

## **For Sale or Build-to-Suit 2.90 ac Platted Lot on IH-35, Buda**

**Location:** 16250 IH-35, on South Bound Frontage Road,  
1,500 ft South of Cabela's Drive

**Zoning:** Interstate Commercial/Retail (C3; R-3)

**Utilities:** Water: 8" Line on property, Goforth Water Supply Co.  
Sewer: 10" Line on property, City of Buda

**Legal:** Resub of a Portion of Tract 42 and Tract 43, Lifschutz  
Subdivision No. 10. Book 11, Page 350, Hays Co. Plat  
Records.

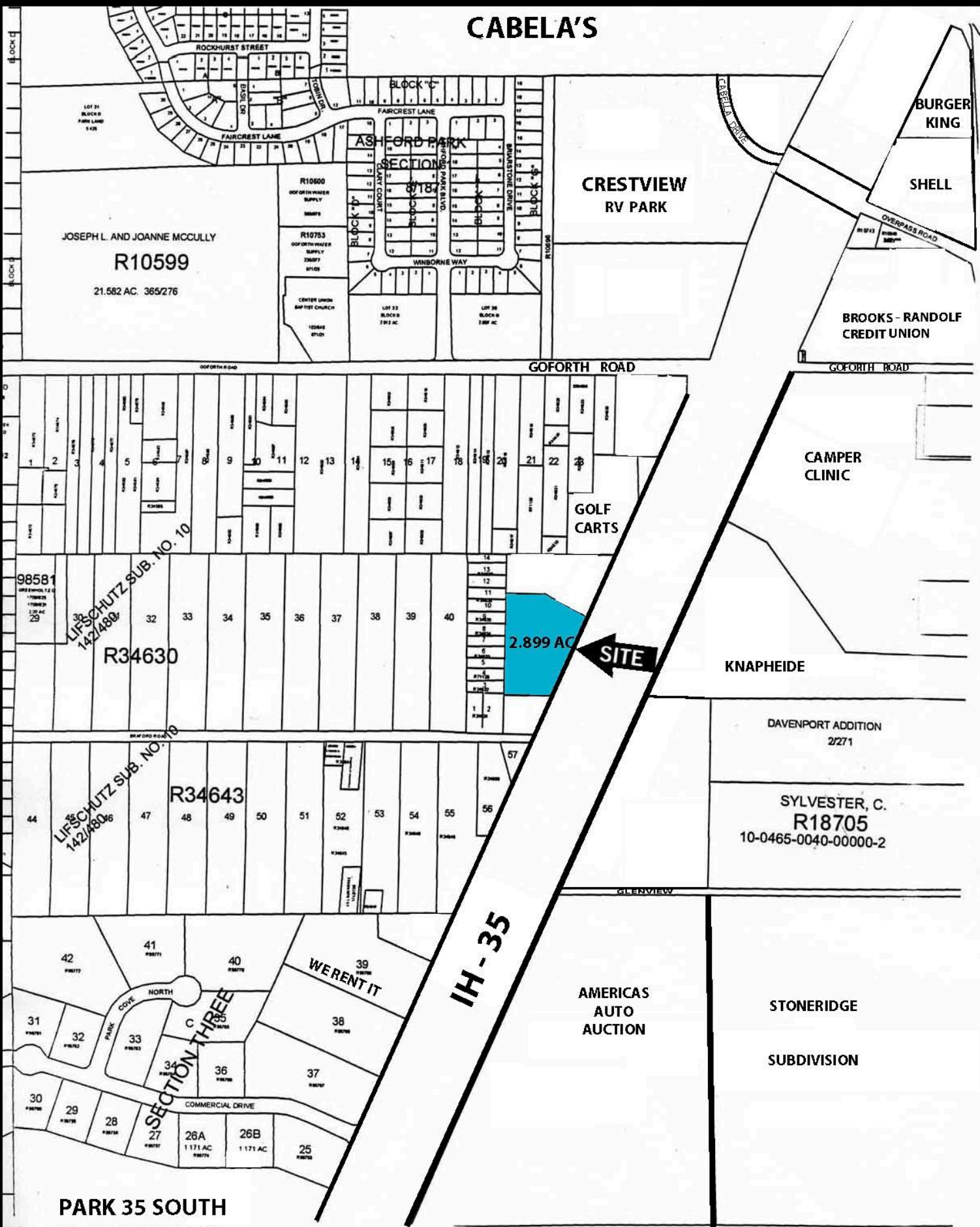
**Impervious  
Cover:** 75%

**Access:** This is the first property with south bound access from IH-35  
Exit 219 just south of Cabela's Drive & FM 2001. A 40 ft  
wide concrete drive-way is on the property.

**Price:** \$9.00 per square foot = \$1,137,000

All information is deemed accurate, however, Bert Pence, Broker, has not made an independent evaluation of all information sources and no warranty of representation is made as to the accuracy thereof. All information is presented subject to errors, omissions, changes in price, terms, conditions or availability. Studies on environmental issues have not been performed on this property

# CABELA'S



PARK 35 SOUTH  
BUSINESS PARK

CRESTVIEW  
RV PARK

BROOKS - RANDOLF  
CREDIT UNION

CAMPER  
CLINIC

KNAPEIDE

DAVENPORT ADDITION  
2/271

SYLVESTER, C.  
R18705  
10-0465-0040-00000-2

AMERICAS  
AUTO  
AUCTION

STONERIDGE

SUBDIVISION

BURGER  
KING

SHELL

OVERPASS ROAD

GOFORTH ROAD

GOFORTH ROAD

GLENVIEW

IH-35

WERENT IT

SECTION THREE

PARK COVE NORTH

COMMERCIAL DRIVE

JOSEPH L. AND JOANNE MCCULLY  
R10599  
21.582 AC. 365/276

R34630

R34643

2.899 AC

SITE

98581

LIFSCHUTZ SUB. NO. 10  
142/489

LIFSCHUTZ SUB. NO. 19  
142/480



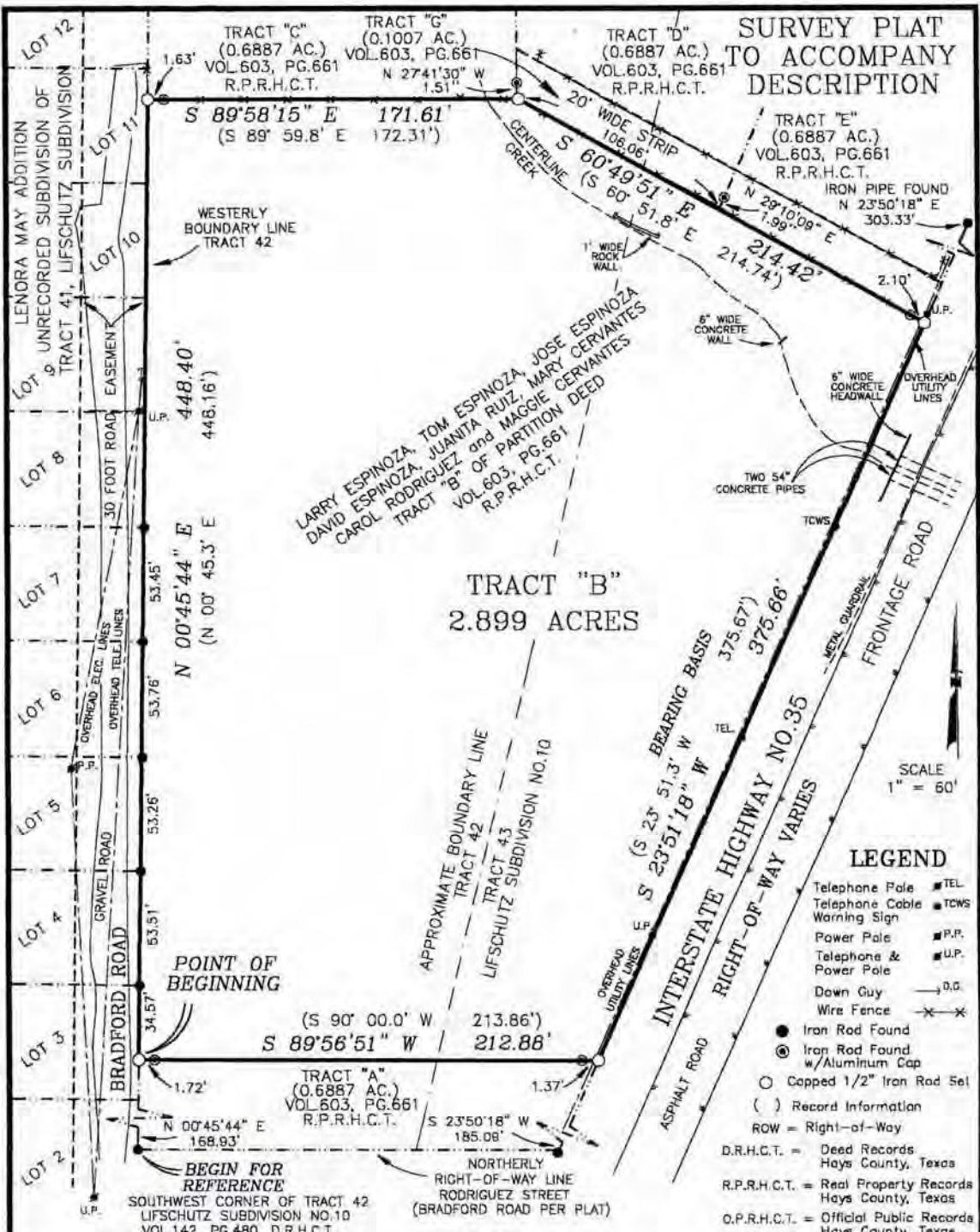
Southbound  
Exit 219

2.90 Ac

BRADFORD ROAD

Google earth





### SURVEY CERTIFICATION

The undersigned does hereby certify that this plat is a true and accurate representation of an on-the-ground survey of the premises and except as shown hereon there are no visible discrepancies, conflicts or shortages in the area or boundary lines, or any encroachments or protrusions or any overlapping of improvements. Easements addressed hereon are limited to those visible on the ground and those listed on commitment for title insurance dated 07/11/2003 (effective June 23, 2003, 8:00 a.m.) in regard to transaction described in GF# 03065303, from Gracy Title Company. Said property is in Zone X and is not within a special flood hazard area as designated by the FEMA Flood Insurance Rate Map for Hays County, Texas and Incorporated Areas, Panel No. 48209C0130 E dated February 18, 1998. Certified This 16th Day of July, 2003.

*Jackie Lee Crow*  
**JACKIE LEE CROW**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5209



### Note:

Gas Pipeline Easement recorded in Vol. 102, Pg. 405 of the Deed Records of Hays County, does not contain sufficient information to determine the on-the-ground location of the easement described therein. During the performance of the on-the-ground portion of this survey, no marker post or vent pipes indicating underground pipelines were visible on or within the boundary lines of Tract "B" shown hereon.

**TITLE SURVEY**  
**TRACT "B"**  
**PARTITION DEED**  
**VOL. 603, PG. 661**  
**REAL PROPERTY RECORDS**  
**HAYS COUNTY, TEXAS**

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**Crow Surveying Company**  
1800 Barton Hills Drive  
Austin, Texas 78704  
(512)442-8434