

19.9 ACRES FOR SALE



LOOP 4 (FM 967) BUDA, TEXAS 78610

SALES PRICE: \$1,080,000
PER ACRE: approx \$54,000



PRICE

LOCATION

**OWNER
FINANCING
AVAILABLE**

Location:

South Loop 4 (FM 967) Buda, Texas 78610 right down the street (aprox 1 mile) from downtown Buda (Main St.), Cabelas, easy access to IH 35 and approximately 391.78 feet of frontage on South Loop 4. Property is not located in 500 year floor plain (see attached flood map).

Zoning:

This property is currently unzoned.

Utilities:

Public utilities available

CONTACT

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Information included in this marketing brochure is deemed to be reliable but not guaranteed. Buyer must verify. Broker Austin REIA LLC # 0499544



FLOODSCAPE

Flood Hazards Map

Map Number
48209C0280F

Effective Date
September 2, 2005

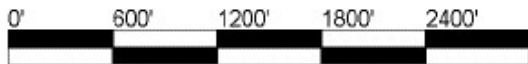
Flood Legend

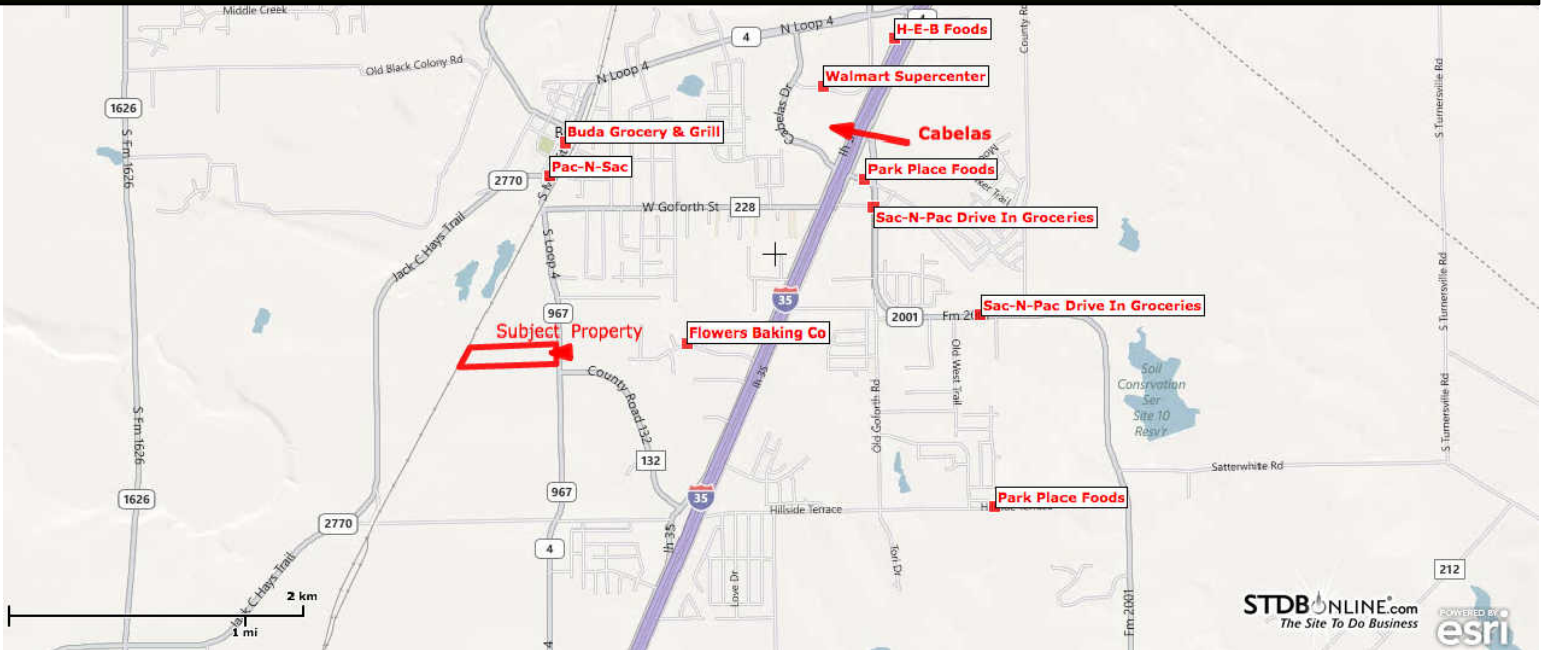
- High flood risk
- Moderate flood risk
- Low flood risk

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2010 Retail MarketPlace Profile

Prepared by Johnny Devora

I-35 Industrial
 Precision Dr, Buda, TX 78610, Linda Cheng
 Drive Time: 15 minutes

Latitude: 30.069406
 Longitude: -97.844051

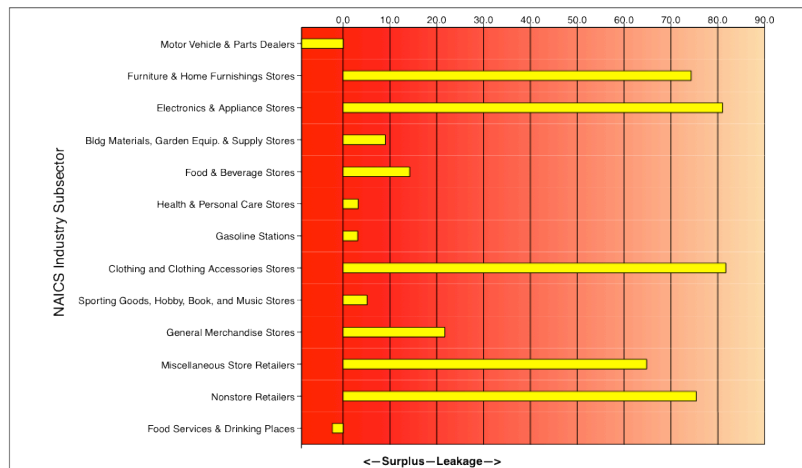
Summary Demographics

| | |
|-------------------------------|----------|
| 2010 Population | 89,866 |
| 2010 Households | 31,095 |
| 2010 Median Disposable Income | \$50,071 |
| 2010 Per Capita Income | \$24,692 |

Industry Summary

| | Demand (Retail Potential) | Supply (Retail Sales) | Retail Gap | Leakage/Surplus Factor | Number of Businesses |
|--------------------------------------------------------|------------------------------|--------------------------|---------------|---------------------------|-------------------------|
| Total Retail Trade and Food & Drink (NAICS 44-45, 722) | \$811,574,867 | \$669,862,156 | \$141,712,711 | 9.6 | 420 |
| Total Retail Trade (NAICS 44-45) | \$688,467,313 | \$541,028,215 | \$147,439,098 | 12.0 | 289 |
| Total Food & Drink (NAICS 722) | \$123,107,554 | \$128,833,941 | \$-5,726,387 | -2.3 | 131 |

Leakage/Surplus Factor by Industry Subsector



Sources: Esri and Infogroup