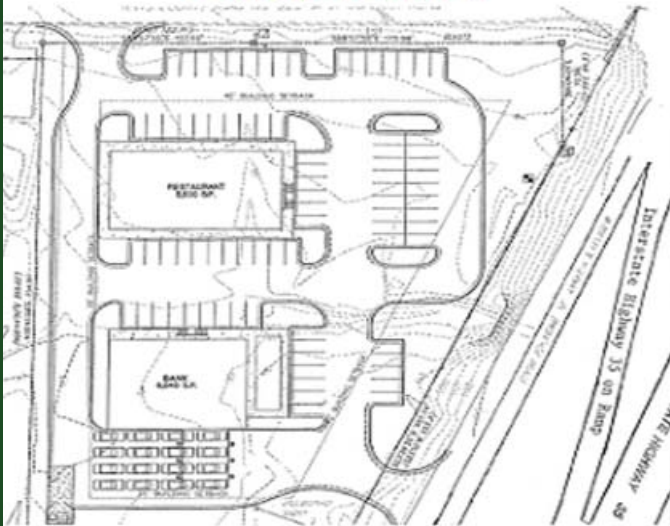


FOR SALE/LEASE

Conceptual Plan 1



Carr Development, Inc.
5121 Bee Cave Rd., Ste. 207
Austin, TX 78746

Phone: 512-306-1771
Fax: 512-327-6109

www.carrdevelopment.com

CARR



Development, Inc.

BUDA PAD SITE

SW Corner of I-35 and W. Goforth Rd.

Buda, TX 78610

LOCATION

- At the first I-35 onramp South of Cabela's.
Property has high visibility from both Northbound and Southbound traffic on I-35.

SIZE

- 2.15 Acres (93,654 square feet)—will divide

FRONTAGE

- 527 linear feet on I-35 and 298 linear feet on W. Goforth Rd.

UTILITIES

- All utilities available to the site

SALE PRICE

- \$15.00 per square foot

LEASE RATE

- \$9,500 monthly, plus expense

TRAFFIC COUNT (2010 TXDOT)

I-35 South at Goforth	117,017 vehicles per day
I-35 North at Goforth	117,017 vehicles per day

DEMOGRAPHICS (2009)

	5 miles	10 miles	15 miles
Population	25,588	496,555	1,056,594
Avg HH Income	\$ 85,233	\$ 67,594	\$ 72,094