

FOR SALE ±3.63 ACRES MIXED USE INFILL

630 FM 967, Buda, TX 78610



LOCATION East side of FM 967, approximately 0.6 miles west of the FM 967 / IH-35 intersection, within Buda city limits. Strong infill position near established retail and residential growth corridor.

SIZE ±3.629 acres

FRONTAGE Approximately 635.26 feet on FM 967

UTILITIES All utilities available

ZONING F4H (Form-Based Historic Downtown Mixed-Use) — Buda Historic Downtown overlay; supports retail, office, medical, multifamily, and mixed-use concepts.

JURISDICTION City of Buda, Hays County, Texas.

FLOOD HAZARD No portion of the Property lies within the FEMA floodplain.

PRICE \$1,600,000 (\$10.12 psf)

COMMENTS Rare infill mixed-use opportunity in Buda city limits with F4H zoning and long FM 967 frontage. Well-suited for neighborhood retail, service, medical/office, boutique multifamily, or mixed-use concepts. Located approximately 2.2 miles from IH-35 with strong visibility and access in a high-growth corridor. A full site plan submittal has been drafted for a mixed use project consisting of 29,000 sf of office and 500 sf of retail.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 789-0909
spence@matexas.com

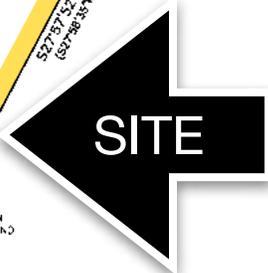
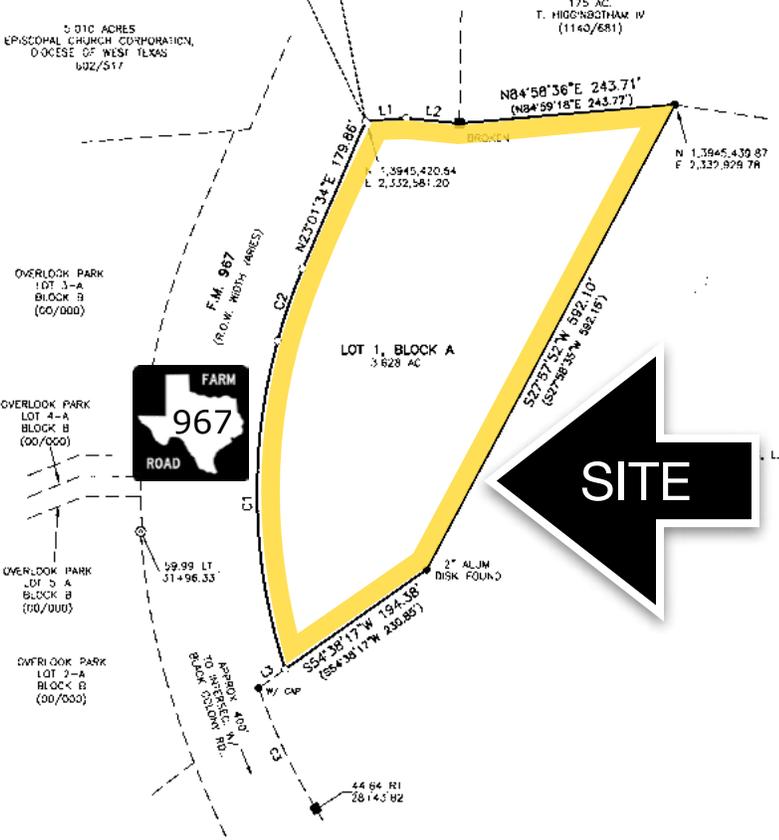
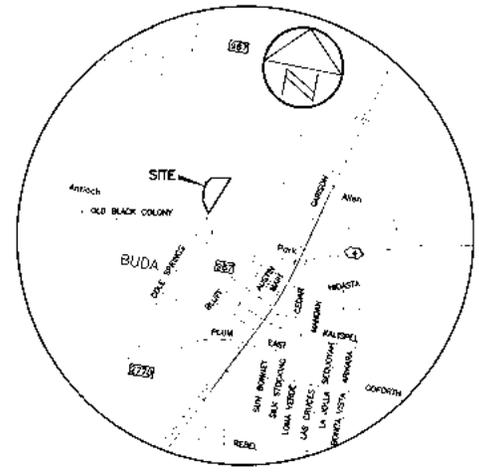
This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

H065
 N 13,949,628.59
 E 2,330,542.40
 GRID COORDS.

H066
 N 13,949,683.67
 E 2,331,585.14
 GRID COORDS.

THE POINTE AT ONION CREEK

A 3.628 ACRE TRACT OF LAND IN THE S.W.1/4 SECTION 16, HAYS COUNTY, TEXAS, BEING A PORTION OF A 3.604 ACRE TRACT CONVEYED TO C. RONALD PLATT, TRUSTEE, BY GENERAL WARRANTY DEED DATED MAY 12, 2008, OF RECORD IN VOLUME 3,188, PAGE 267 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND ALSO OF A 0.006 ACRE TRACT CONVEYED TO C. RONALD PLATT, TRUSTEE, BY DEED WITHOUT WARRANTY DATED JULY 10, 2008, OF RECORD IN VOLUME 3704, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS



THIS IS A SURFACE DRAWING.
 CHAPARRAL CONTROL POINT "P500"
 4" ALUM NUM DISK SET IN CONCRETE
 SURFACE COORDINATES:
 N 13948418.59
 E 2332652.42
 TEXAS SOUTH CENTRAL ZONE STATE
 PLANE COORDINATE:
 N 13947724.57
 E 2332652.71
 ELEVATION = 729.86'
 VERTICAL DATUM: NAVD 88 (GEOID 03)
 COMBINED SCALE FACTOR = 0.99991439
 (FOR SURFACE TO GRID CONVERSION)
 INVERSE SCALE FACTOR = 1.000085617
 (FOR GRID TO SURFACE CONVERSION)
 SCALED ABOUT 0.0
 TEXAS SOUTH CENTRAL ZONE 4204
 THETA ANGLE: 0°33'51"

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N85°39'28"E | 46.02' |
| L2 | S84°45'32"E | 60.20' |
| L3 | S54°38'17"W | 36.50' |

| CURVE TABLE | | | | | | |
|-------------|---------|-----------|---------|-------------|---------|---------|
| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD | TANGENT |
| C1 | 641.20' | 33°30'03" | 374.91' | N01°39'01"W | 369.59' | 192.98' |
| C2 | 641.20' | 7°40'26" | 85.88' | N18°56'13"E | 85.81' | 43.00' |
| C3 | 676.20' | 12°46'46" | 150.82' | S25°41'34"E | 160.51' | 75.72' |

- LEGEND
- 1/2" REBAR W/ CHAPARRAL CAP SET
 - 1/2" REBAR FOUND OR AS NOTED
 - ⊙ T&GOT TYPE II GISA FOUND
 - ⊙ T&GOT TYPE I MONUMENT FOUND
 - ⊙ HAYS COUNTY GEODETIC CONTROL POINT

*Must 5
 3-20-13*



Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping

3500 McCall Lane
 Austin, Texas 78744
 512-443-1724

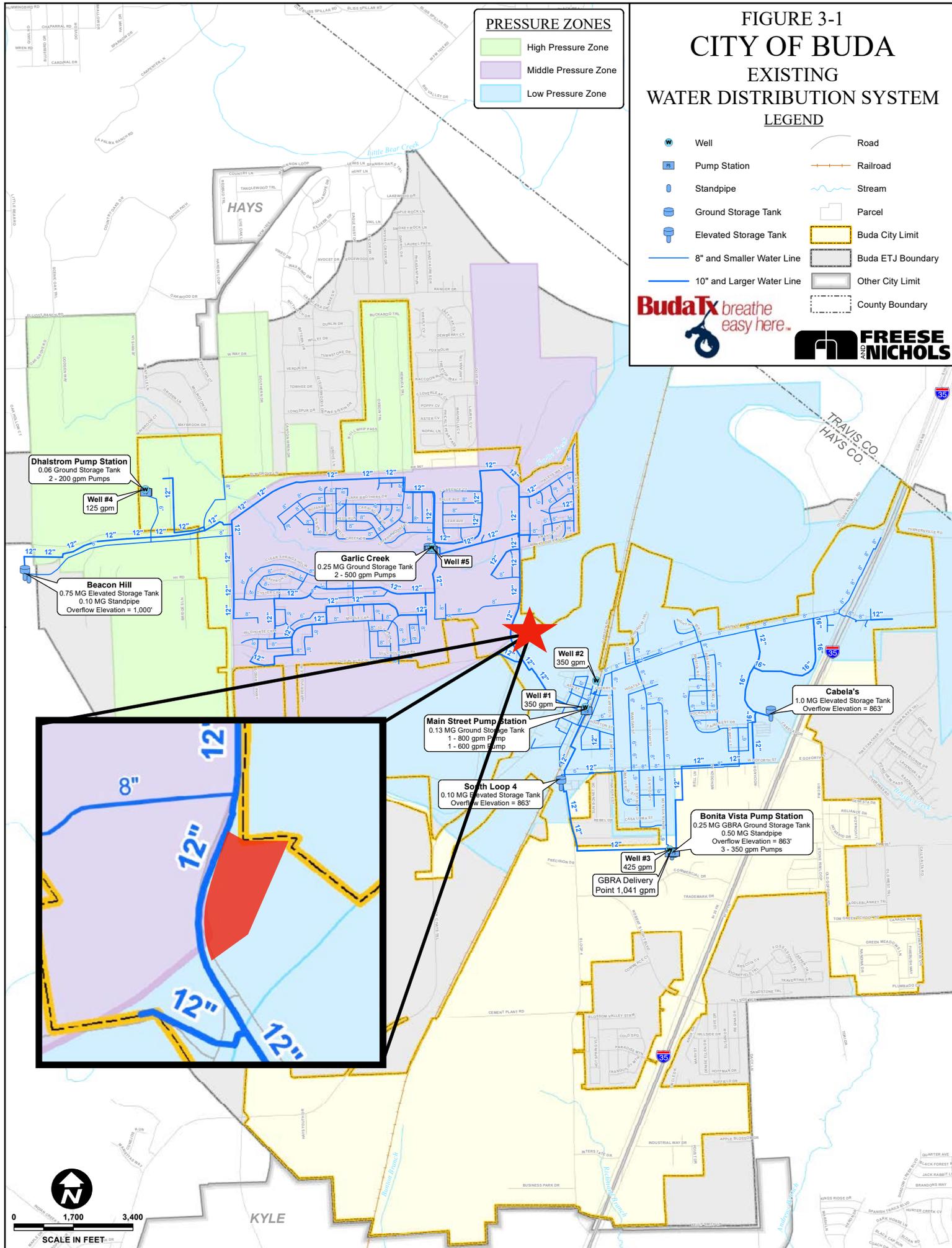
PROJECT NO.: 407-005
 DRAWING NO.: 407-005-PL1
 PLOT DATE: 03/20/2013
 PLOT SCALE: 1"=100'
 DRAWN BY: RCW

SHEET 01 OF 02

FIGURE 3-1
CITY OF BUDA
EXISTING
WATER DISTRIBUTION SYSTEM

LEGEND

- Well
- Pump Station
- Standpipe
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Road
- Railroad
- Stream
- Parcel
- Buda City Limit
- Buda ETJ Boundary
- Other City Limit
- County Boundary



PRESSURE ZONES

- High Pressure Zone
- Middle Pressure Zone
- Low Pressure Zone

Dhalstrom Pump Station
 0.06 MG Ground Storage Tank
 2 - 200 gpm Pumps

Well #4
 125 gpm

Beacon Hill
 0.75 MG Elevated Storage Tank
 0.10 MG Standpipe
 Overflow Elevation = 1,000'

Garlic Creek
 0.25 MG Ground Storage Tank
 2 - 500 gpm Pumps

Well #5

Main Street Pump Station
 0.13 MG Ground Storage Tank
 1 - 800 gpm Pump
 1 - 600 gpm Pump

Well #2
 350 gpm

Well #1
 350 gpm

South Loop 4
 0.10 MG Elevated Storage Tank
 Overflow Elevation = 863'

Cabela's
 1.0 MG Elevated Storage Tank
 Overflow Elevation = 863'

Bonita Vista Pump Station
 0.25 MG GBRA Ground Storage Tank
 0.50 MG Standpipe
 Overflow Elevation = 863'
 3 - 350 gpm Pumps

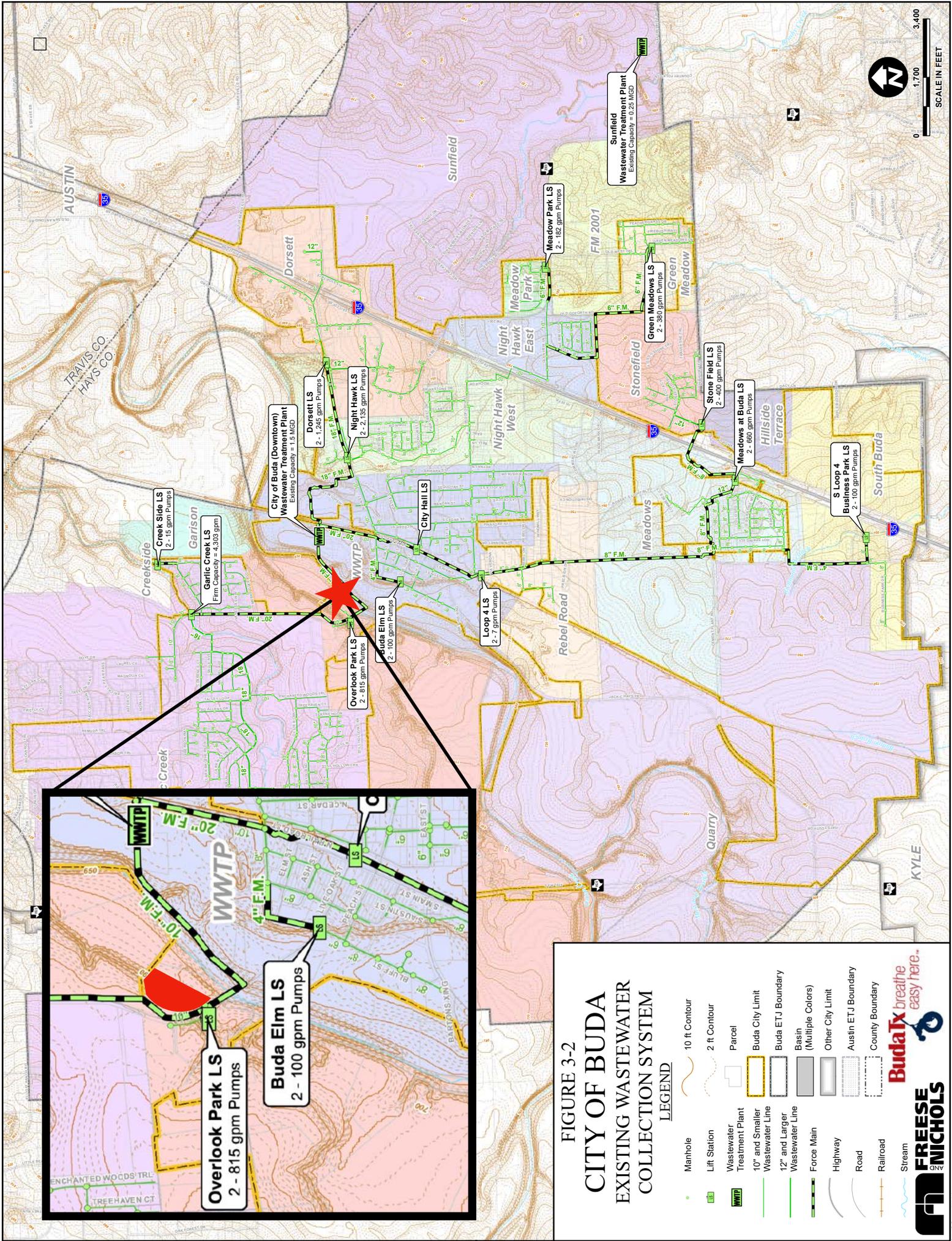
Well #3
 425 gpm

GBRA Delivery Point
 1,041 gpm



0 1,700 3,400
SCALE IN FEET

Created By Freese and Nichols, Inc.
 Job No. 2014-0024
 Location: H:_P\PLANNING\DELIVERABLES\06_FINAL_REPORT\Figure_3-1_Existing_Water_System.mxd
 Updated: Thursday, September 21, 2017 10:34:49 AM





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|--|---------------|------------------------------|---------------------|
| McAllister & Associates | 403756 | joewillie@matexas.com | 512-472-2100 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| John T. Baker II | 517348 | johntbaker2@gmail.com | 512-472-2100 |
| Designated Broker of Firm | License No. | Email | Phone |
| Joe Willie McAllister | 336887 | joewillie@matexas.com | 512-784-1134 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Spence Collins | 345335 | spence@matexas.com | 512-789-0909 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date