



# The Corner on Main

2260 Main St., Buda TX 78610





- Pre-leasing to restaurants, retailers, service and other users, delivering space Q1 2027
- 3,200 homes now completed in Sunfield, 6,700 total new homes coming east of IH-35
- Captive audience: huge residential population and growing daytime population with 1.7M SF of Class A Industrial surrounding site (Amazon, US Foods, Buda Midway)

- Traffic pattern is equally strong AM & PM and the observable traffic far outpaces the most recent traffic counts
- Nearby Sunfield Station/CTX Beach attract weekly large scale sports tournaments
- Please contact listing brokers more information

  
Population

1 mile	3 mile	5 mile
6,178	29,027	93,347

  
Daytime

1 mile	3 mile	5 mile
1,699	6,706	15,556

  
Avg. HH Income

1 mile	3 mile	5 mile
\$162,650	\$139,124	\$134,714



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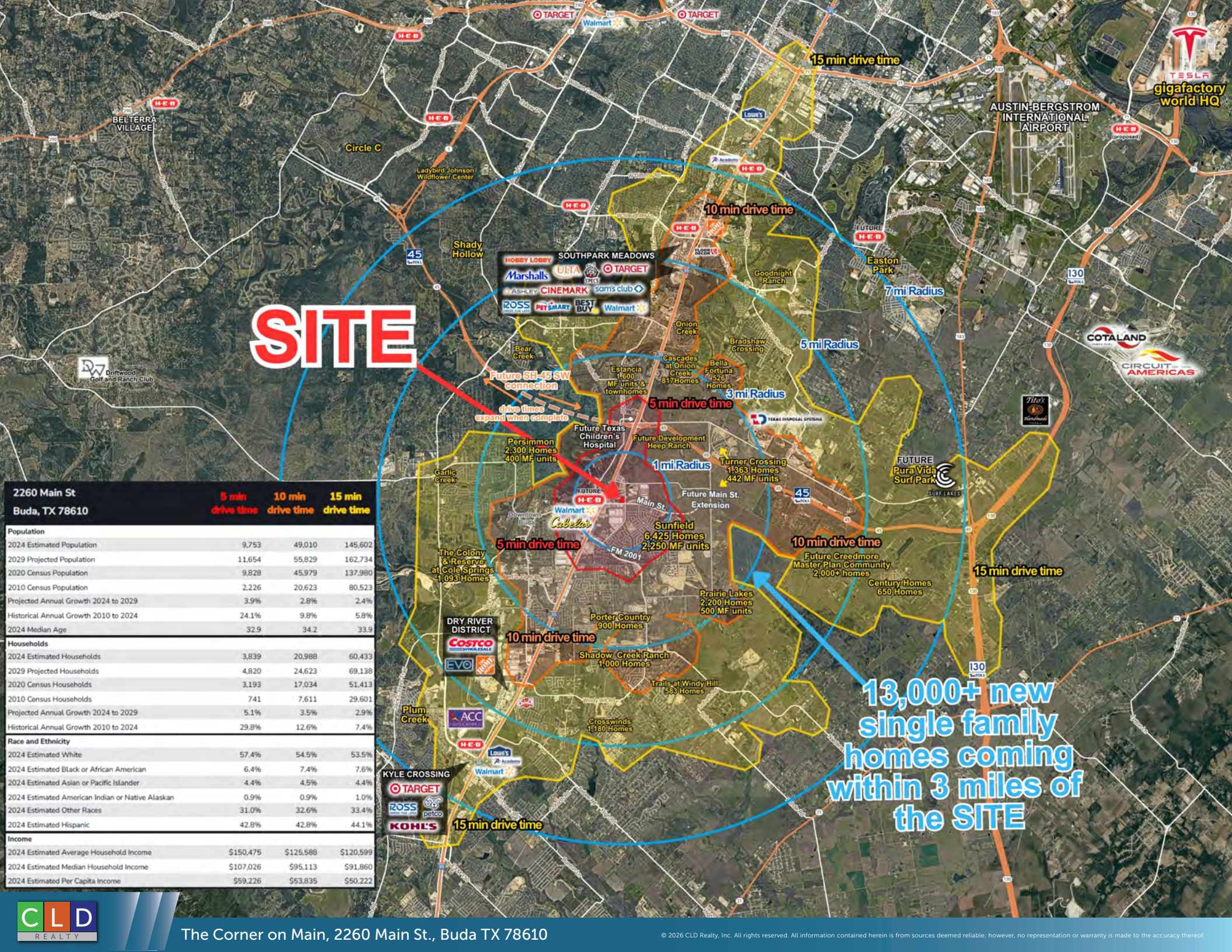
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# SITE

**13,000+ new single family homes coming within 3 miles of the SITE**

**2260 Main St  
Buda, TX 78610**

	5 min drive time	10 min drive time	15 min drive time
<b>Population</b>			
2024 Estimated Population	9,753	49,010	145,602
2029 Projected Population	11,654	55,829	162,734
2020 Census Population	9,828	45,979	137,980
2010 Census Population	2,226	20,623	80,523
Projected Annual Growth 2024 to 2029	3.9%	2.8%	2.4%
Historical Annual Growth 2010 to 2024	24.1%	9.8%	5.8%
2024 Median Age	32.9	34.2	33.9
<b>Households</b>			
2024 Estimated Households	3,839	20,988	60,433
2029 Projected Households	4,820	24,623	69,138
2020 Census Households	3,193	17,034	51,413
2010 Census Households	741	7,611	29,601
Projected Annual Growth 2024 to 2029	5.1%	3.5%	2.9%
Historical Annual Growth 2010 to 2024	29.8%	12.6%	7.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	57.4%	54.5%	53.5%
2024 Estimated Black or African American	6.4%	7.4%	7.6%
2024 Estimated Asian or Pacific Islander	4.4%	4.5%	4.4%
2024 Estimated American Indian or Native Alaskan	0.9%	0.9%	1.0%
2024 Estimated Other Races	31.0%	32.6%	33.4%
2024 Estimated Hispanic	42.8%	42.8%	44.1%
<b>Income</b>			
2024 Estimated Average Household Income	\$150,475	\$125,588	\$120,599
2024 Estimated Median Household Income	\$107,026	\$95,113	\$91,860
2024 Estimated Per Capita Income	\$59,226	\$53,835	\$50,222





**SITE**

**FUTURE SH-45 SW connection**  
drive times expand when complete

**13,000+ new single family homes coming within 3 miles of the SITE**

**Estancia**  
1,600 Homes & MF Units

**Persimmon**  
775 acres  
2,300 Homes  
400 MF units

**Cimarron**  
669 Homes

**Garlic Creek & Cullen Country**  
1,032 Homes

**Elm Grove**  
334 Homes

**Whisper Hollow & Summer Point**  
943 Homes

**The Colony & Reserve at Cole Springs**  
1,093 Homes

**Creekside Park**  
256 Homes

**White Oak**  
256 Homes

**Downtown Buda**

**Buda City Hall**

**Walmart**

**Cabela's**

**Meadow Park**  
191 Homes

**Stoneridge**  
293 Homes

**Stonefield**  
771 Homes

**Hillside Lakes**  
127 Lots

**Meadows at Buda**  
776 Homes

**Hillside Terrace**  
396 Homes

**Green Meadows**  
300 Homes

**Porter Country**  
900 Homes

**15,000+ people living in Sunfield at full build-out**

**2,795 acres  
6,425 Homes  
2,250 MF units**

**Prairie Lakes**  
1,000 acres  
2,200 Homes  
500 MF units

**Turner Crossing**  
1,363 Homes  
442 MF units

**South (phase II)**

**North (phase I)**

**Heep Ranch**

**Cascades at Onion Creek**  
817 Homes

**Bella Fortuna**  
526 Homes

**3 mi Radius**

**2 mi Radius**

**1 mi Radius**



2 mi Radius

Persimmon  
775 acres  
2,300 Homes  
400 MF units

1 mi Radius

Future Location  
Texas Children's Hospital

Heep Ranch  
(potential future master planned community)

Turner Crossing  
North (phase I)  
South (phase II)  
1,363 Homes  
442 MF units

**SITE**



FUTURE (coming 2027)  
**H-E-B**  
135,000 SF

amazon  
PARK 35  
487,597 SF  
Class A  
Industrial  
amazon

Carington Oaks  
303 MF units

**Walmart**

**BUDA MIDWAY**  
856,685 SF  
Class A  
Industrial

Ryze at Sunfield  
300 MF units

Sunfield  
Future Commerical  
& Industrial

Sunfield North Future Phase  
Residential

Future MF  
Main St extension

Inkberry  
Townhomes  
100 units

Future MF

Future High School Site

**Hays**

Future Middle School Site

Future Elementary School Site

Junewood  
259 MF units

Sunfield  
Elementary

Springs at Sunfield  
256 units

Ascension Seton

Baylor Scott & White  
MEDICAL CENTER

Tuscany Park  
176 MF Units

Meadow Park  
191 Homes

15,000+ people  
living in Sunfield  
at full build-out

2,795 acres  
6,425 Homes  
2,250 MF units

Stoneridge  
293 Homes

Prose  
300 MF units

Stonefield  
771 Homes

Prairie Lakes  
2,200 Homes  
500 MF units



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1 mi Radius

Heep Ranch

1 mi Radius

Buda Elementary

**SITE**

expanding to 450,000+ SF (700+ employees)

amazon

PARK 35  
487,597 SF  
Class A  
Industrial

amazon

Sunfield North Future Phase Residential



Sunfield Future Commercial & Industrial

Ryze at Sunfield  
300 MF units

Inkberry Townhomes  
100 units

**BUDA MIDWAY**

856,685 SF  
Class A  
Industrial

Junewood  
259 MF units

Sunfield Elementary

Doral Academy Charter School

Springs at Sunfield  
256 units

Ascension Seton

Baylor Scott & White MEDICAL CENTER



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# THE CORNER ON MAIN

- LEASE SIGNED
- LEASE PENDING
- LOI WORKING
- PROSPECT

Coming Soon (Q4'27-Q1'28 est)

**H-E-B**  
135,000 SF

**Building 6**  
6,325 SF

**Building 5**  
7,567 SF

AVAILABLE  
2,325 SF up to  
6,325 SF

AVAILABLE  
1,200 up to  
7,567 SF

**Building 1**  
7,551 SF

1,231 SF

Sandwich  
2,320 SF

**Building 7**  
7,251 SF

7,251 SF

Dental Group  
4,000 SF

Pure Nail Bar  
3,616 SF

**Building 2**  
11,296 SF

AVAILABLE  
1,200 up to  
6,355 SF

1,310 SF

**Building 3**  
6,135 SF

CityVet  
3,600 SF

BUDA  
DERMATOLOGY  
2,535 SF

**Building 4**  
3,363 SF  
w/approved  
Drive Thru

AVAILABLE  
3,363 SF

Water Works Express  
(coming soon)

coming soon



**PENDING**   **SIGNED**   **AVAILABLE**

**LOI WORKING**  
**Building 7**

**PROSPECT**

**LOI WORKING**

**Building 5**  
**7,567 SF**

**Building 4**  
**3,363 SF**  
**w/approved Drive Thru**

**Building 3**  
**6,135 SF**

**Building 1 - Building 2**  
**7,551 SF - 11,296 SF**

**Building 6**  
**6,325 SF**

**TAP IN:**  
Family Entertainment  
Indoor Mini Golf  
Golf Sim Bays  
Sports Bar  
Live Music on Patio

**Tap In**  
7,251 SF

**AVAILABLE**  
4,000 SF  
2,325 SF  
Restaurant  
Endcap w/  
Patio

**AVAILABLE**  
1,200 up to 7,567 SF  
Restaurant  
Endcap w/  
Patio

**Sandwich**  
2,320 SF

**Dental Group**  
4,000 SF

**4,000 SF**  
**2,355 SF**

**Pure Nail Bar**

**CityVet**   **Buda Dermatology**

**AVAILABLE**  
3,363 SF

**Firecracker Dr.**

**Main St.**

**coming soon**

**PATIO**   **PATIO**

**PATIO**

**PATIO**   **PATIO**



# BUILDING 1



**\* AVAILABLE 1,300 up to**

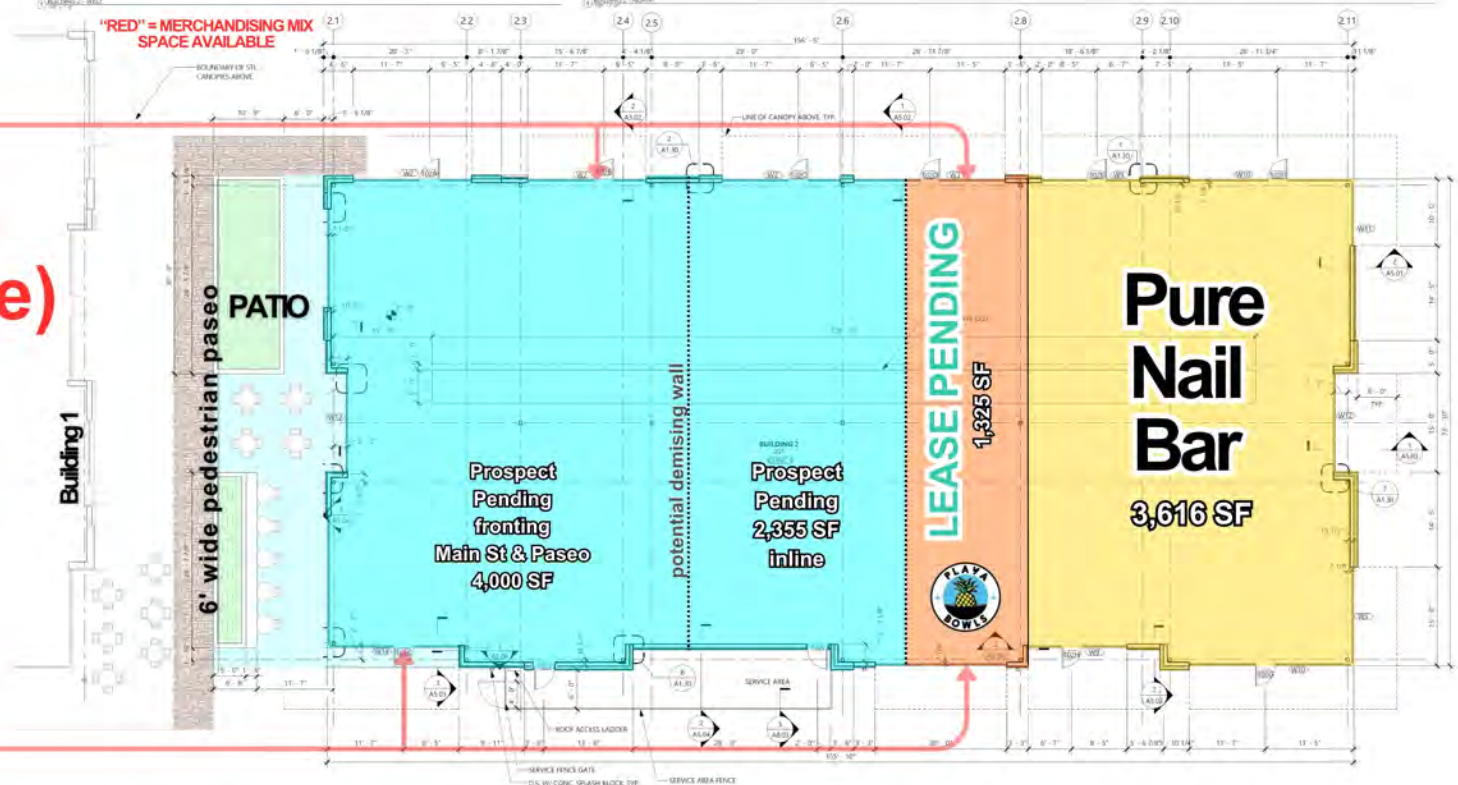
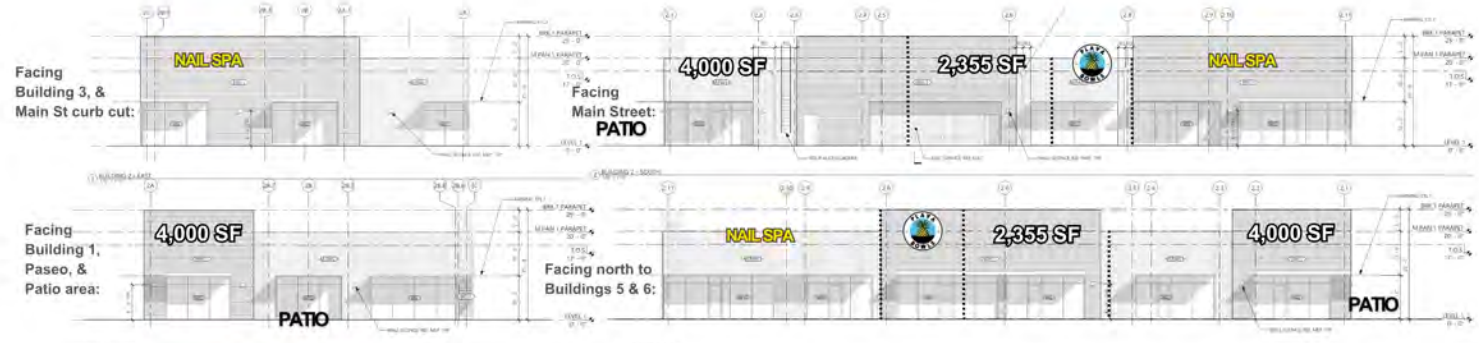
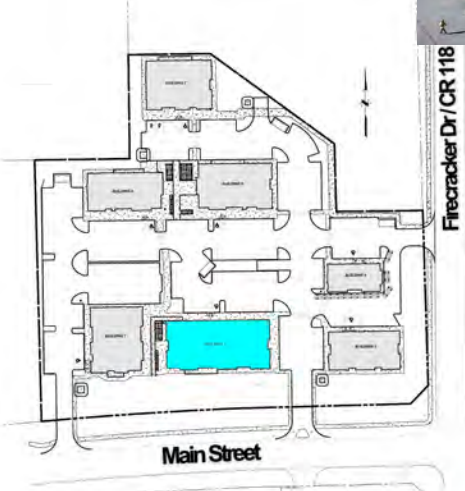
**\*ANY SIZE CAN BE DEMISED**

**7,551 SF**

"RED" = MERCHANDISING MIX SPACE AVAILABLE



# BUILDING 2



\*ANY SIZE CAN BE DEMISED

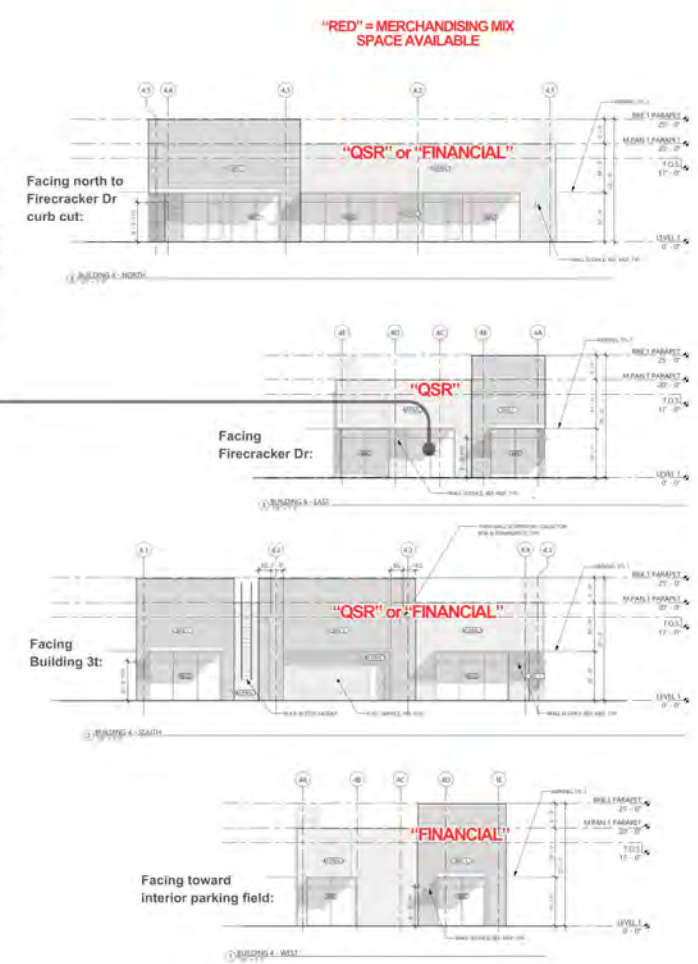
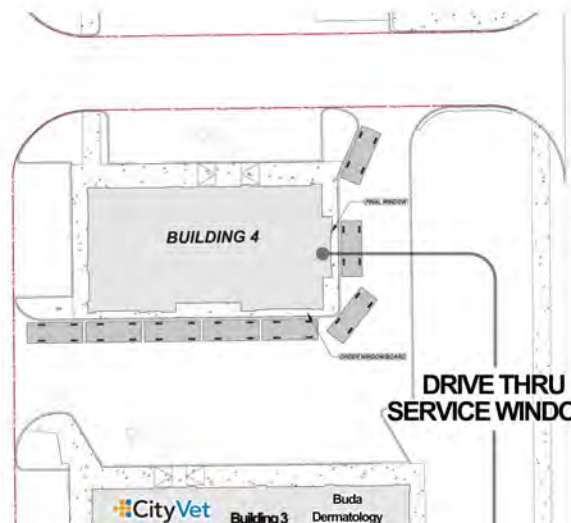
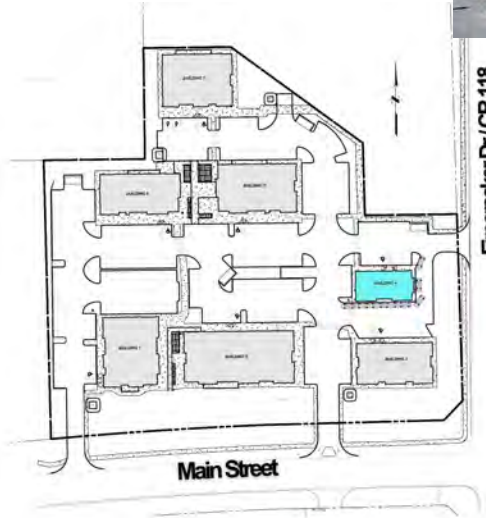
**\* AVAILABLE  
1,400 SF (inline)  
End-Cap  
Demisable  
up to  
7,000+ SF**



# BUILDING 4



**Building 4**  
**3,363 SF**  
**w/Drive Thru**



**AVAILABLE**  
**3,363 SF**

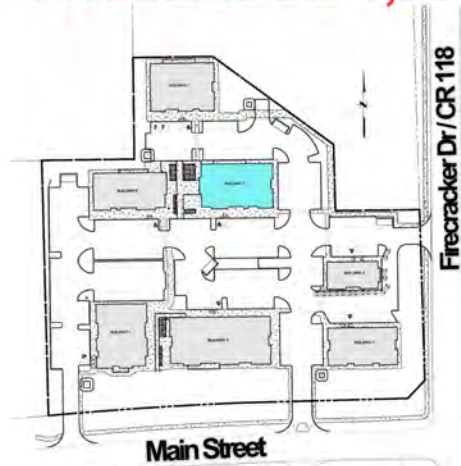
**Freestanding**  
**Drive Thru**  
**Approved**

**QSR, Financial Use (or other)**  
**3,363 SF Free Standing**  
**building with Drive Thru**  
**fully permitted**

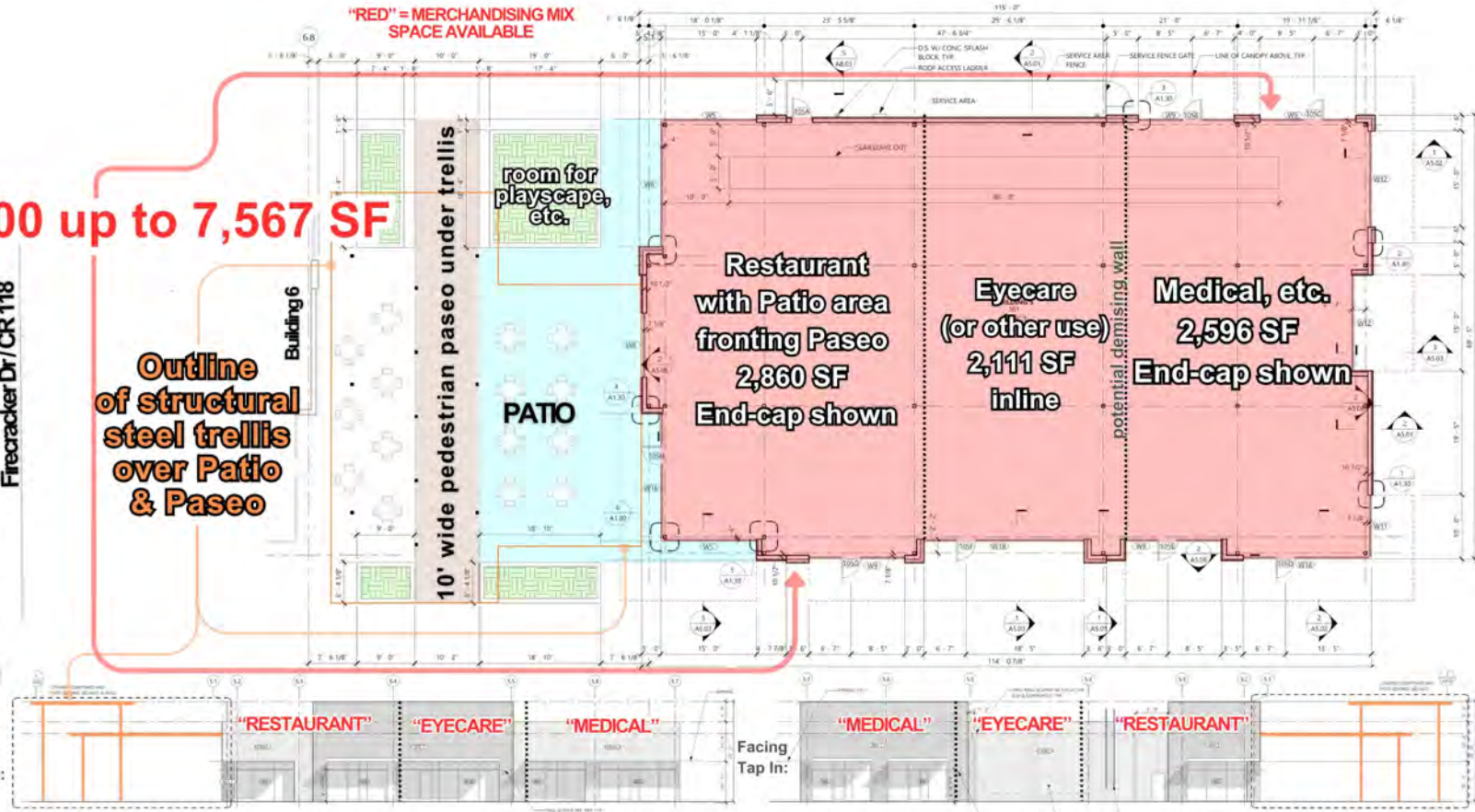
# BUILDING

## 5

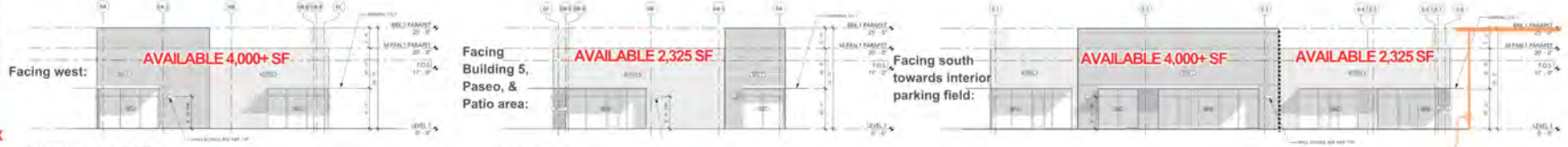
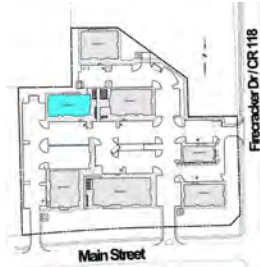
\* AVAILABLE 1,200 up to 7,567 SF



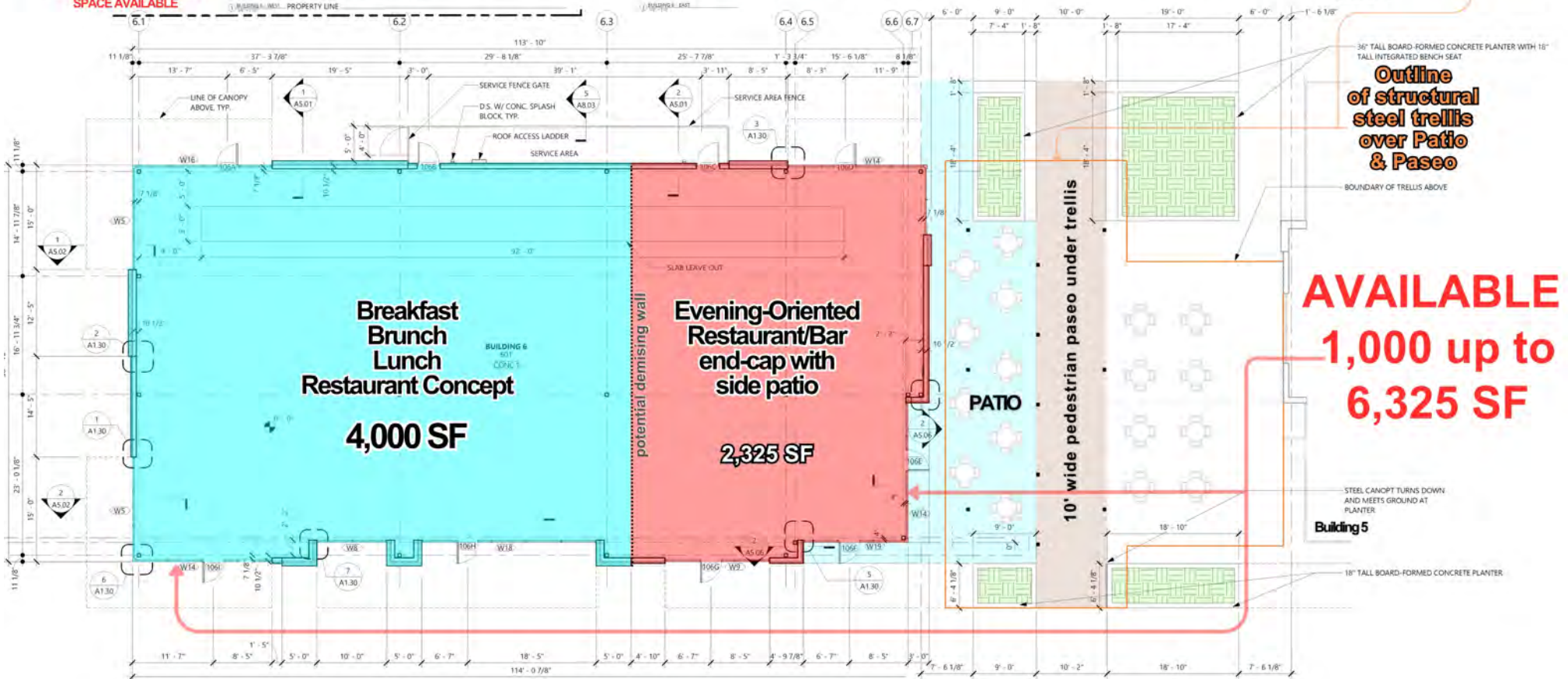
Outline of structural steel trellis over Patio & Paseo



# BUILDING 6



"RED" = MERCHANDISING MIX SPACE AVAILABLE



**AVAILABLE  
1,000 up to  
6,325 SF**



**Building 6**  
6,325 SF

**AVAILABLE**

BUDA BIKE COMPANY

**AVAILABLE**  
**for restaurant**

SUNHOUSE BAR&GRILL

**Building 7**  
7,251 SF



**Building 5**  
7,567 SF

**AVAILABLE**  
**for restaurant**

**MODERN EATS**

**BUILDING 3**



**Fully Leased 7,251 SF**

**THE VIBE**

What to expect at Tap In



- INDOOR MINI BAR**  
An 18 hole, unattended indoor mini golf experience built for the whole family.
- INDOOR GOLF BAY**  
Five lanes your family and friends can enjoy watching with our state-of-the-art golf track.
- SPORTS BAR**  
Craft and beer on tap at Tap In & join for your favorite sports events.
- LIVE MUSIC & PARTY**  
Featuring weekly local acts & an exclusive live band on select nights.
- FOOD TRUCK**  
Philly's biggest local gourmet food truck on Main Street.
- STAY TUNED**

**BUILDING 7**





# Information About Brokerage Services



Texas law requires all real estate licensees 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Phone