

**10+ ACRES RETAIL | COMMERCIAL**  
**4 POTENTIAL PADS - 2 IN AUSTIN ETJ, 2 IN HAYS COUNTY**  
**2 WITH SITE DEVELOPMENT PERMITS**  
**2211 FM-1626, S. AUSTIN/BUDA, TX**



# THE OPPORTUNITY

## FM-1626 AND BIG VALLEY DRIVE, BUDA DEVELOPMENT TRACT

The retail commercial lots are part of the 85-acre tract known as Big Valley, located at the terminus of SH-45, an eastward extension of Loop 1. The property features approximately 1,650 linear feet of frontage along FM 1626, a major thoroughfare west of IH-35. Multiple pad sites are positioned along the FM 1626 frontage, ranging from 2 to 8 acres.

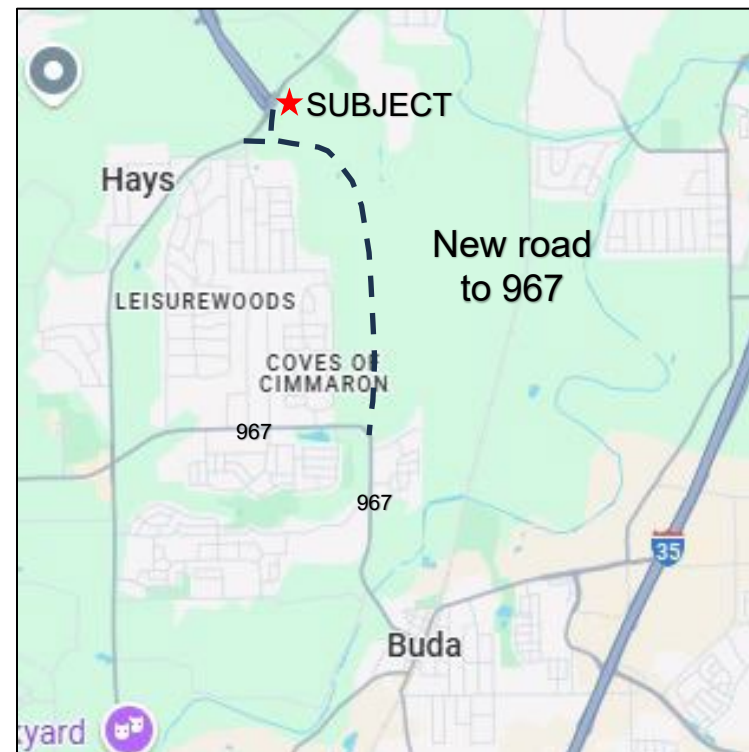
The planned Persimmon Parkway bypass will traverse the property, ultimately connecting to FM 967 just west of downtown Buda. Construction is anticipated to be completed in late 2027. In addition, Lakewood Drive and Lewis Lane are scheduled for upgrades, providing improved connectivity and allowing Buda residents to bypass the intersection of FM 967 and FM 1626.

An approximately 49.5-acre parcel (approximately 22 acres buildable) fronts Persimmon Parkway and includes multiple optional curb cuts incorporated into the current design, to be finalized by the buyer.

### HIGHLIGHTS

- Traffic Count – FM-1626 21,273 VPD, SH-45 17,497 VPD
- 6,300 & 7,200 SF Finished Pads w/ water & wastewater to building
- Phase I – SOLD Greystar 302 multi-family units
- Phase II – 49.5 acres (approx. 22 buildable) multi-family, office, or medical

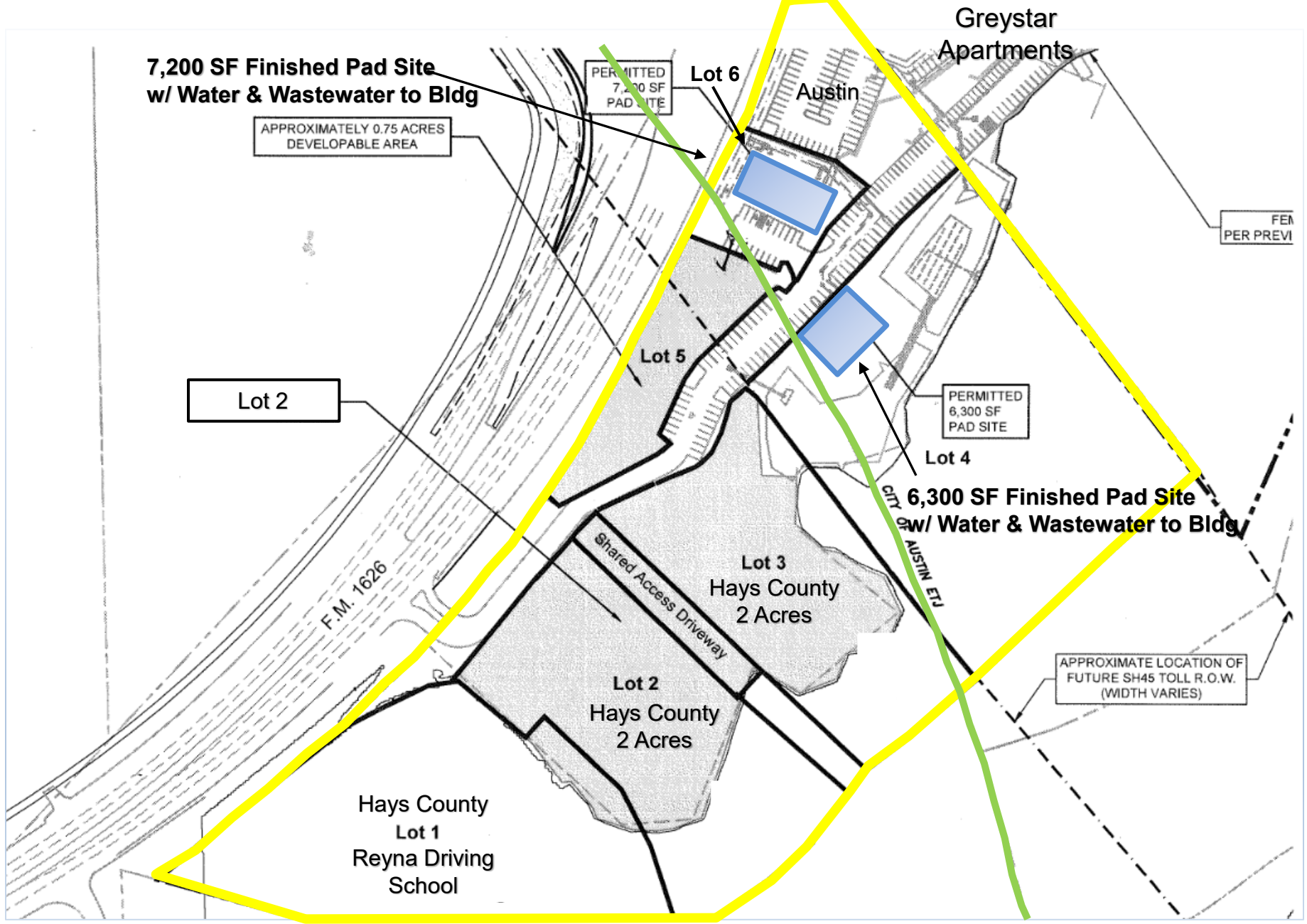
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	932	14,289	50,144
Total Population	2,734	39,935	126,435
Average HH Income	\$157,411	\$170,323	\$152,892

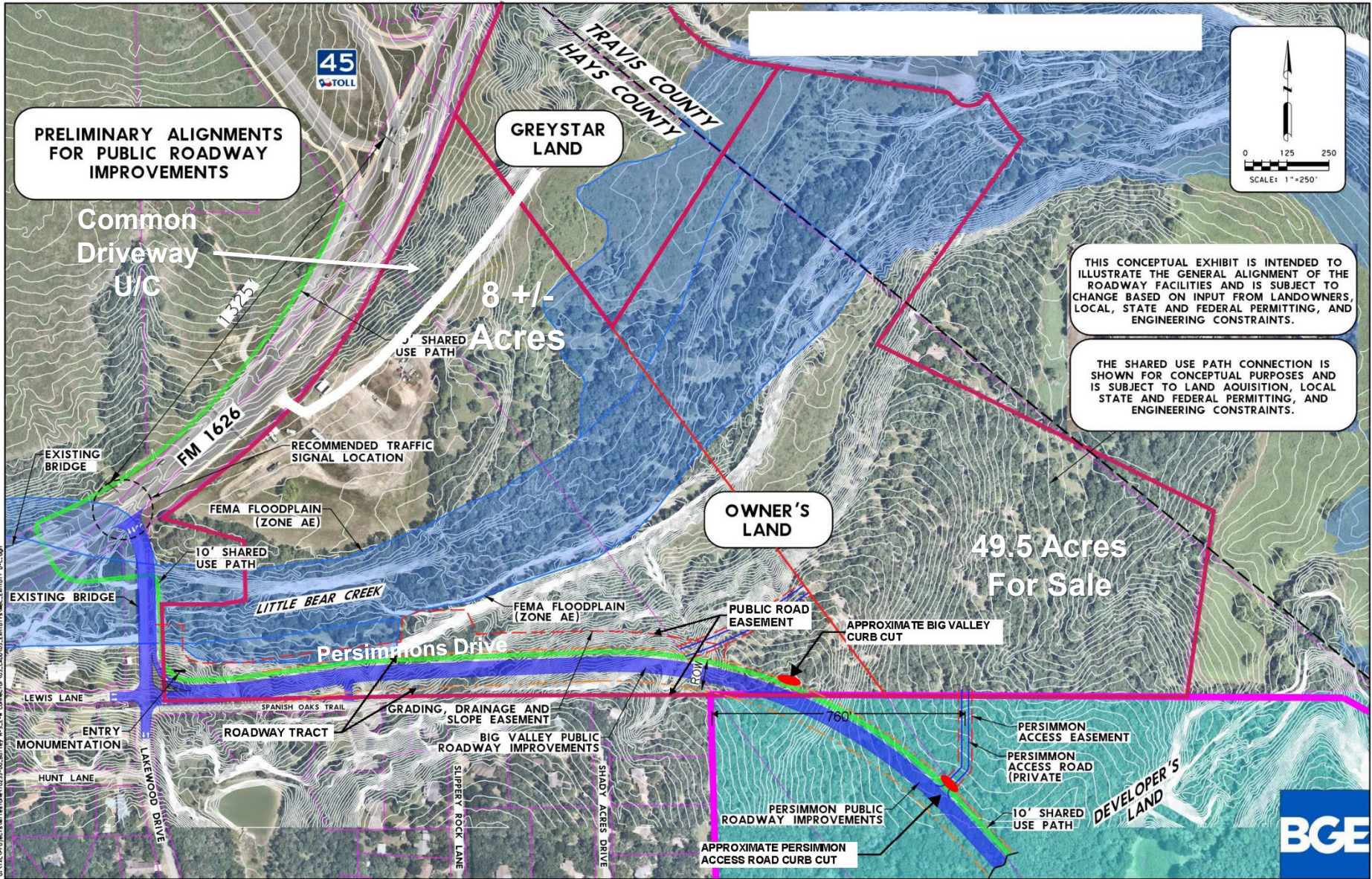


## ASSET PROFILE

<b>ADDRESS:</b>	2211 WEST FM-1626 AUSTIN, TX 78652
<b>SITE SIZE:</b>	85 ACRES 1,650' frontage along FM-1626
<b>SCHOOL DISTRICT:</b>	Hays Consolidated
<b>UTILITIES:</b>	Water: City of Austin, when in Austin ETJ Wastewater: City of Austin, Austin ETJ Electric: Pedernales Electric, Austin ETJ Hays County Parcel: Septic & Well

# COMMERCIAL PROPERTIES



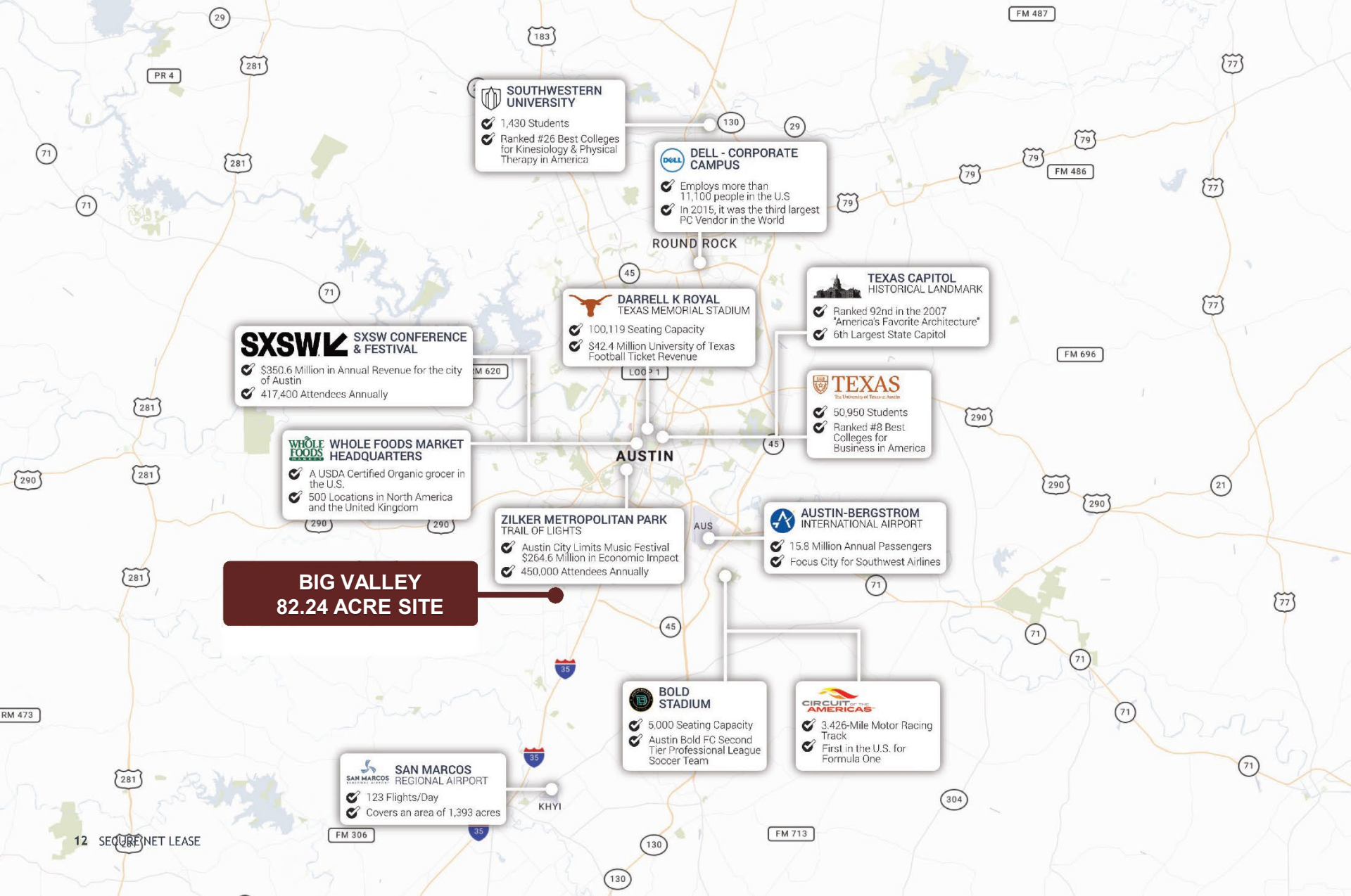


THIS CONCEPTUAL EXHIBIT IS INTENDED TO ILLUSTRATE THE GENERAL ALIGNMENT OF THE ROADWAY FACILITIES AND IS SUBJECT TO CHANGE BASED ON INPUT FROM LANDOWNERS, LOCAL, STATE AND FEDERAL PERMITTING, AND ENGINEERING CONSTRAINTS.

THE SHARED USE PATH CONNECTION IS SHOWN FOR CONCEPTUAL PURPOSES AND IS SUBJECT TO LAND ACQUISITION, LOCAL STATE AND FEDERAL PERMITTING, AND ENGINEERING CONSTRAINTS.

Big Valley Subdivision is an approximately Northeast tract with parcels located within the jurisdiction of Hays County, Travis County, and the City of Austin (COA) 2-mile Extra Territorial Jurisdiction (ETJ). The site is bound on the North by FM-1626, on the West by Lakewood Drive, and on the Northeast by Big Valley Drive. Little Bear Creek bisects the property, running East to West. Drainage, water quality, water, and wastewater improvements serve the site within the City of Austin's 2-mile ETJ. The Hays County portion of the development is served by well and septic.

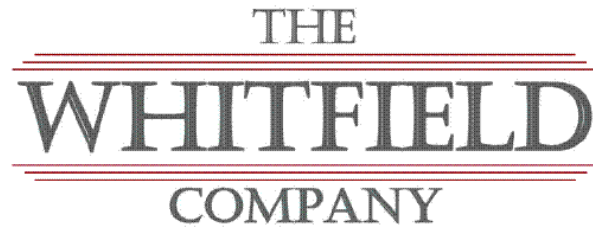




## DISCLAIMER

The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, The Whitfield Co. makes no guarantees or warranties express or implies, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted, by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisers before making a final determination.

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**Owner | Agent**