



Stonefield
771 Homes

Stoneridge
293 Homes

Tuscany Park
176 MF Units

Meadow Park
191 Homes

FM 2001

2,795 acres
6,425 Homes
2,250 MF units
3,200+ Single Family Homes
already existing

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

Inkberry
Townhomes
100 units

Main St
extension

The Corner on Main



2260 Main St., Buda TX 78610





- Pre-leasing to restaurants, retailers, service and other users, delivering space Q4 2026
- 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 6,178	3 mile 29,027	5 mile 93,347
 Daytime	1 mile 1,699	3 mile 6,706	5 mile 15,556
 Avg. HH Income	1 mile \$162,650	3 mile \$139,124	5 mile \$134,714

SITE

**2260 Main St
Buda, TX 78610**

	5 min drive time	10 min drive time	15 min drive time
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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



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





SITE

FUTURE SH-45 SW connection
drive times expand when complete

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

White Oak
256 Homes

Whisper Hollow & Summer Point
943 Homes

The Colony & Reserve at Cole Springs
1,093 Homes

Creekside Park
256 Homes

Downtown Buda

Main St

Walmart

Cabelas

Creation

Meadow Park
191 Homes

Stoneridge
293 Homes

Stonfield
771 Homes

Hillside Lakes
127 Lots

Meadows at Buda
776 Homes

Hillside Terrace
396 Homes

Green Meadows
300 Homes

Porter Country
900 Homes

Heep Ranch

Cascades at Onion Creek
817 Homes

Bella Fortuna
526 Homes

3 mi Radius

2 mi Radius

1 mi Radius

North (phase I)

Turner Crossing
1,363 Homes
442 MF units

South (phase II)

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

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

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

KB Homes
300 Lots

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



2 mi Radius

1 mi Radius

Persimmon
775 acres
2,300 Homes
400 MF units

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

Sunfield North Future Phase Residential

Sunfield Future Commerical & Industrial

Ryze at Sunfield
300 MF units

Inkberry Townhomes
100 units

Main St extension

Future High School Site

Future Middle School Site

Future Elementary School Site

BUDA MIDWAY
856,685 SF
Class A Industrial

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

Stoneridge
293 Homes

Stonefield
771 Homes

Prose
300 MF units

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

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

Prairie Lakes
2,200 Homes
500 MF units



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1 mi Radius

Heep Ranch

1 mi Radius

Buda Elementary

SITE

FUTURE (coming 2027)

H-E-B

135,000 SF

US FOODS
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

**BUDA
MIDWAY**

856,685 SF
Class A
Industrial

Junewood
259 MF units

Sunfield
Elementary

Inkberry
Townhomes
100 units

Springs
at Sunfield
256 units

Doral Academy
Charter School

Ascension
Seton

BaylorScott&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

Wendy's
Dutch Bros
Candlewood Suites
Starbucks
Best Western Plus
Comfort

Building 1
7,551 SF

Sandwich
2,320 SF

Building 6
6,325 SF

Building 5
7,567 SF

Building 7
7,251 SF

Building 2
11,296 SF

AVAILABLE
1,200 up to
3,460 SF

Pure Nail Bar
3,616 SF

CityVet
3,600 SF

BUDA DERMATOLOGY
2,535 SF

Building 3
6,135 SF

Building 4
3,363 SF
w/approved
Drive Thru

Water Works Express
(coming soon)

Firecracker Dr.

Firecracker Dr.

Main St.

coming soon



PENDING **SIGNED** **AVAILABLE**

Building 7
WORKING

PROSPECT
LOI
WORKING
Building 5
7,567 SF

Building 4
3,363 SF
w/approved
Drive Thru

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
 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

2,910 SF

AVAILABLE
 2,060 SF

1,400 SF

Pure Nail Bar

CityVet
 Buda
 Dermatology

Building 1
7,551 SF

Building 2
11,296 SF

Building 3
6,135 SF

Main St.

Firecracker Dr.

coming soon



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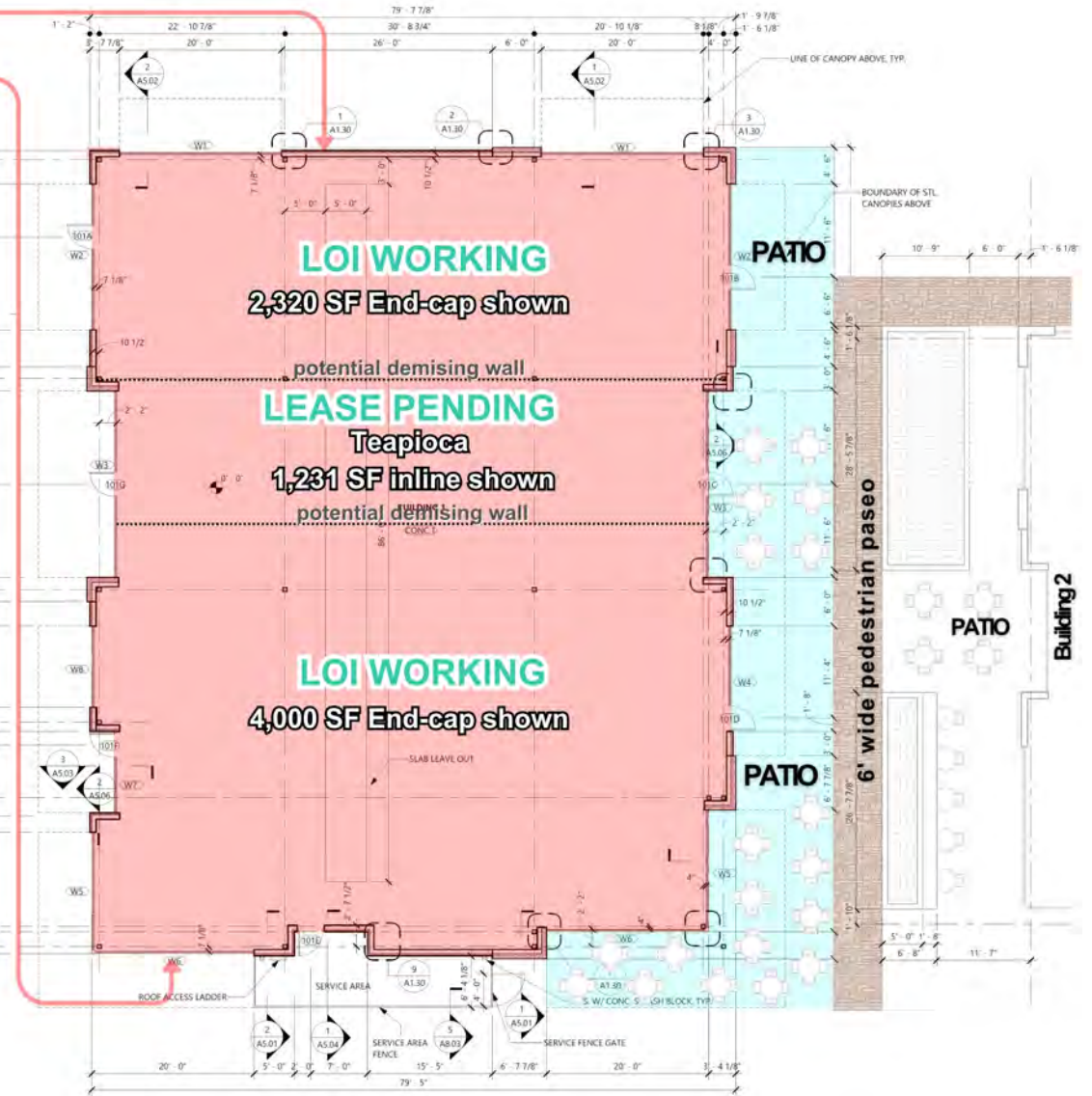
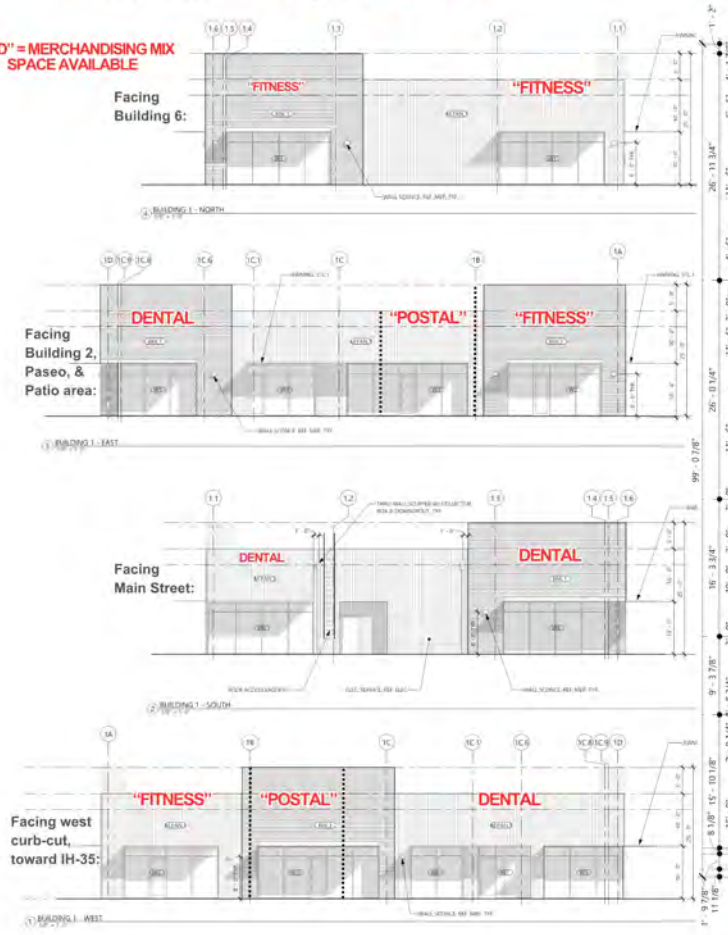
BUILDING 1



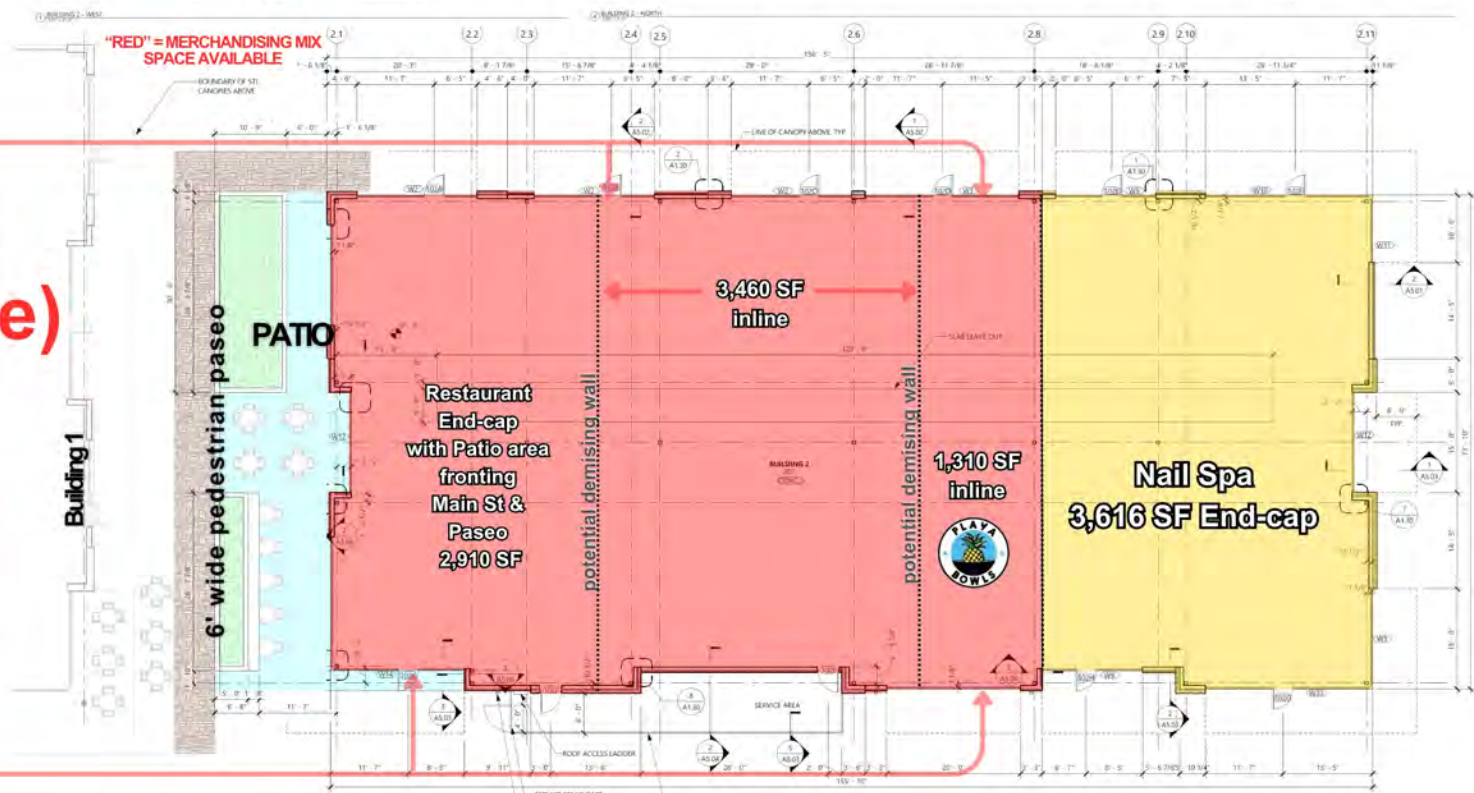
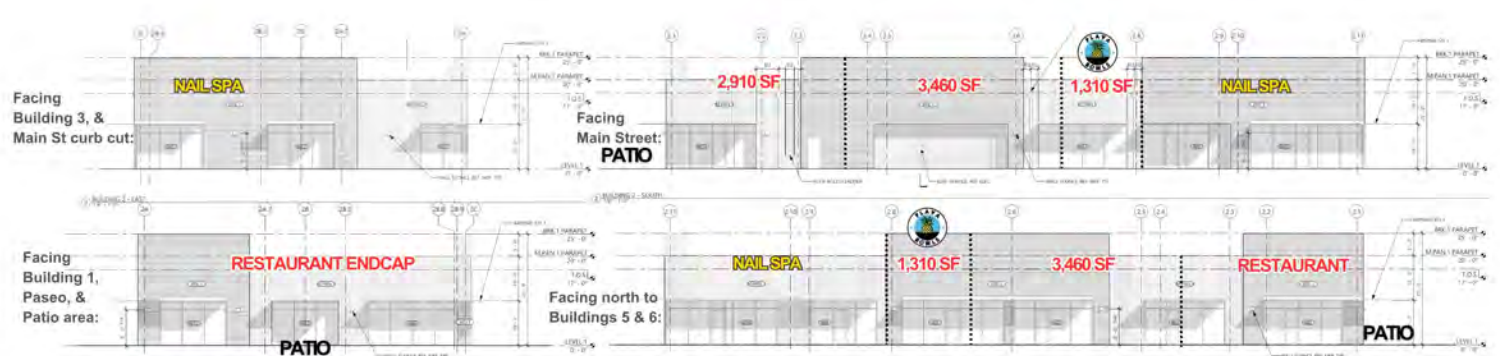
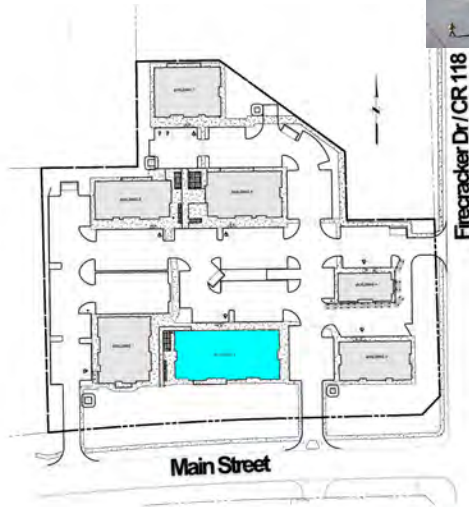
*** AVAILABLE 1,300 up to**

***ANY SIZE CAN BE DEMISED 7,551 SF**

"RED" = MERCHANDISING MIX SPACE AVAILABLE



BUILDING 2



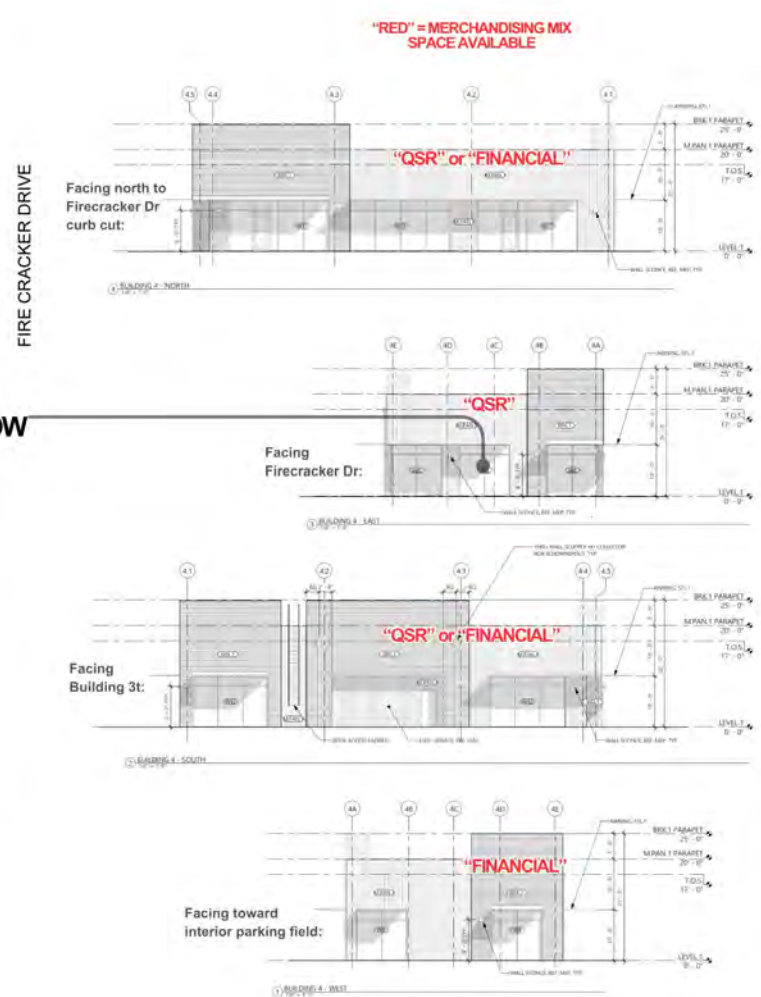
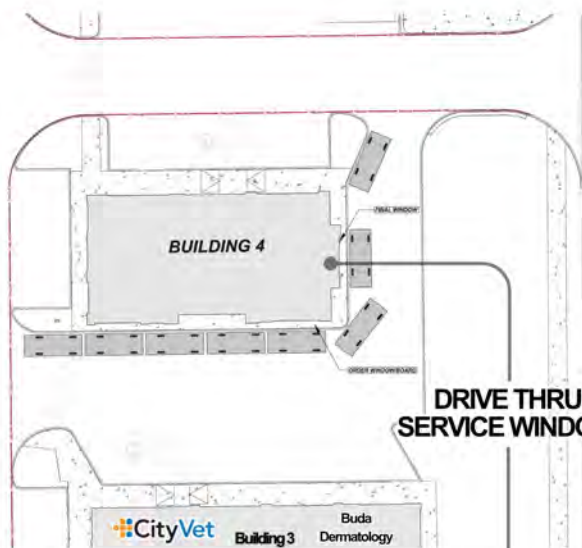
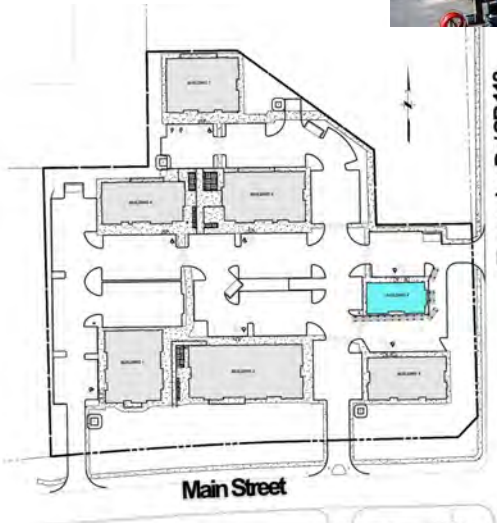
*ANY SIZE CAN BE DEMISED

*** 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**

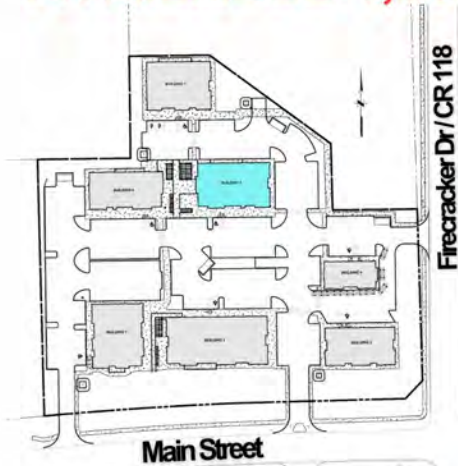
**Freestanding
Drive Thru
Approved**

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

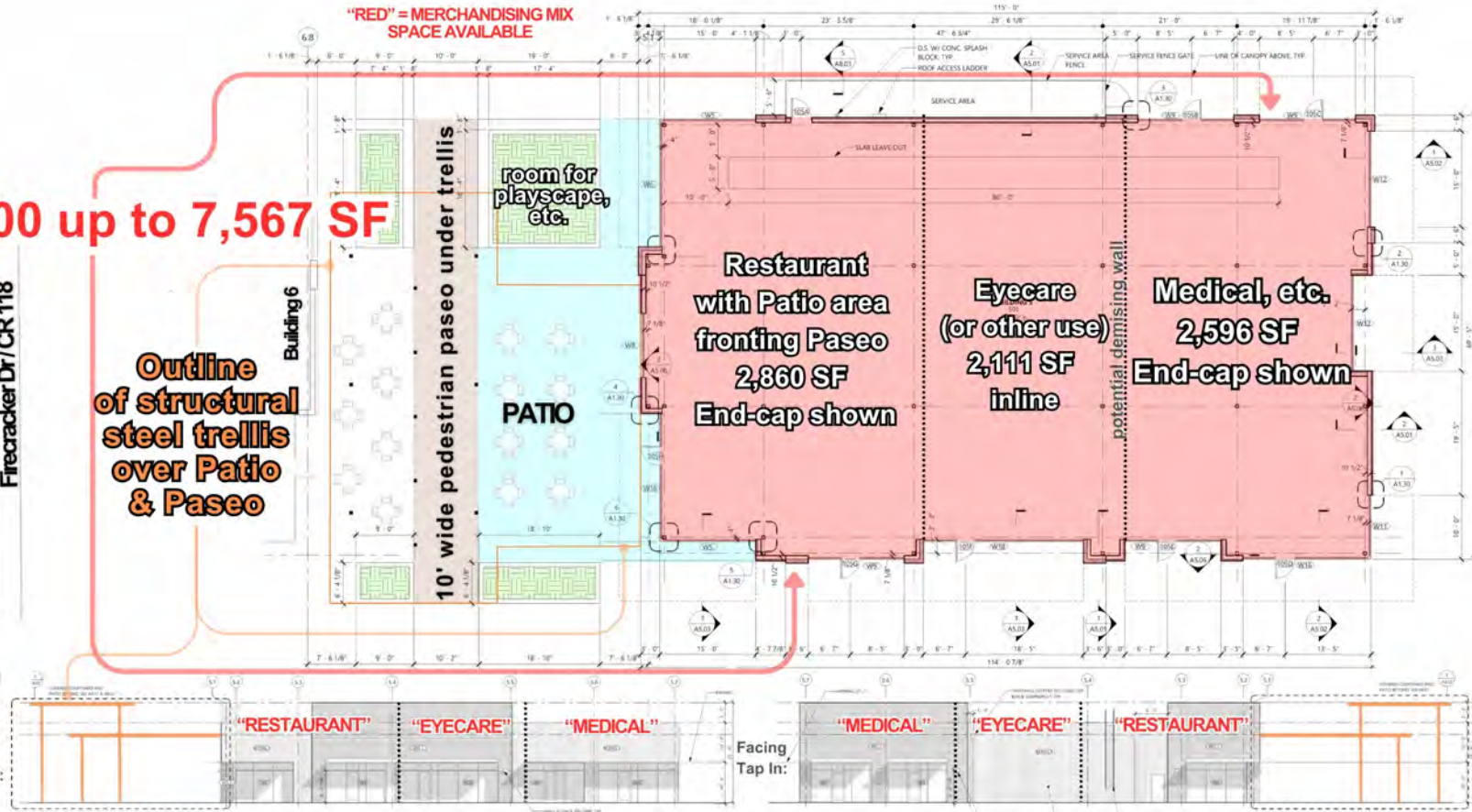
BUILDING

5

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



Outline of structural steel trellis over Patio & Paseo



***ANY SIZE CAN BE DEMISED**

Facing Building 6, Paseo, & Patio area:

Facing south towards interior parking field & Main St curb cut:

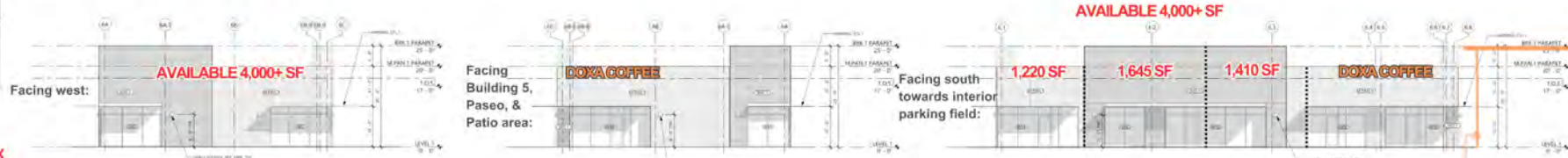
"RESTAURANT"

Facing Firecracker Dr:

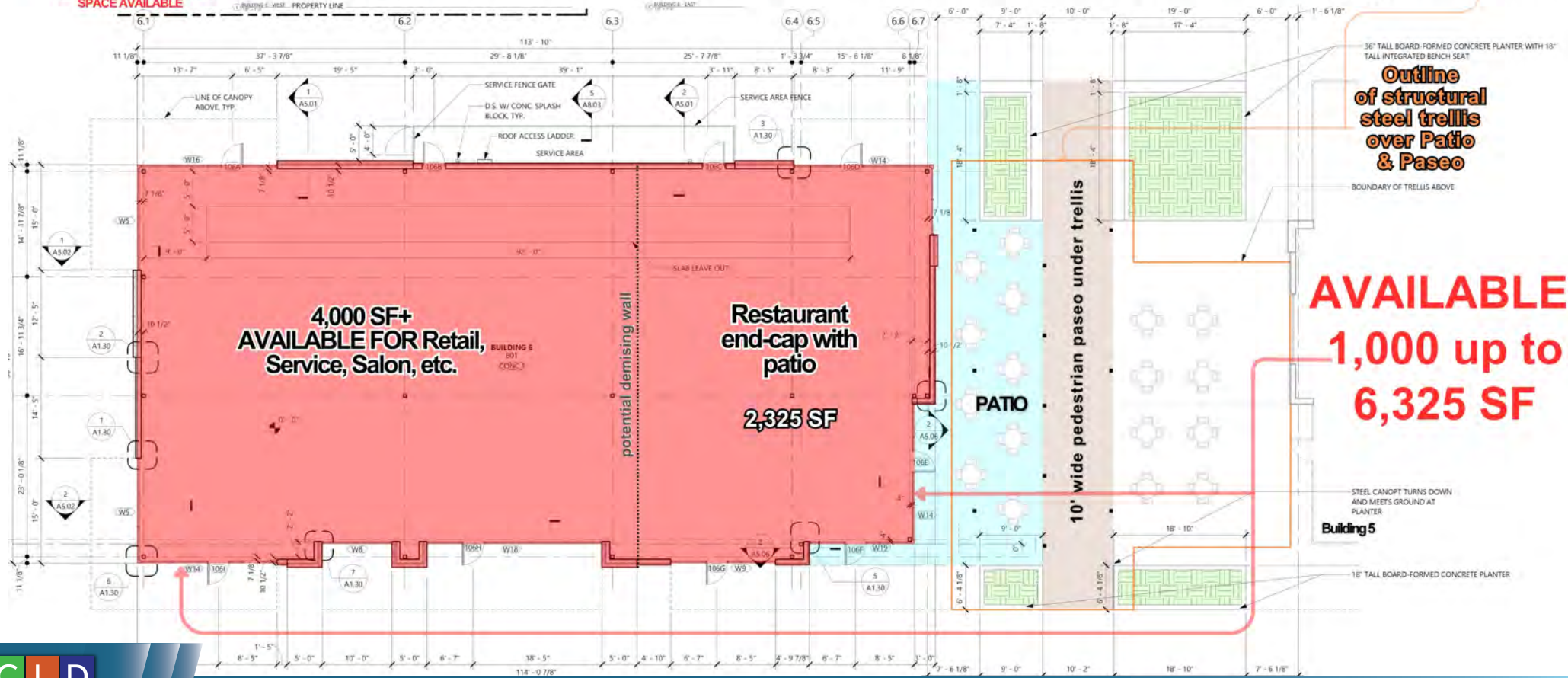
"MEDICAL"



BUILDING 6



"RED" = MERCHANDISING MIX SPACE AVAILABLE

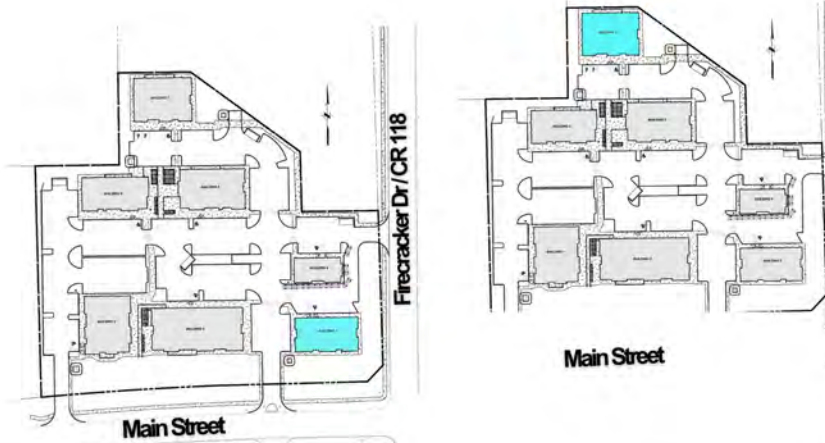


**AVAILABLE
1,000 up to
6,325 SF**



BUILDING

3



THE VIBE

What to expect at Tap In



INDOOR MINI GOLF
An 18-hole unparalleled indoor mini golf experience, built for the whole family.



INDOOR GOLF BAYS
Fire tune your swing on any day & in any weather with our state-of-the-art golf bays.



SPORTS BAR
Don't miss any action at Tap In & join for year round sports specials.

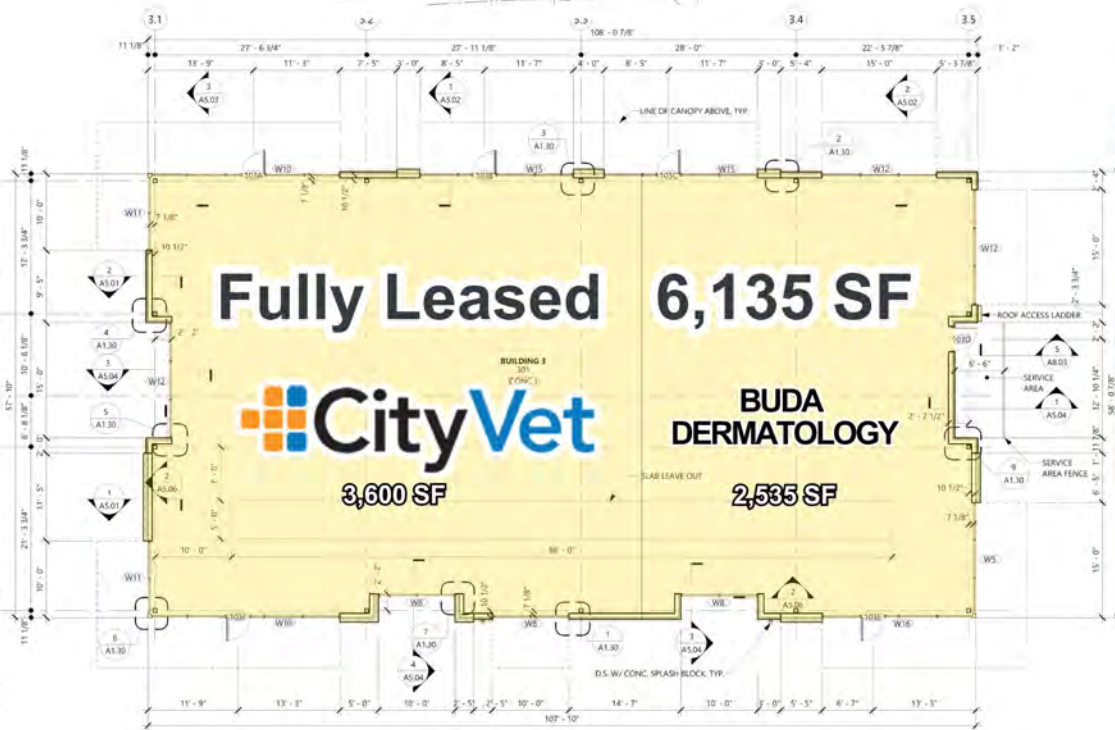


LIVE MUSIC & PATIO
Featuring weekly local artists & an outside fun-friendly beer garden.



FOOD TRUCK
Hangry? Enjoy local gourmet bites from our local food truck.

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 on 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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Ben Nudelman

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Buyer/Tenant/Seller/Landlord Initials

Phone