

**Breaking Ground  
July of 2025**



# The Corner on Main

2260 Main St., Buda TX 78610

**Ryder Jeanes - Ben Nudelman**  
Vice President Associate

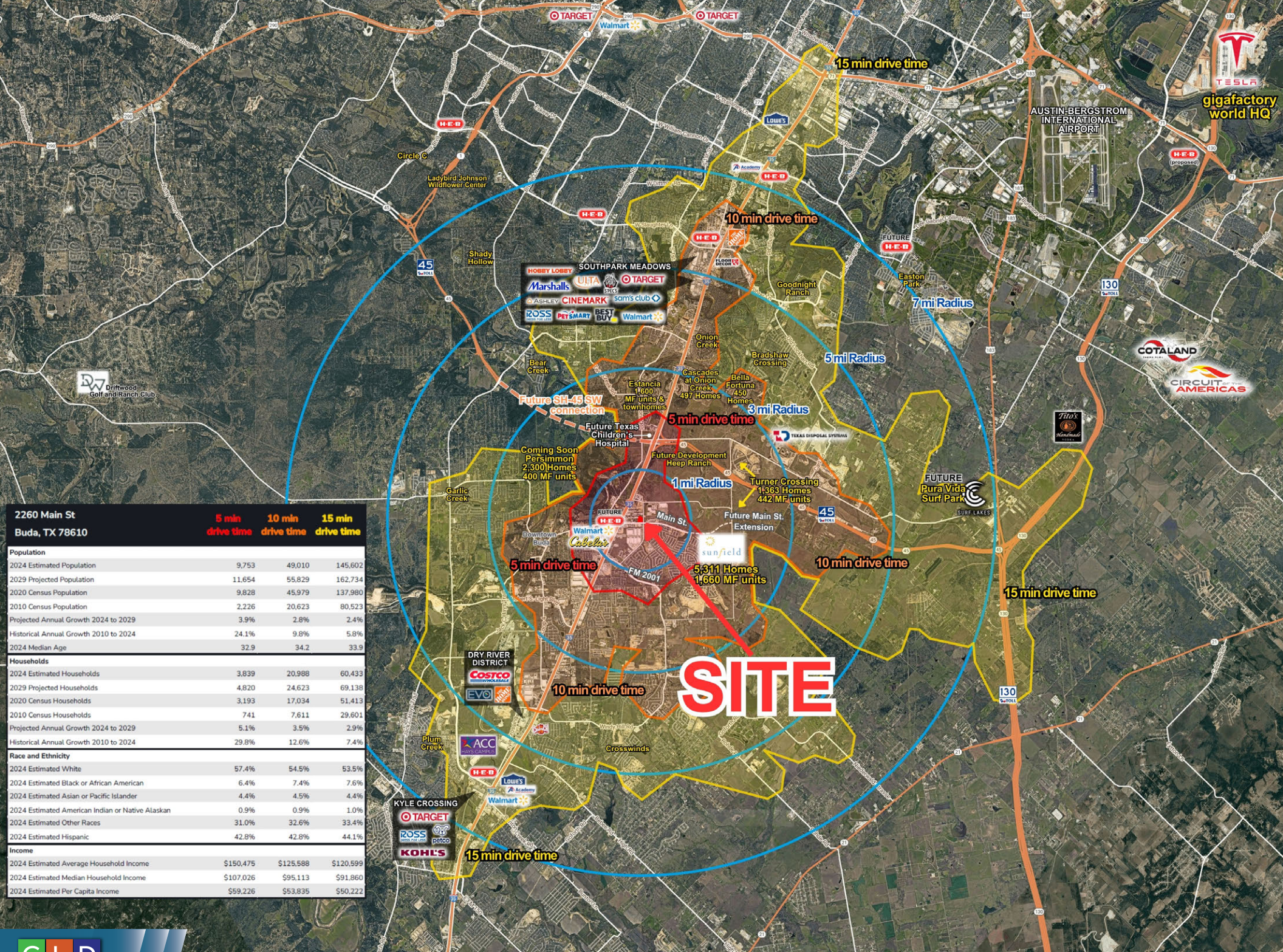
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bnudelman@cldrealty.com









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



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2 mi Radius

Persimmon  
775 acres  
2,300 Homes  
400 MF units

Future  
Location  
Texas Children's  
Hospital

45  
TOLL

2 mi Radius

1 mi Radius

Heep  
Ranch  
(potential future master planned community)

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

Buda  
Elementary

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

CITY LIMITS

SUBARU

Turnersville Rd

Firecracker Dr

amazon

PARK 35  
487,597 SF  
Class A  
Industrial

amazon

US  
FOODS

Fieldhouse

Ryze at Sunfield  
300 units

FUTURE  
Main St  
extension

Main St

Walmart

Cabela's

Main St

BUDA  
MIDWAY  
856,685 SF  
Class A  
Industrial

Slate Multifamily  
260 units

Sunfield  
Elementary

Springs  
at Sunfield  
256 units

Ascension  
Seton

Baylor Scott & White  
MEDICAL CENTER

progress

Prose  
Multifamily  
300 units

FM 2001

1 mi Radius

sunfield

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

N. Turnersville Rd

S. Turnersville Rd



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

**Building 1**  
7,549 SF  
**AVAILABLE**  
up to  
7,549 SF

**Building 6**  
6,326 SF  
**AVAILABLE**  
1,000 SF up  
to 6,326 SF

**Building 5**  
7,571 SF  
**AVAILABLE**  
1,200 up to  
4,571 SF

**LEASE SIGNED** **LOI WORKING**  
**LEASE PENDING**

**Building 7**  
7,236 SF

**Building 2**  
11,295 SF  
**AVAILABLE**  
2,111 SF

DENTIST: 2,000 SF  
The UPS Store  
**AVAILABLE** up to  
5,784 SF

**Building 3**  
6,135 SF

**CityVet**  
3,600 SF  
**BUDA DERMATOLOGY**  
2,535 SF

**Building 4**  
3,364 SF  
w/approved  
Drive Thru  
(SUP complete)

**AVAILABLE**  
3,364 SF

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



**FUTURE**  
Texas Children's  
Hospital  
CITY LIMITS  
SUBARU

Downtown  
Austin

**US FOODS**  
expanding to 450,000+ SF  
(700+ employees)

amazon

Amazon  
487,597 SF

amazon

C-Store

**Fieldhouse**  
MULTIPLE STAGES

Main St

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

Car Wash  
(coming soon)

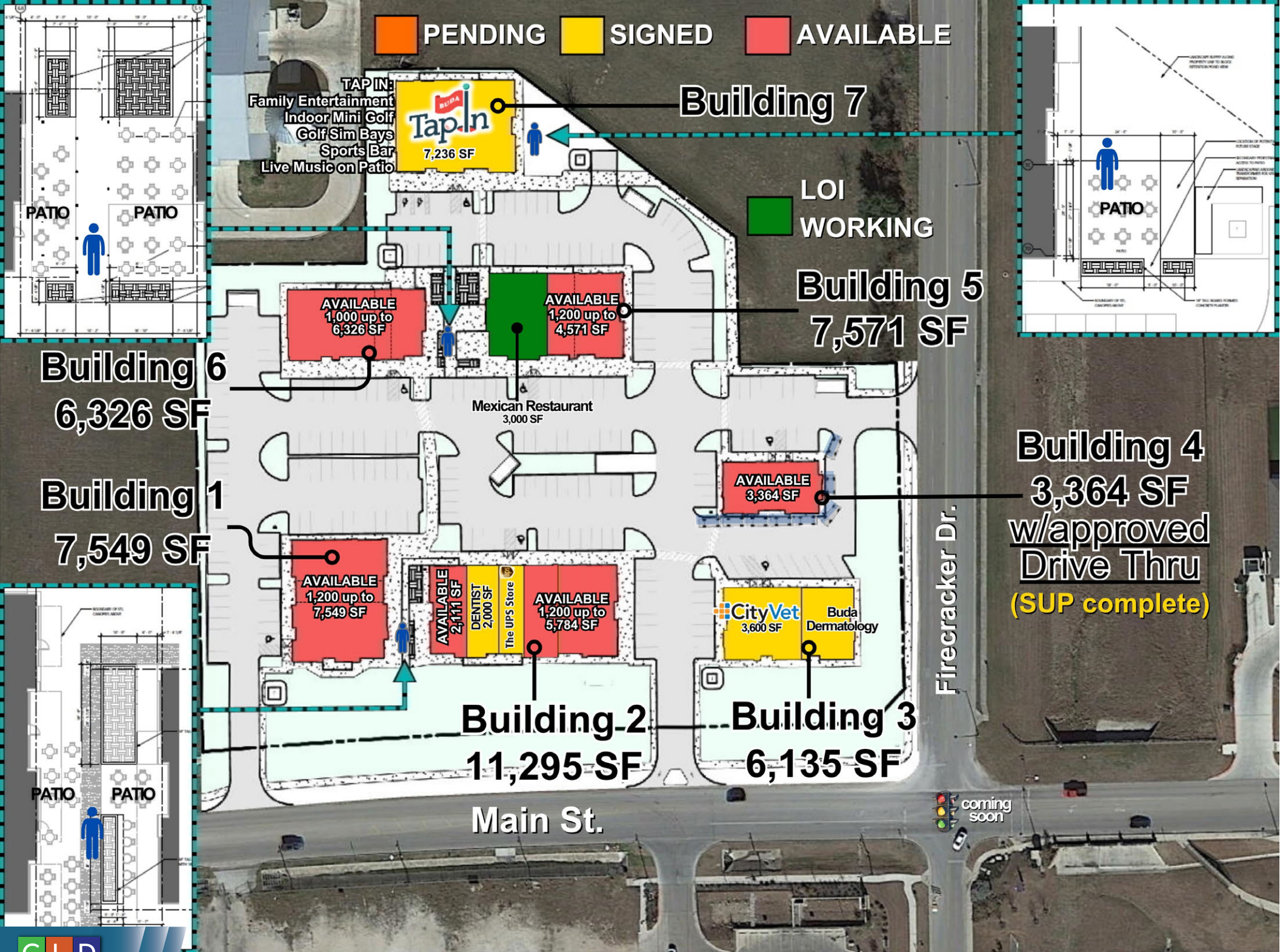
Office Park  
(proposed)



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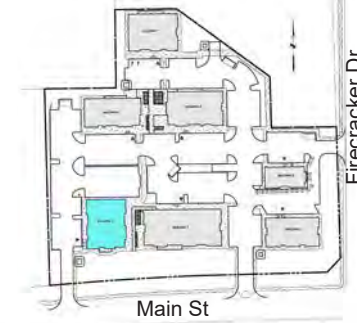
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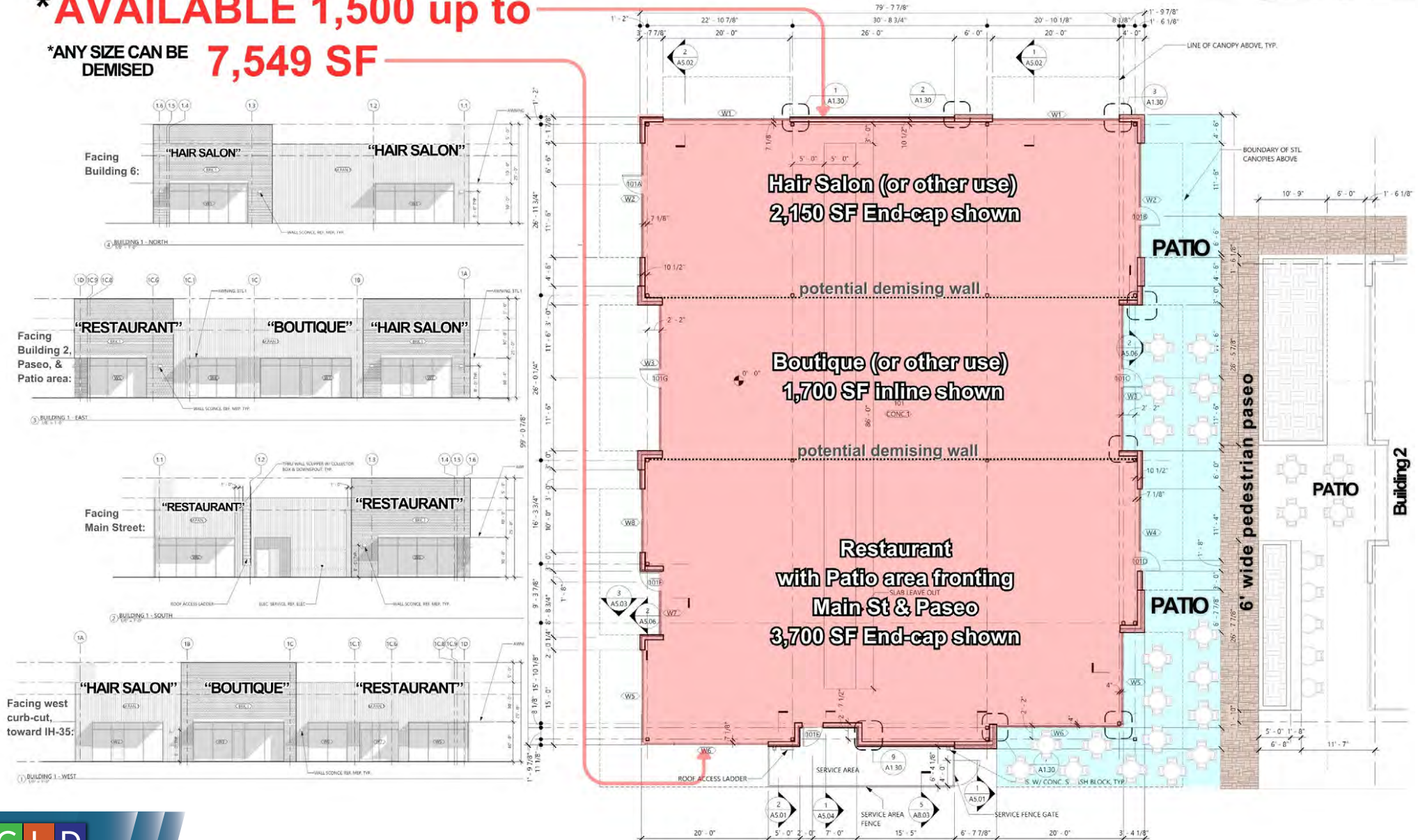




# BLDG 1

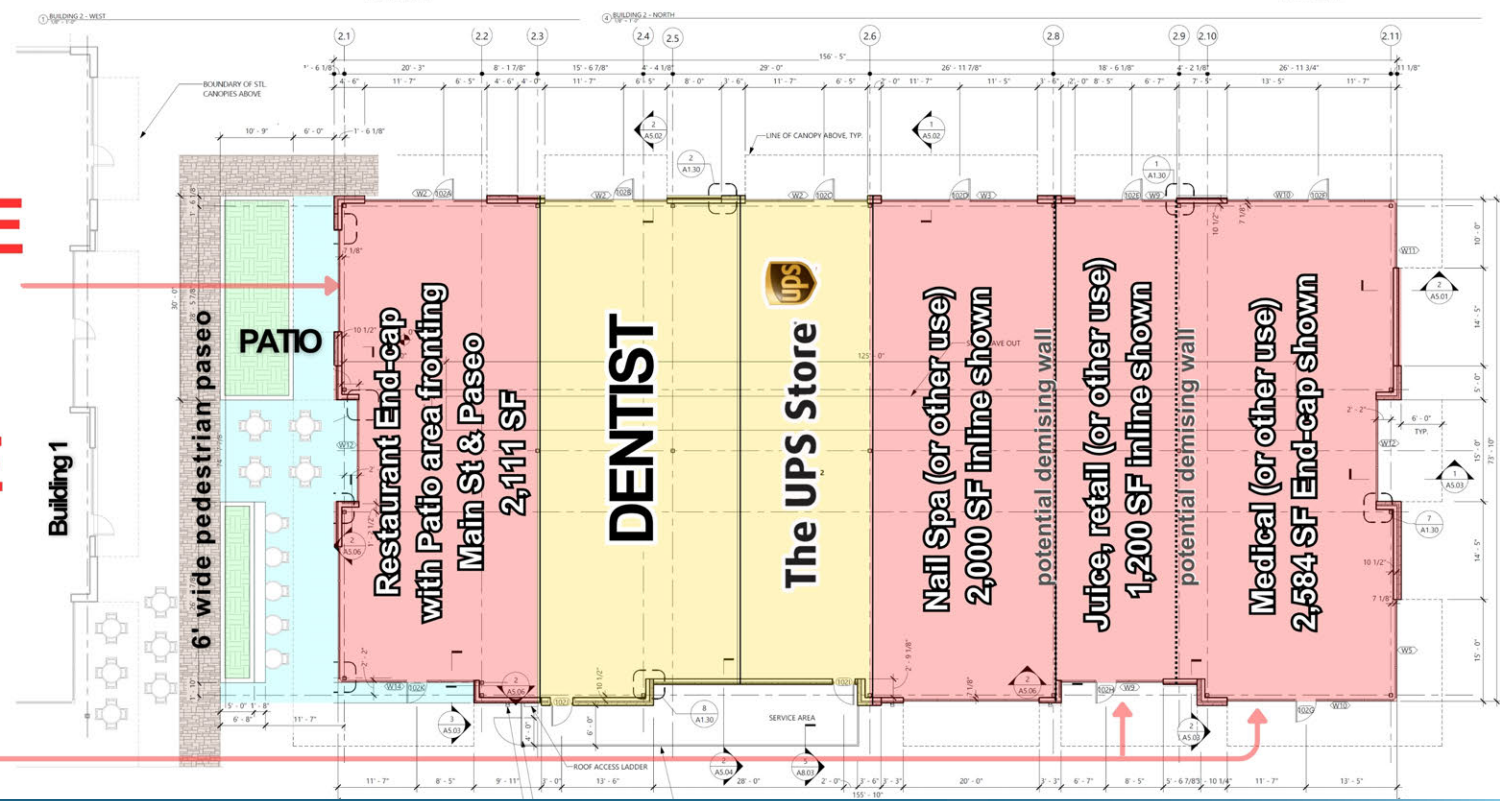
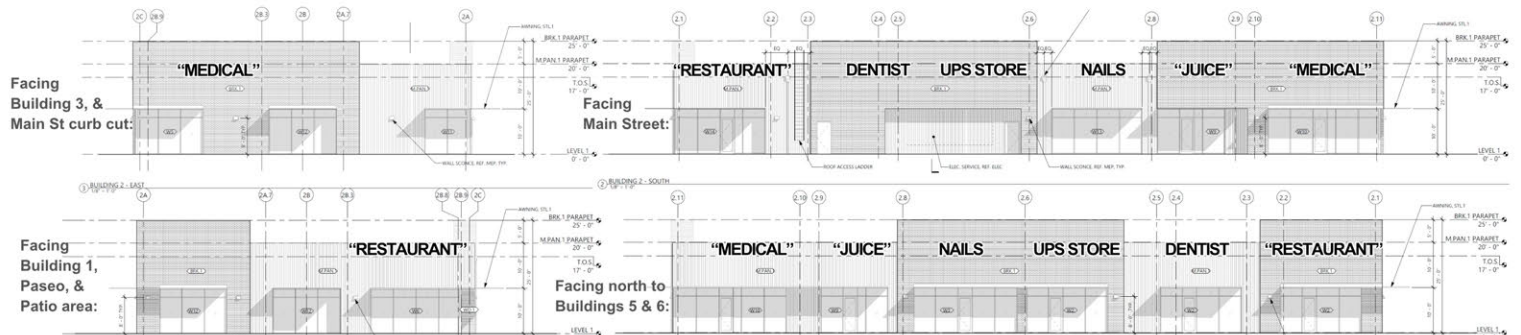
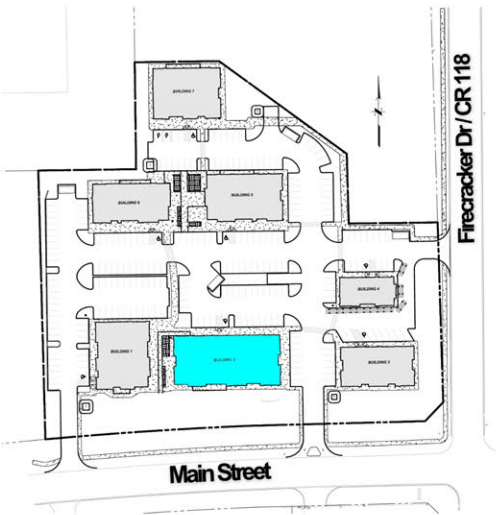


**\* AVAILABLE 1,500 up to 7,549 SF**  
**\*ANY SIZE CAN BE DEMISED**





# BLDG 2



**AVAILABLE  
2,111 SF**

**AVAILABLE  
up to  
5,784 SF**



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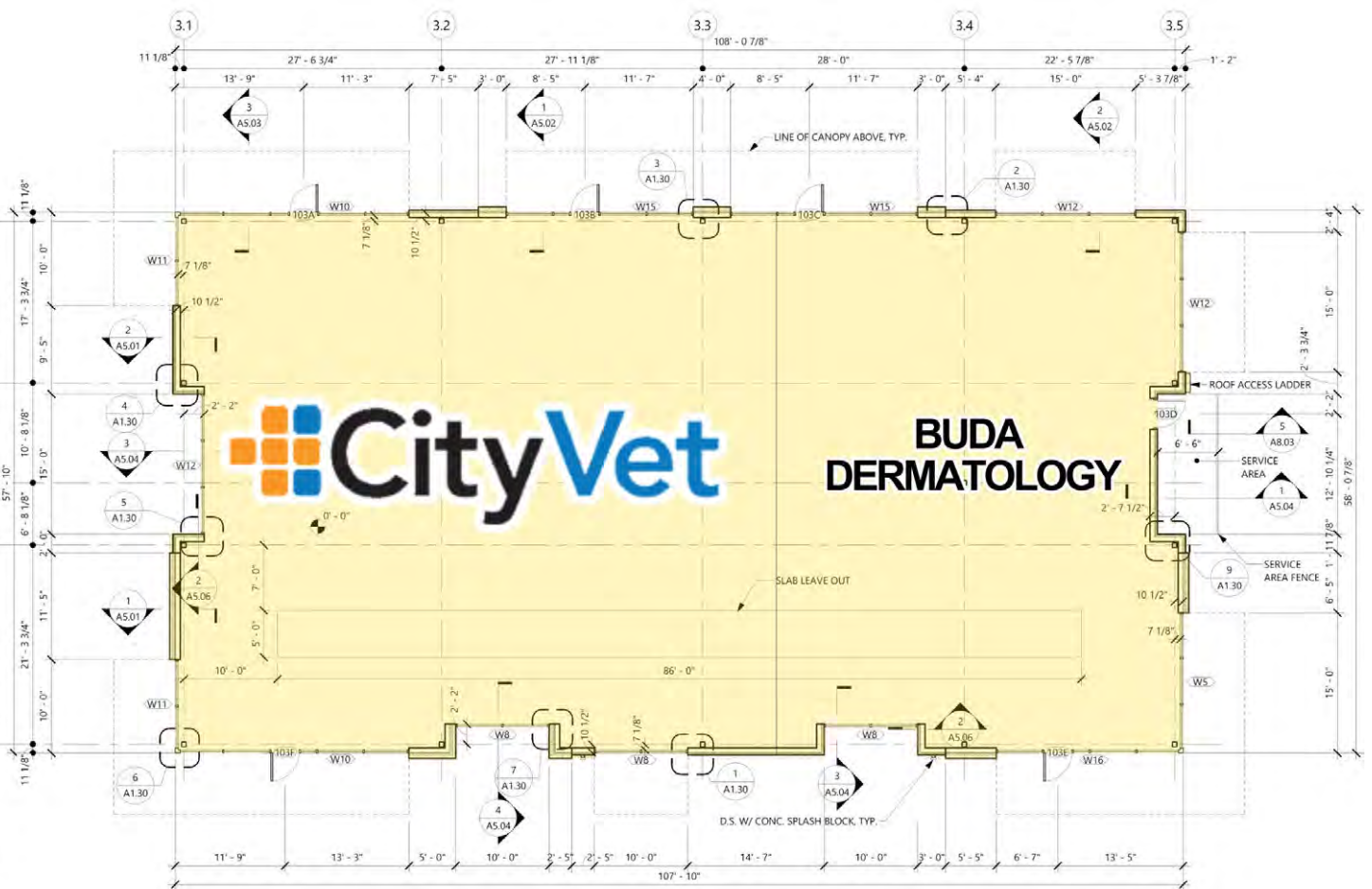
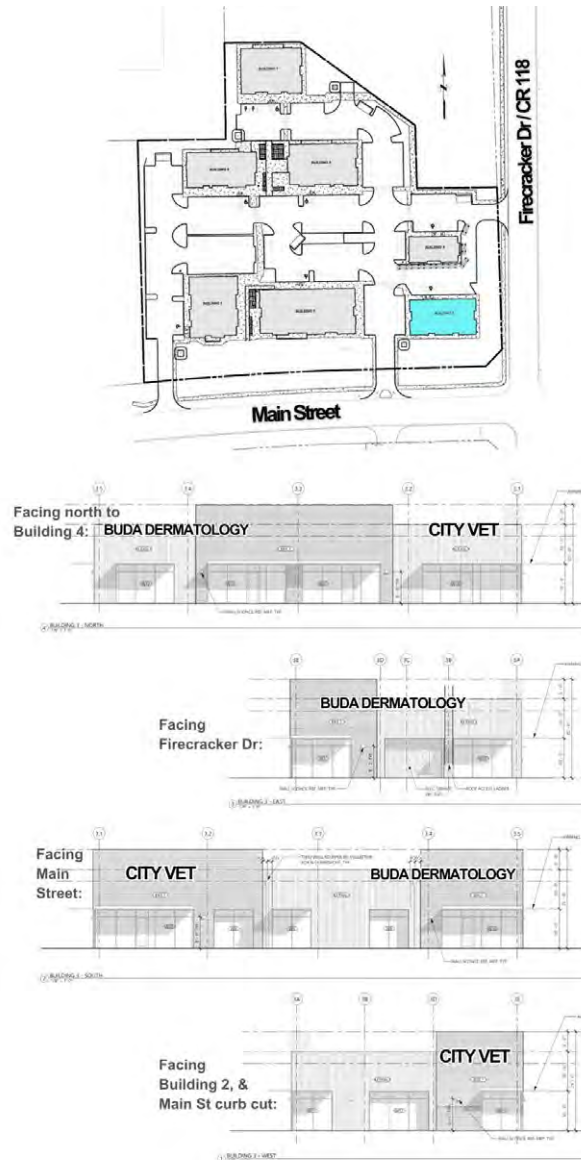
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# BLDG 3



Fully Leased 6,135 SF

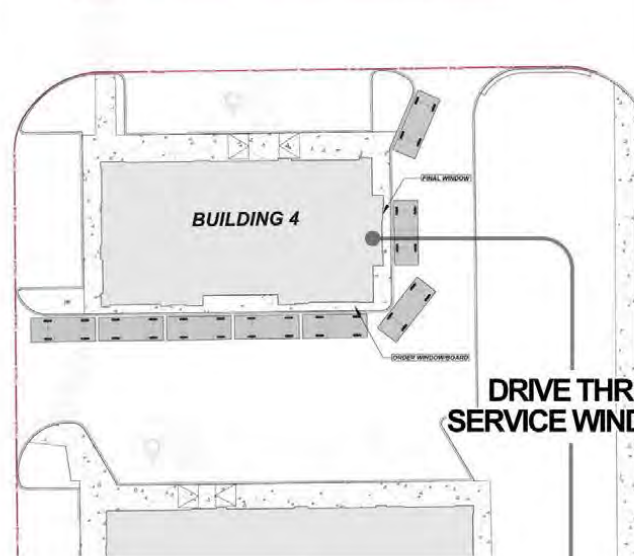
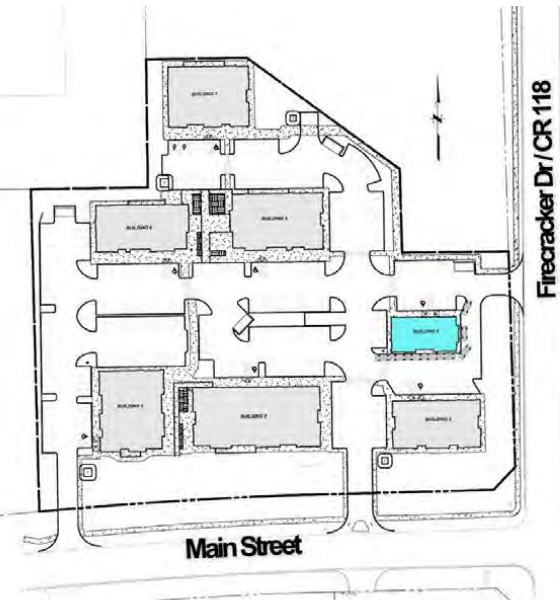


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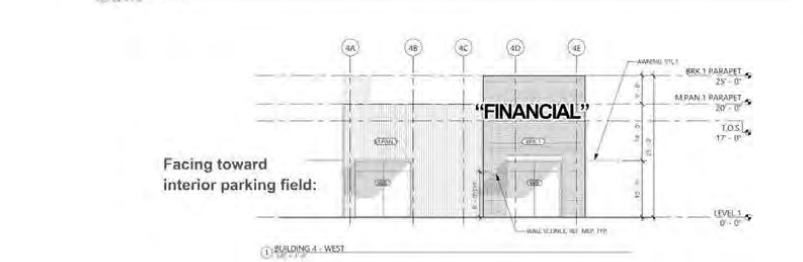
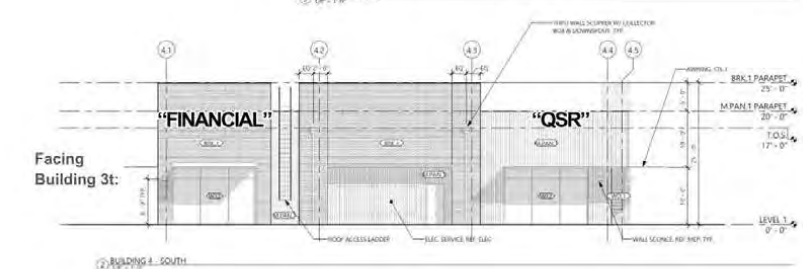
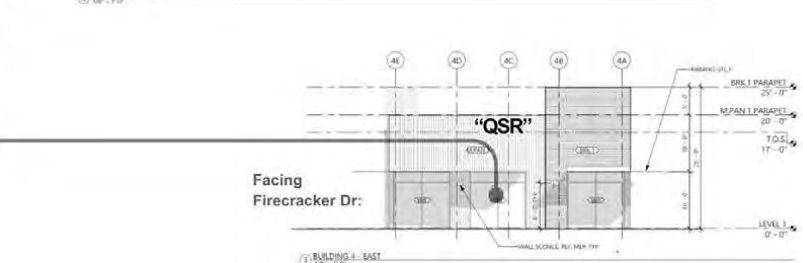
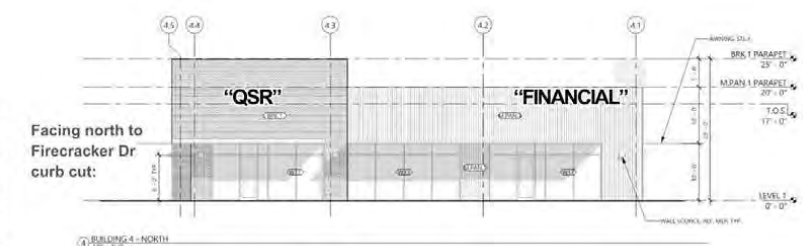


# BLDG 4



FIRE CRACKER DRIVE

DRIVE THRU SERVICE WINDOW



**AVAILABLE  
3,364 SF**

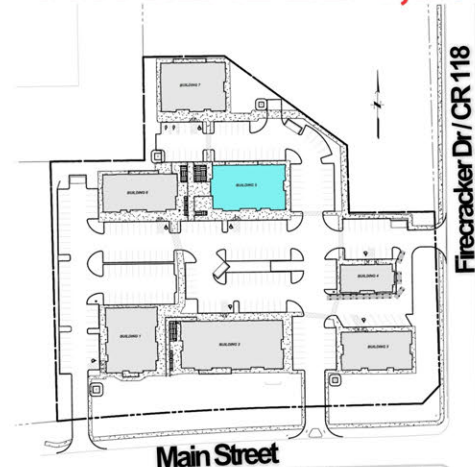
**Freestanding  
Drive Thru  
Approved**





# BLDG 5

**\* AVAILABLE 1,200 up to 7,571 SF**



**Outline of structural steel trellis over Patio & Paseo**

**10' wide pedestrian paseo under trellis**

**room for playscape, etc.**

**PATIO**

**Restaurant with Patio area fronting Paseo 3,000 SF End-cap shown**

**WINE BAR 1,200 SF inline shown**

**Fitness, Gym, Active Apparel (or other use) 3,371 SF End-cap shown**

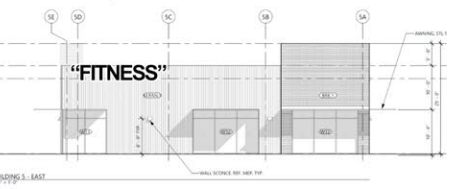
**\*ANY SIZE CAN BE DEMISED**

Facing Building 6, Paseo, & Patio area:

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



Facing Firecracker Dr:

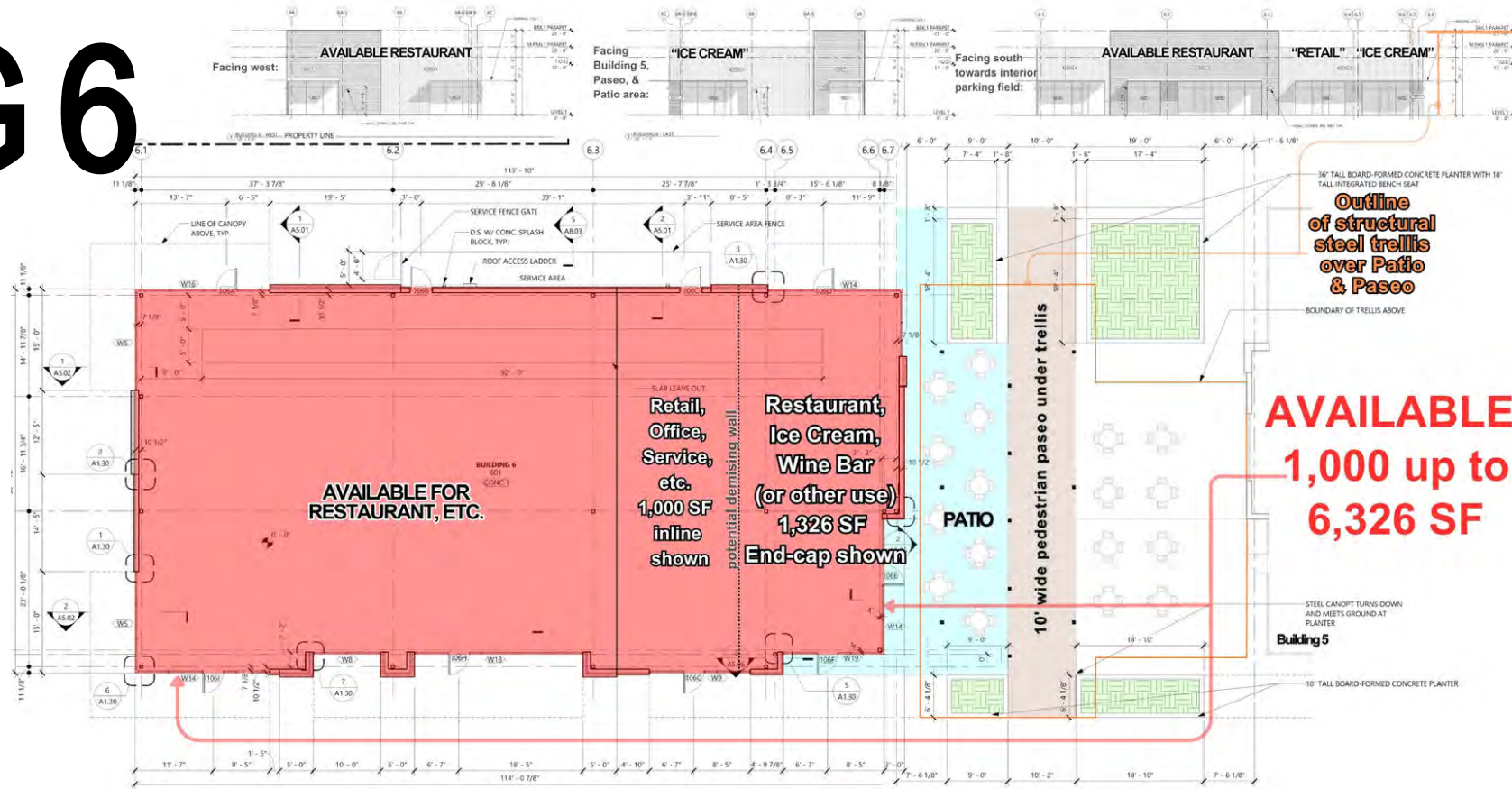


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# BLDG 6

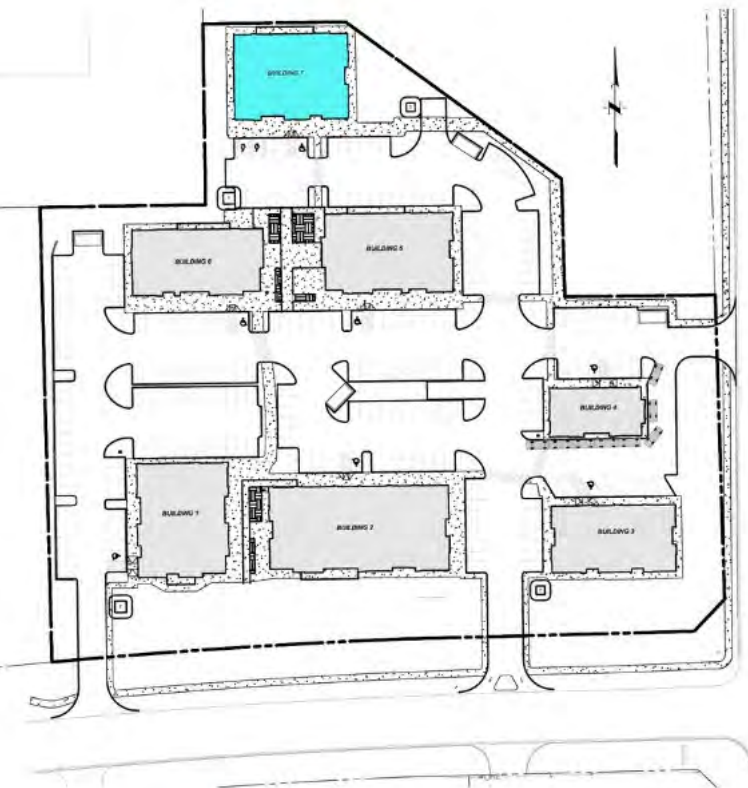


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# BLDG 7



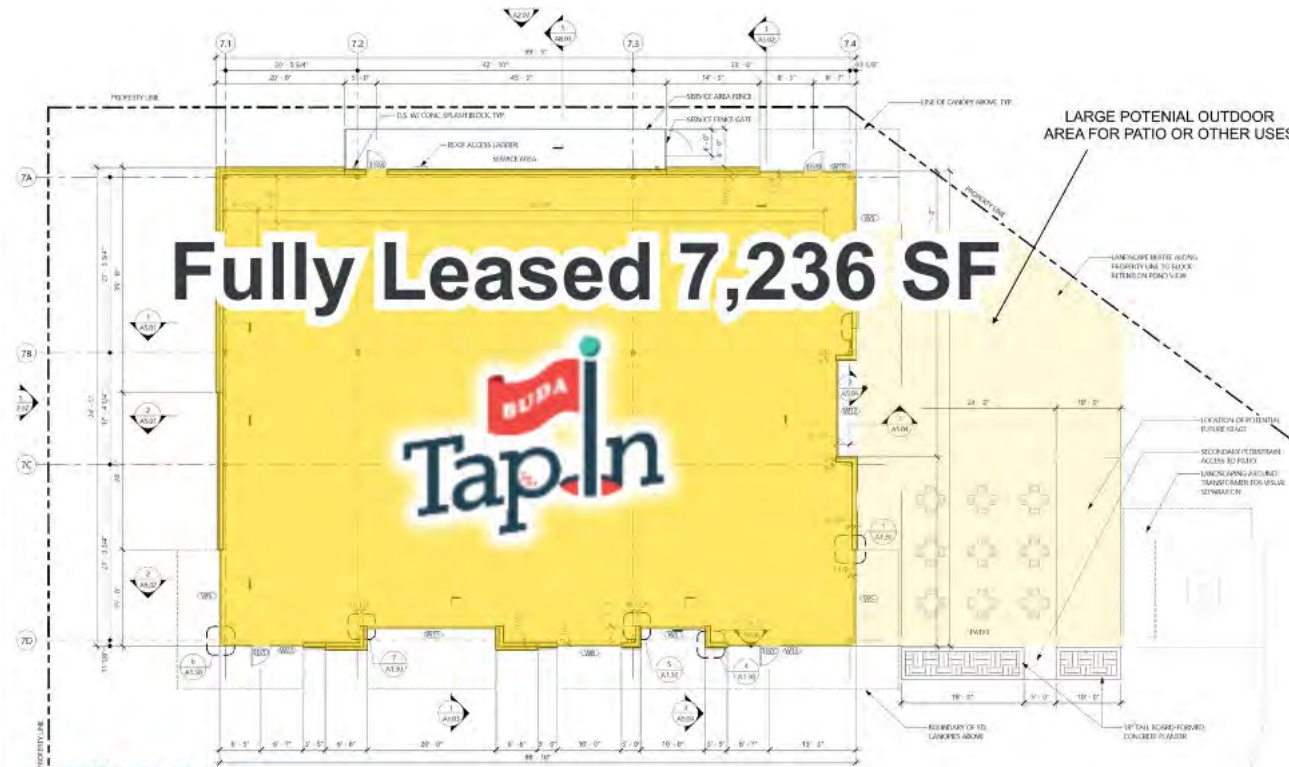
## WHO WE ARE

Meet the team behind Tap In Buda



Tap In is led by a group of four friends. Cofounders Rob and Jen Wible had a dream of opening a business in their own neighborhood. Along with General Manager Sam Lane, and business partner Harlan Scott, Tap In was created for the enjoyment of friends, family, and community.

*We invite you to come have a round with friends!*



## 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

Fine 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 fur-friendly beer garden.



## FOOD TRUCK

Hungry? Enjoy local gourmet bites from our local food truck.

**STAY TUNED →**





# 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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