ft.



### Property Overview

Currently 4 tenant OFFICE/RETAIL/WAREHOUSE building with with owner occupying 2,500 SF. Building is about 1 year old and has 22 -19 ft. CH and a 14 ft X 14 ft overhead door for each suite at the rear of the building. Large stone columns support a canopy across the front of the building. The building is very visible from both the north and south lanes of the interstate. Large gates on each side of the building open to a fully paved parking area/yard. Suite B is

vacant (1,250 SF) and is currently on the market for lease at \$16.80/SF/YR. This space is finished out with 540 SF of HVAC office and the balance in the warehouse.

### Property Details

#### General Information

Listing Name:	Flex Building IH 35 Buda, Texas	Sale Price:	\$1,150,000
Retail-Commercial Type:	Mixed Use, Street Retail	Sale Terms:	Cash to Seller
Property Use Type:	Investment, Vacant/Owner-User	Cap Rate:	6.8%
Gross Building Area (GBA):	7,500 SF	Zoning:	ETJ
Building Size (RSF):	7,500 SF	Tax ID Number/APN:	117452
Total Land Size:	1.098 Acres		

#### Area & Location

Market Type:	Medium	Site Description:	Relatively level and at grade, with a bar ditch along the right-of way. Shared driveway with building to the south. Impervious cover allowance is virtually 100%.
Retail Clientele:	Business, General, Tourist, Traveler	Area Description:	Buda is the first small town south of Austin and is about 3 minutes south of the Austin city limits. The City of Kyle abutts the southern edge of the city. Both towns are rapidly developing bedroom communities of Austin.
Property Located Between:	FM 2001 and S Loop 4		
Side of Street:	West		
Road Type:	Highway Service Drive		
Property Visibility:	Excellent		
Street Name:	IH 35		
Feet of Frontage:	220		
Transportation:	Airport, Bus, Highway, Taxi		
Highway(s) Access:	Currently fronts a TWO-WAY access road, which will be one-way going south and will be south of		

#### Building Related

Total Number of Buildings:	1	Roof Type:	Other
Number of Stories:	1	Construction/Siding:	Metal Siding, Stone
Typical SF / Floor:	1,250		
Property Condition:	Excellent		
Year Built:	2007		

---

Exterior Description:	High profile front with large canopy on large stone columns, metal siding and sloped roof. Metal roof slopes to rear with 22 to 19 feet CH.	Heat Type:	Electricity
		Heat Source:	Central
		Air Conditioning:	Air Curtain
		Internet Access:	ISDN
Parking Type:	Surface	Interior Description:	Finished Sheetrock with metal door frames, carpet and tile floors.
Parking Description:	One row along the front of the property and a large fenced lot at the rear, with gates on both sides of the building.		

### Land Related

---

Zoning Description:	ETJ no zoning required	Easements:	Ingress/Egress, Utilities
Lot Frontage (Feet):	220	Land Ownership:	Fee Simple
Lot Depth:	222	Legal Description:	Lot 14A Block A Section 2B Park 35 South Hays County, Texas
Topography:	Level		
Soil Type:	Mixed		

### Financial

---

Real Estate Taxes - Annual(\$):	\$2,202	Potential Rental Income:	\$114,000
Tax Val Land:	\$107,620	Net Operating Income:	\$78,295
Assessment Year:	2008	Gross Operating Income:	\$114,000
Assessed Value - Total(\$):	\$107,620	Income & Expense Year:	2008
		Actual or Proforma Year:	Actual

### Tenant Profile

---

Tenancy:	Multiple Tenants	Current Rent PSF:	\$14.40
Percent Occupied:	83%	Lease Expiration:	12/2008
Smallest Unit Available:	1	Options:	Month to month lease.
Tenant Name:	Sun Tile	Tenant Notes:	Nice TI on showroom/office Approximately 30% AC balance in warehouse. Tenant pays electric balance is gross lease.
Suite Number:	A		
SF of Space Occupied:	2,500		

### Tenant Profile

---

Tenant Name:	Hays County Motorcycle	Options:	Month to month lease
Suite Number:	C	Tenant Notes:	Approximately 38% AC office, rest is warehouse. Tenant pays electric, balance is gross lease.
SF of Space Occupied:	1,250		
Current Rent PSF:	\$16.80		
Lease Expiration:	12/2008		

### Tenant Profile

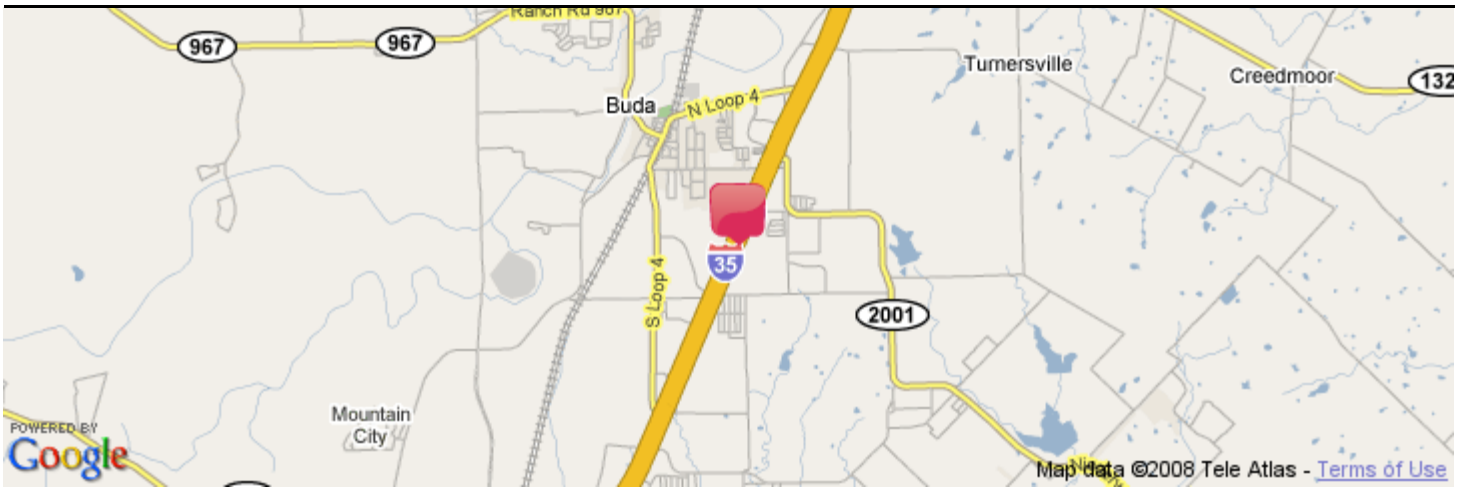
---

Tenant Name:	Anti Monkey Butt Corp.	Tenant Notes:	This is the owners suite. Owner is flexible on lease-back. there is an additional (BONUS) 325 SF of HVAC space on second floor mezzanine plus 925 SF of second floor storage with fork gates from warehouse.
Suite Number:	D		
SF of Space Occupied:	2,500		
Current Rent PSF:	\$16.80		
Lease Expiration:	12/2008		
Options:	Month to month lease		

### Location

---

Address:	16670 IH 35 Buda, TX 78610	County:	Hays
		MSA:	Austin-Round Rock



## Property Images



View of Rear of Building



View of End of Building



Back Parking Area



Front Parking Area

## Property Contacts

---



**Janet Thompson Wise**  
Stanberry Commercial  
1101 Capital of Texas Highway, South, Suite 100-F  
Austin, TX  
512-744-6862  
[jwise@stanberry.com](mailto:jwise@stanberry.com)