

# For Sale: Sunfield Station



PRIME RETAIL AND PAD SITE OPPORTUNITY | 2610 MAIN STREET, BUDA, TEXAS 78610





## GOLD TIER

EXCLUSIVELY LISTED BY

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# Sunfield Station

State Farm

Gateway  
CHURCH

FLUX  
STRETCH  
STUDIO

LOVB



Alliance  
CHURCH

studio twelve  
twenty eight







Gateway  
CHURCH  
Alliance  
CHIEF CLERK

LOVE3

PAD SITES  
5,000 SQFT EACH

studio twelve  
twenty eight

State Farm

FLUX  
STRETCH  
STUDIO



CTX BEACH  
luxury homes

MAIN STREET







# PROPERTY HIGHLIGHTS

**ADDRESS:** 2610 Main Street, Buda, Texas 78610

**SQFT:** 65,000

**ACREAGE:** 8.06 Acres

**PRICING:** \$15,750,000

**YEAR BUILT:** 2019

**ZONING:** ETJ

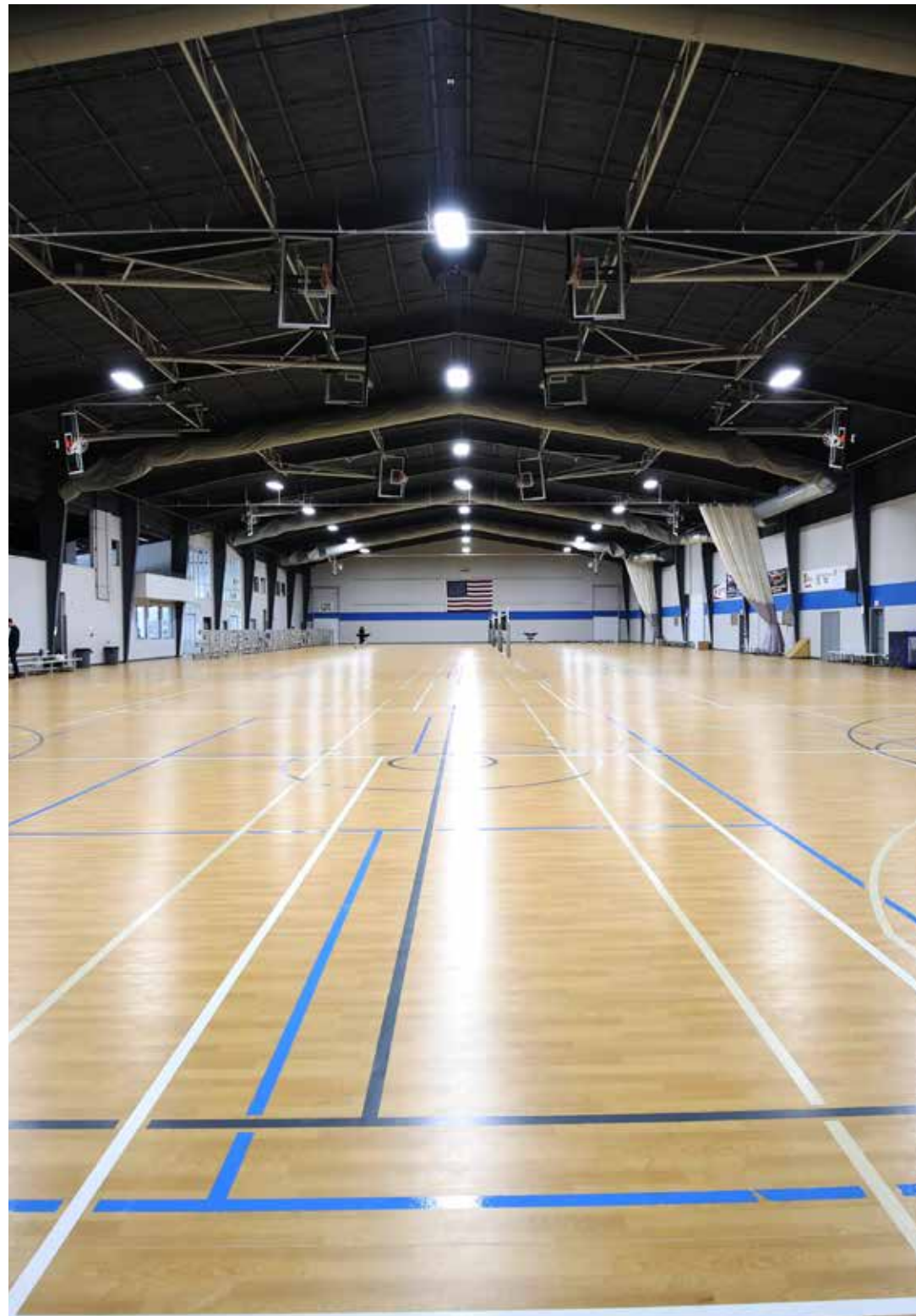
**OCCUPANCY:** Fully leased with diverse tenant mix

**FRONTAGE:** 700'+ on Main St and 210'+ on Campo Del Sol  
Pkwy

## REMARKS:

- » Seller financing available
- » Minimal Landlord responsibilities
- » Approved for three, 5,000 square foot buildings (additional 15,000 square feet total)
- » Growing Buda location

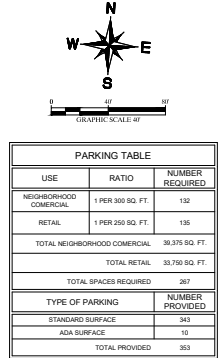
*\*Buyer to do all independent research on development potential.*



# SUNFIELD STATION

## SITE CONCEPT 8.00 Acre ±

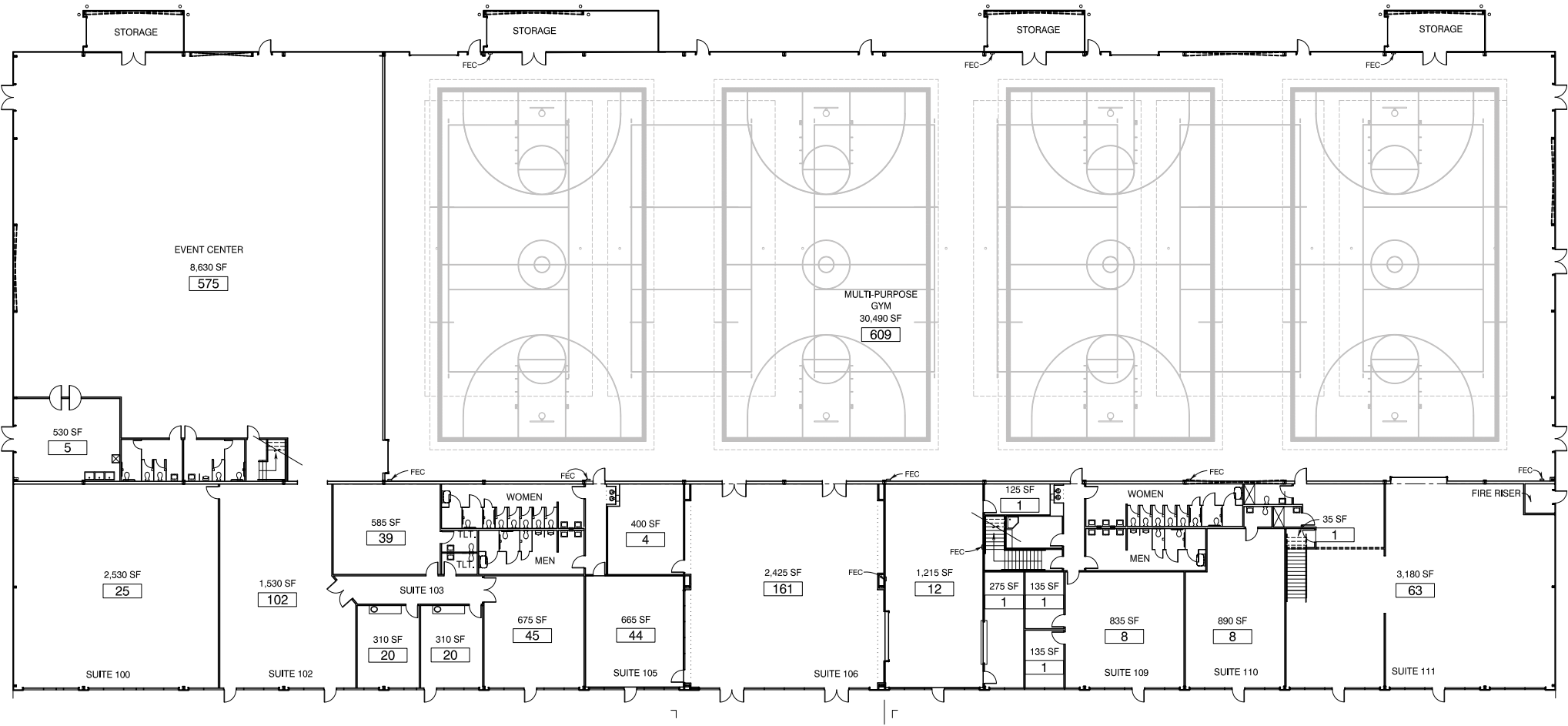
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 LAST SAVER: 4/10/2016 5:10:14



| IMPERVIOUS COVER TABLE |                     |                     |                  |                 |       |
|------------------------|---------------------|---------------------|------------------|-----------------|-------|
| SITE                   | BUILDING AREA (Ac.) | PAVEMENT AREA (Ac.) | TOTAL AREA (Ac.) | SITE AREA (Ac.) | % IC  |
| HAYS COUNTY            | 1.68                | 3.68                | 5.36             | 8.00            | 67.0% |

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TO OBTAIN ACCURATE DATA, CONTACT WITH THE LOCAL FPO.

# FLOOR PLAN

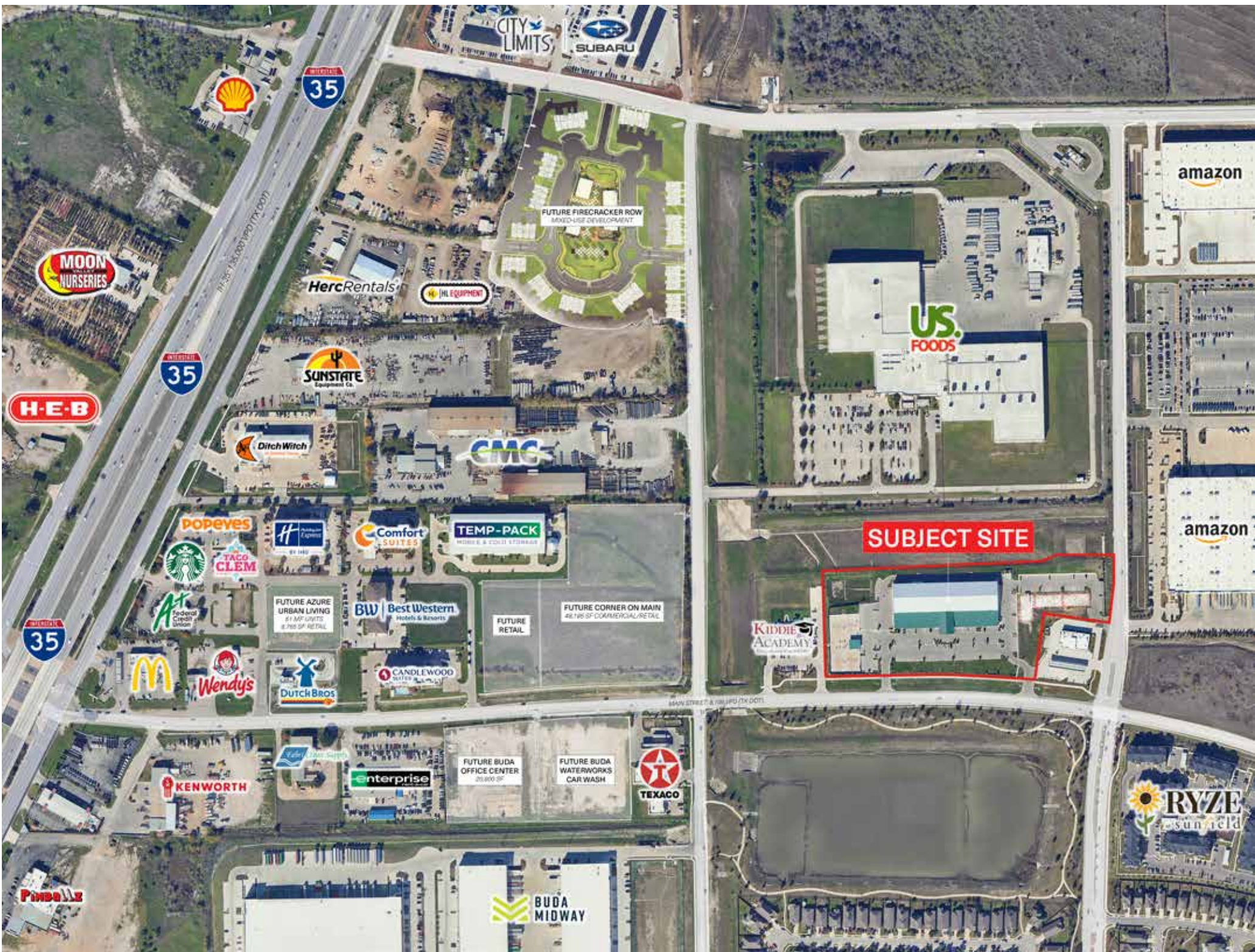




# PAD SITES







MOON NURSERIES

H-E-B

35

35

McDonald's

Wendy's

POPEYES

TACO CLEM

AT

Home Depot

Comfort Suites

TEMP-PACK

FUTURE AZURE URBAN LIVING

BW Best Western

FUTURE RETAIL

FUTURE CORNER ON MAIN

KENWORTH

enterprise

FUTURE BUDA OFFICE CENTER

FUTURE BUDA WATERWORKS CAR WASH

TEXACO

Pinebliss

BUDA MIDWAY

CMG

SUNSTATE

HercRentals

ML EQUIPMENT

FUTURE FIRECRACKER ROW MIXED-USE DEVELOPMENT

US FOODS

SUBJECT SITE

KIDDIE ACADEMY

amazon

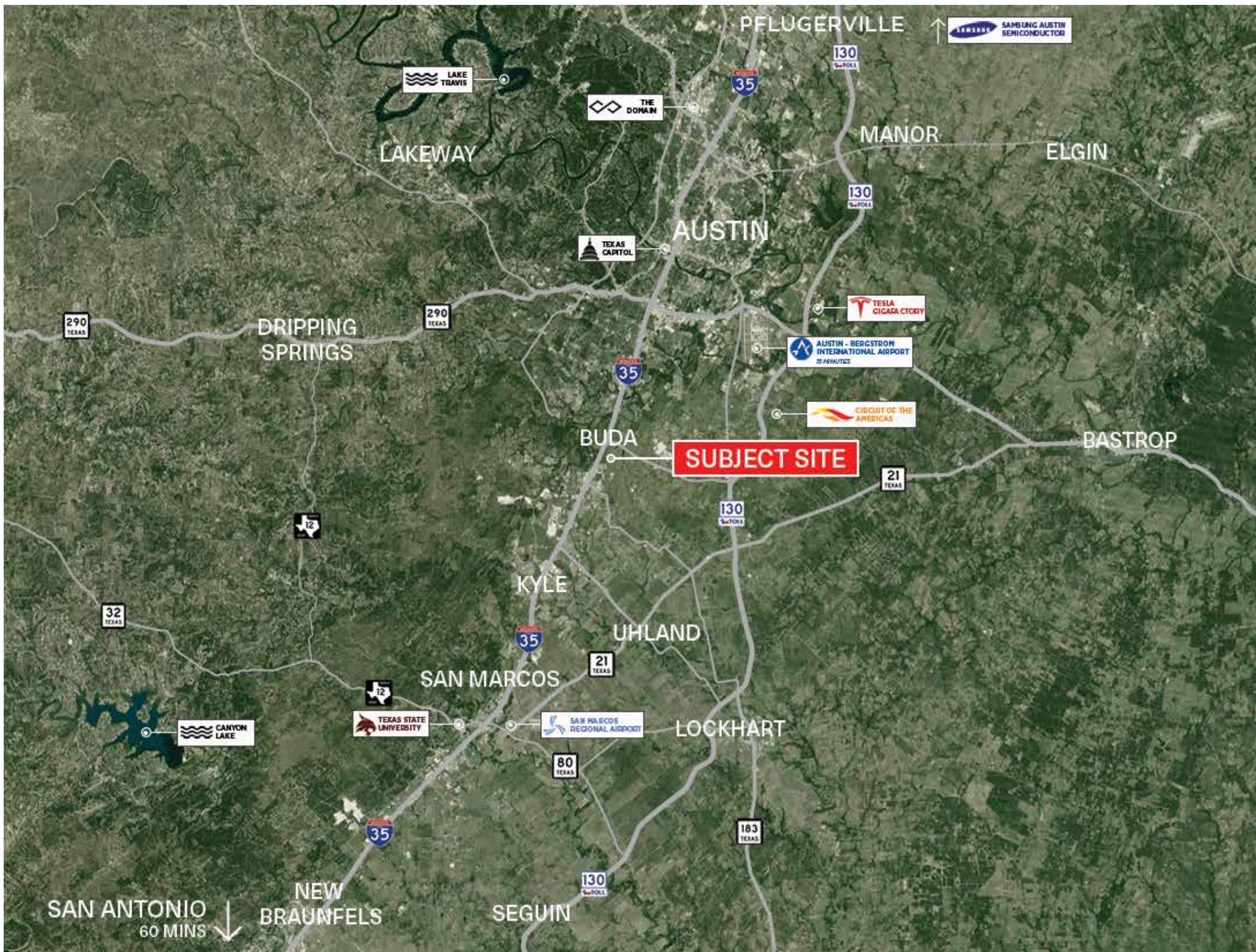
amazon

RYZE sun field













## 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.*



### 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.

**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.

**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.

|                                                                       |             |                     |                |
|-----------------------------------------------------------------------|-------------|---------------------|----------------|
| Gold Tier Real Estate, LLC                                            | 9009518     | colin@goldtier.net  | (512) 674-5727 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email               | Phone          |
| Colin Tierney                                                         | 703959      | colin@goldtier.net  | (512) 674-5727 |
| Designated Broker of Firm                                             | License No. | Email               | Phone          |
| Colin Tierney                                                         | 703959      | colin@goldtier.net  | (512) 674-5727 |
| Licensed Supervisor of Sales Agent/Associate                          | License No. | Email               | Phone          |
| Taylor Golden                                                         | 725215      | taylor@goldtier.net | (512) 626-4424 |
| Sales Agent/Associate's Name                                          | License No. | Email               | Phone          |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date