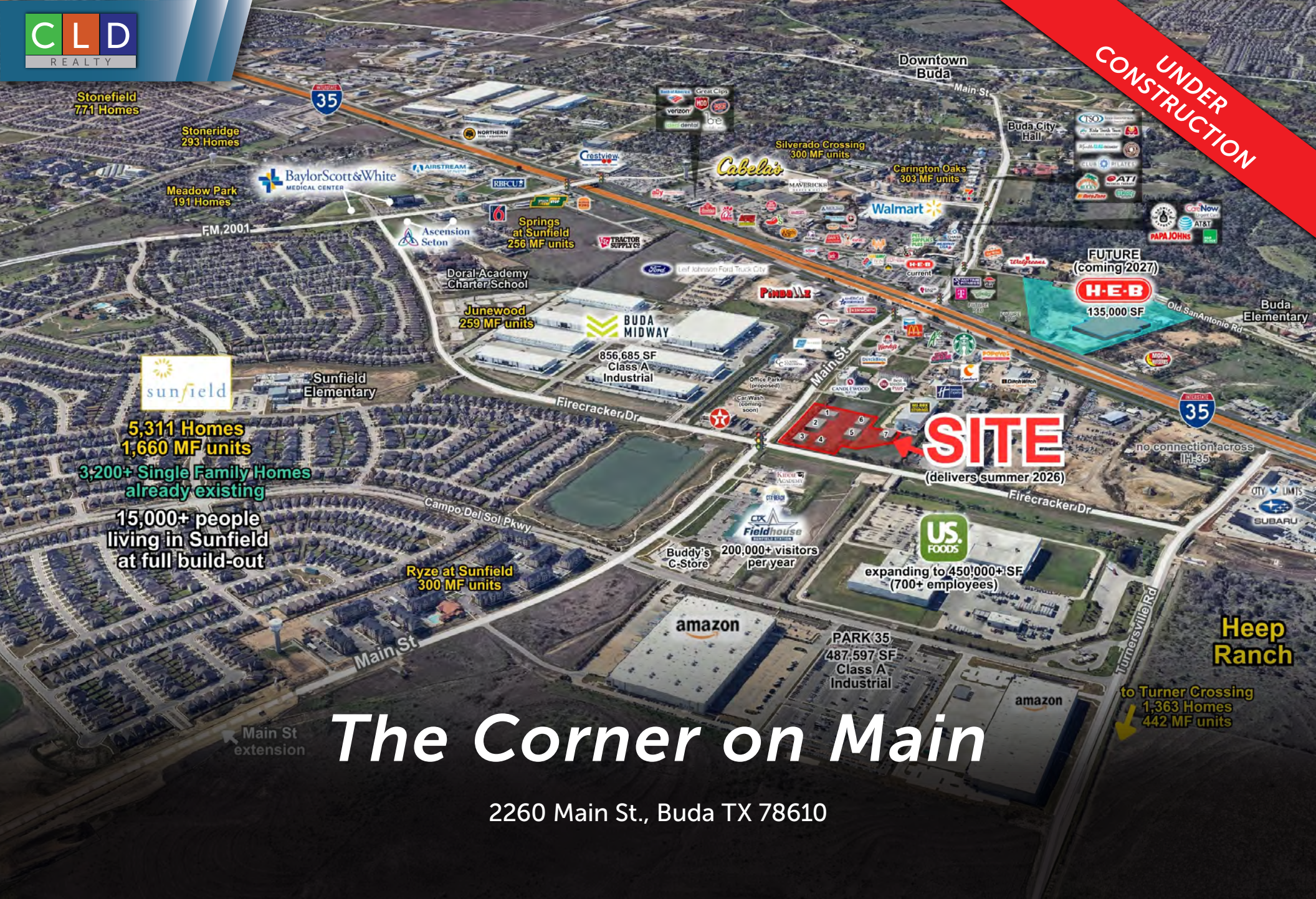


**UNDER  
CONSTRUCTION**



# The Corner on Main

2260 Main St., Buda TX 78610

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

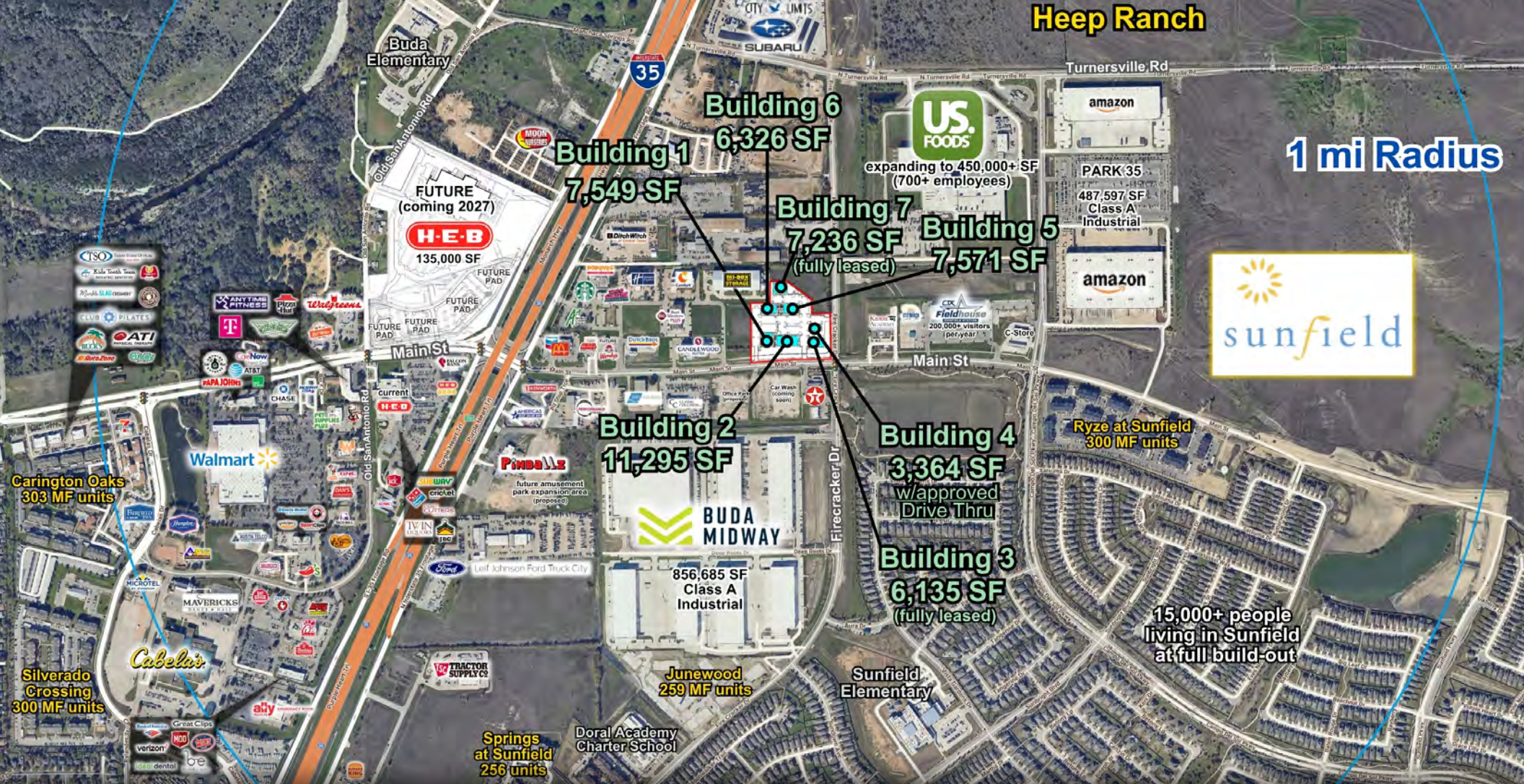
512-441-8888

rjeanes@cldrealty.com  
bnudelman@cldrealty.com



# Heep Ranch

1 mi Radius



- Pre-leasing to restaurants, retailers, service and other users, delivering space Q3 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



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



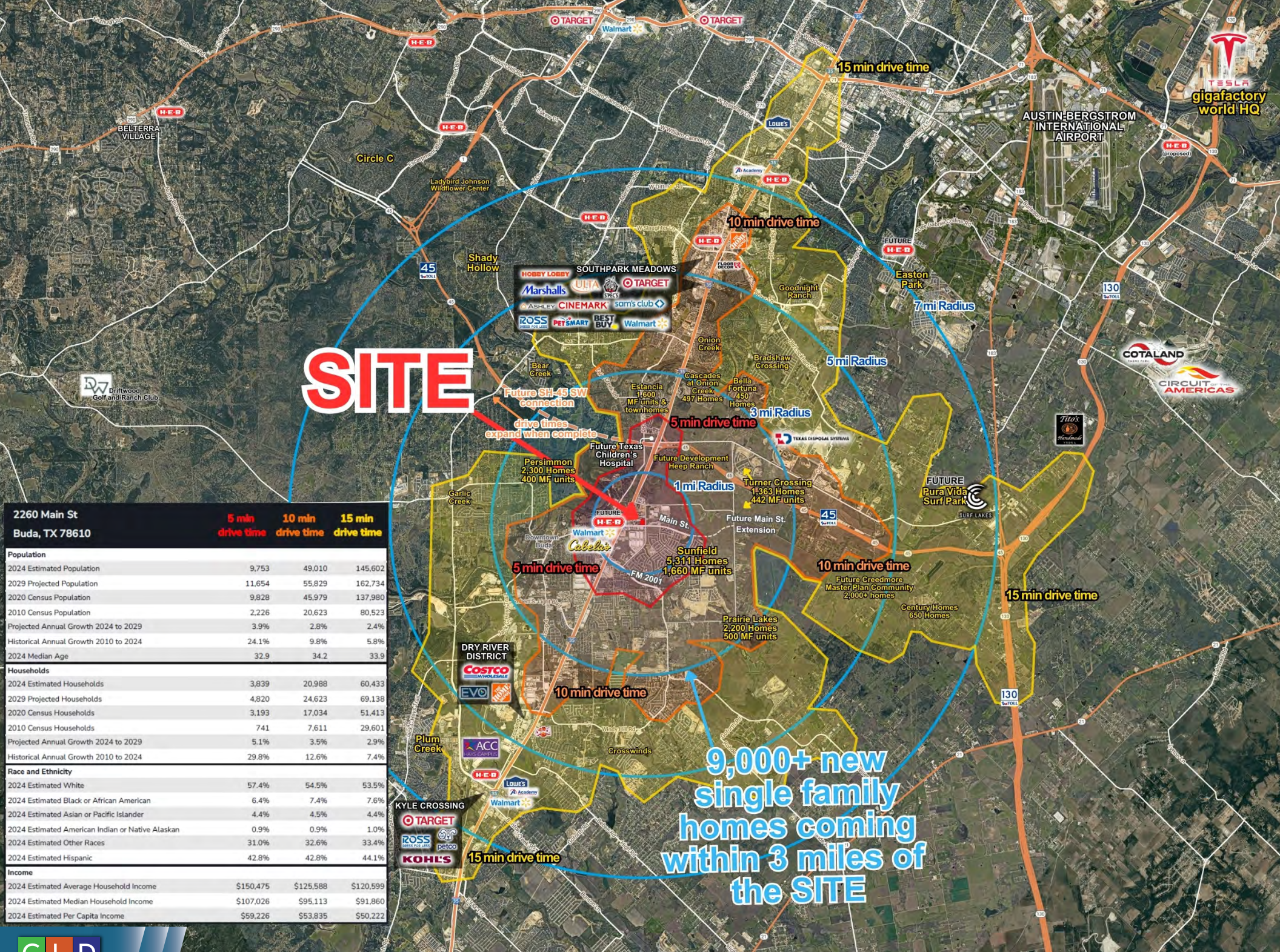
1 mile	3 mile	5 mile
1,699	6,706	15,556



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

The Corner on Main, 2260 Main St., Buda TX 78610

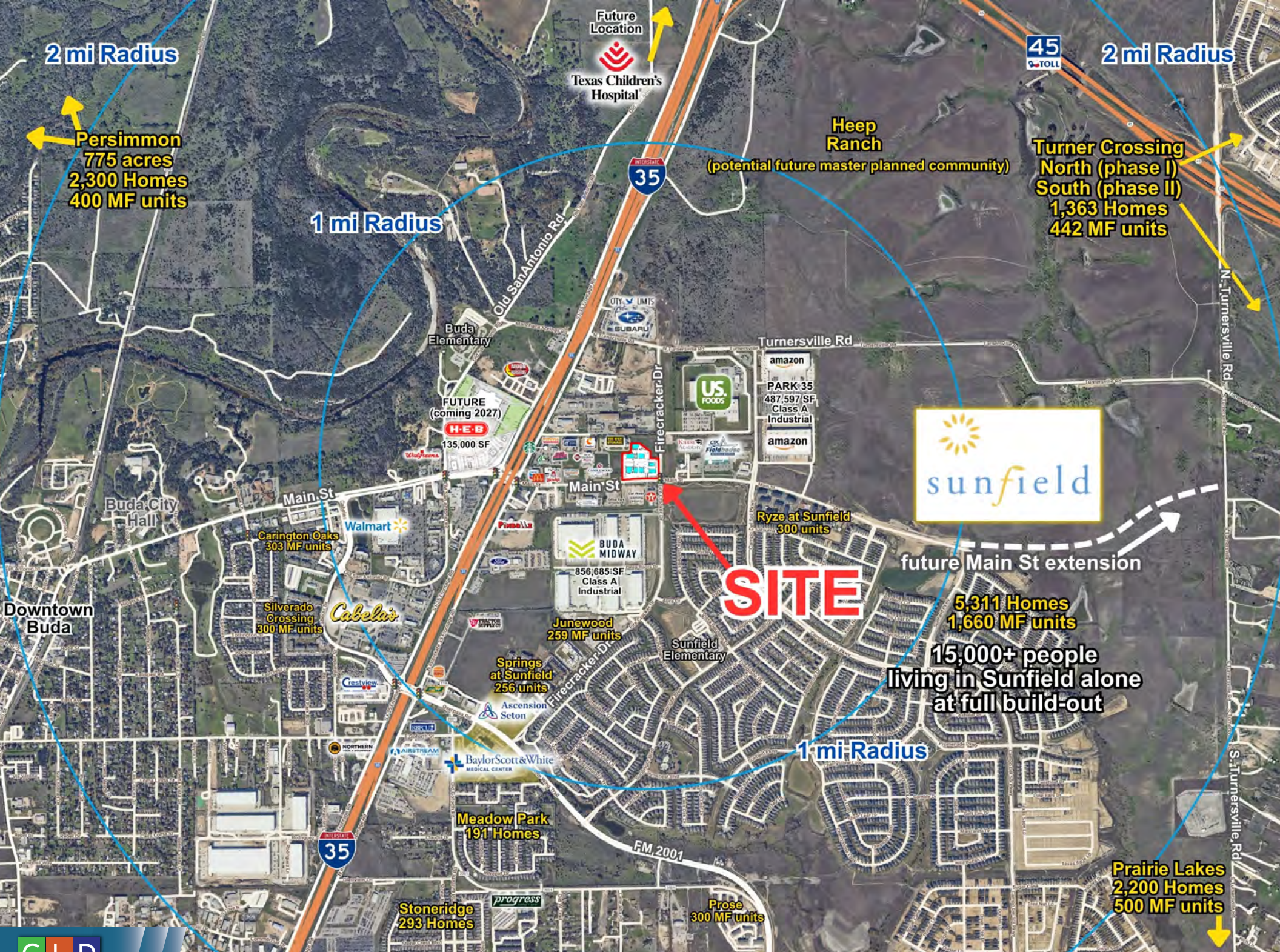












The Corner on Main, 2260 Main St., Buda TX 78610

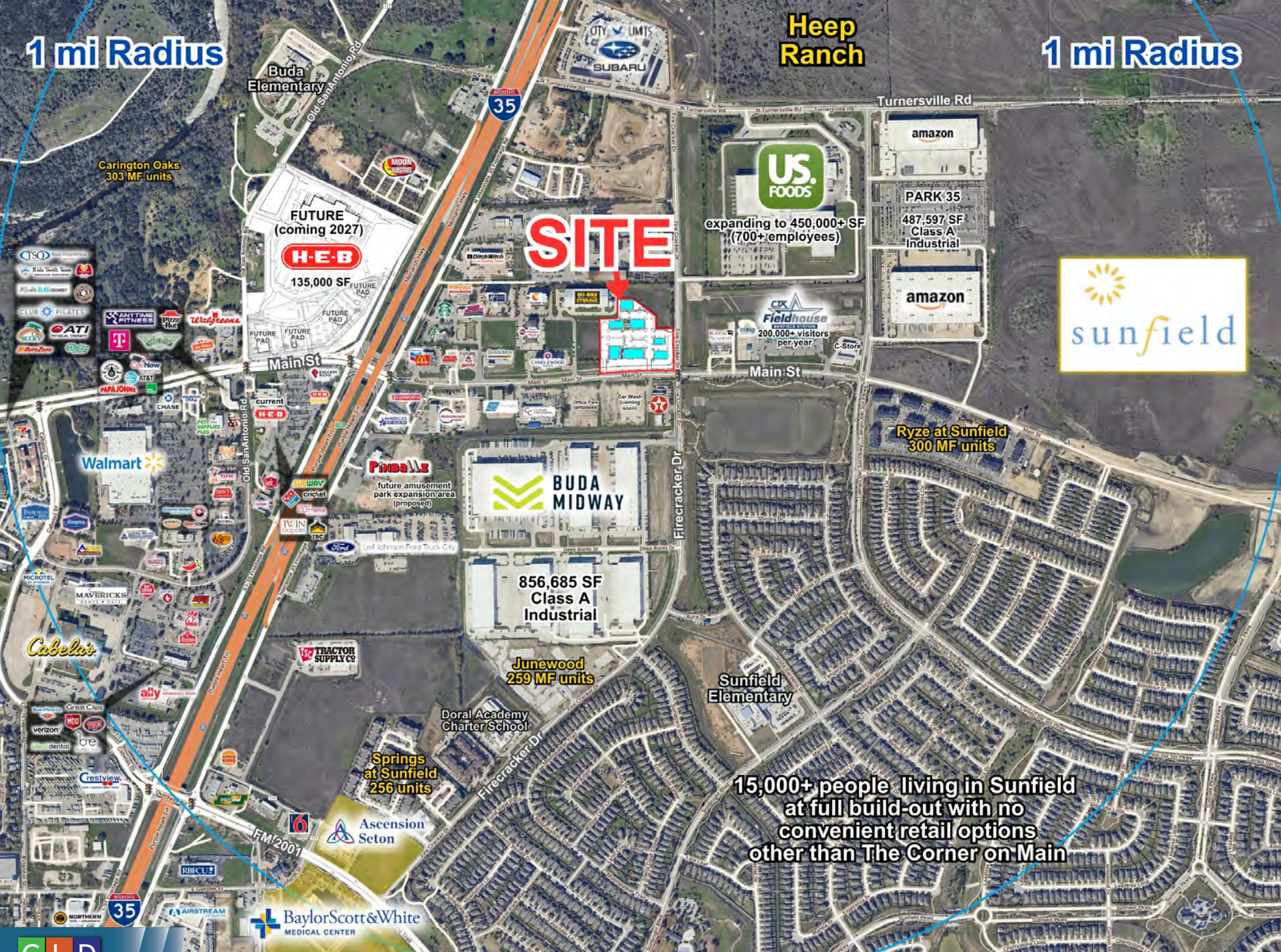
© 2025 CLD Realty, Inc. All rights reserved. All information contained herein is from sources deemed reliable, however, no representation or warranty is made to the accuracy thereof.



1 mi Radius

Heep Ranch

1 mi Radius



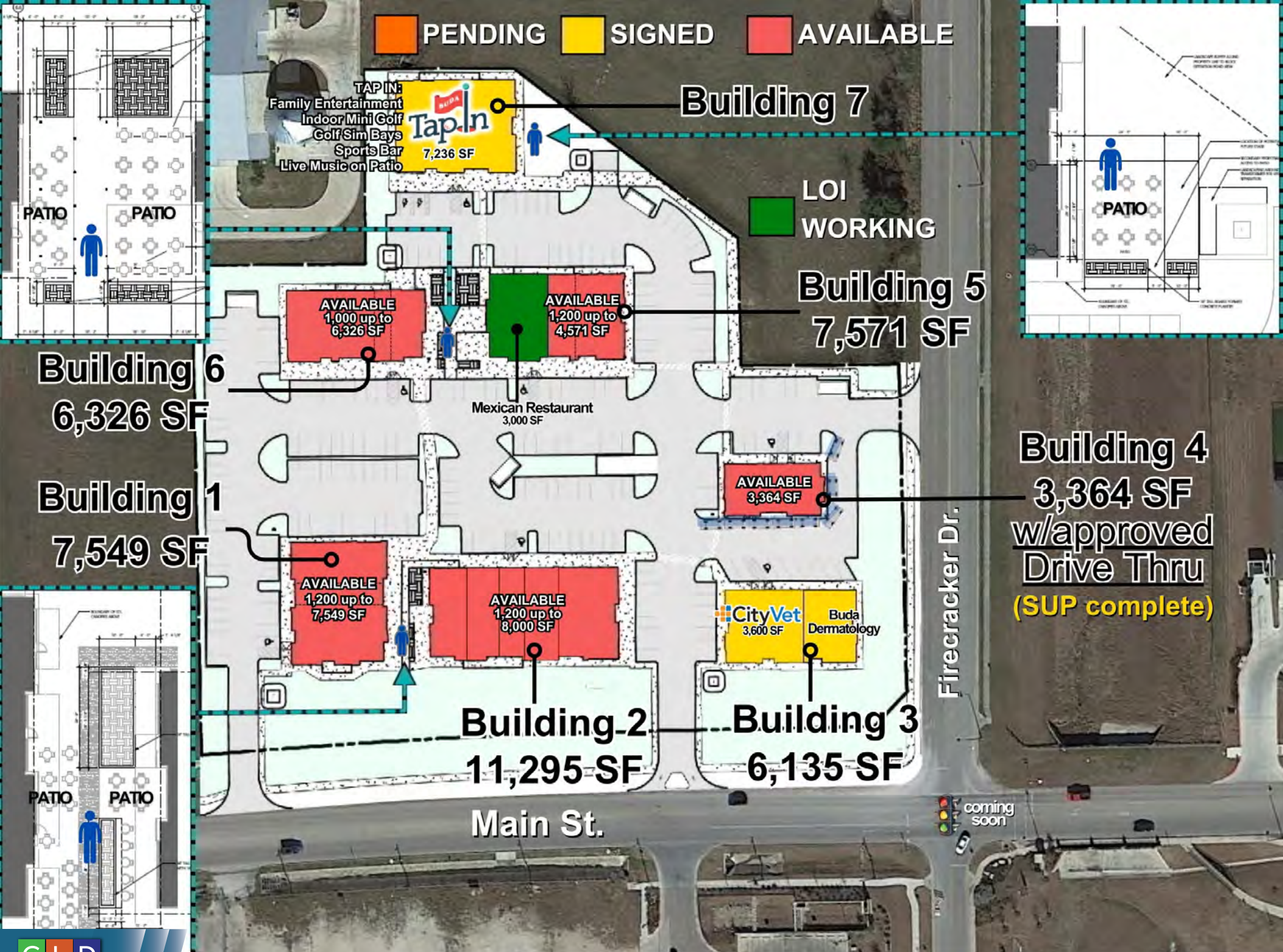
The Corner on Main, 2260 Main St., Buda TX 78610

© 2025 CLD Realty, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



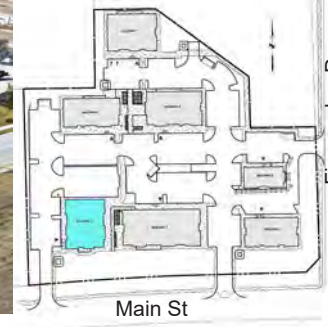




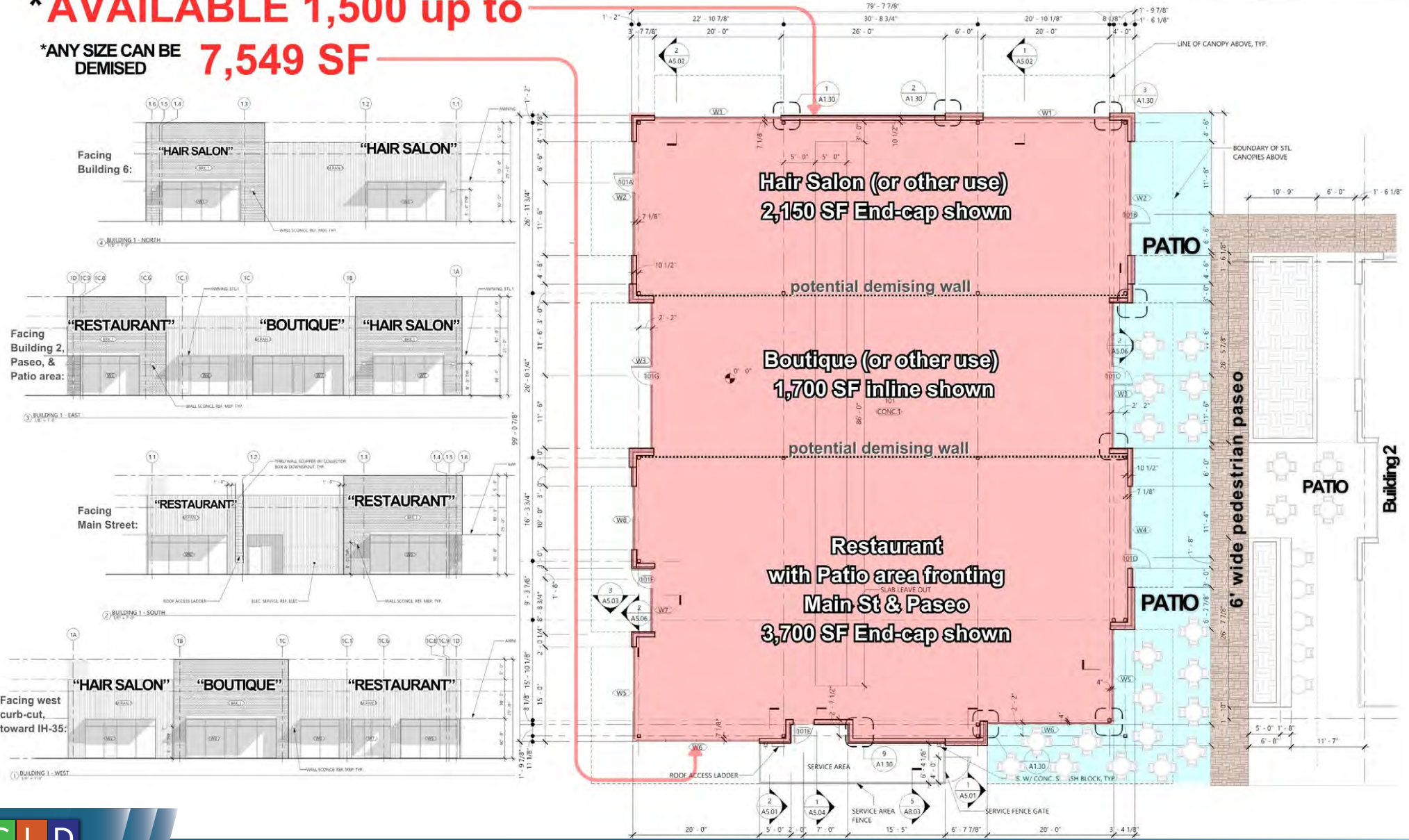




# BLDG 1



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

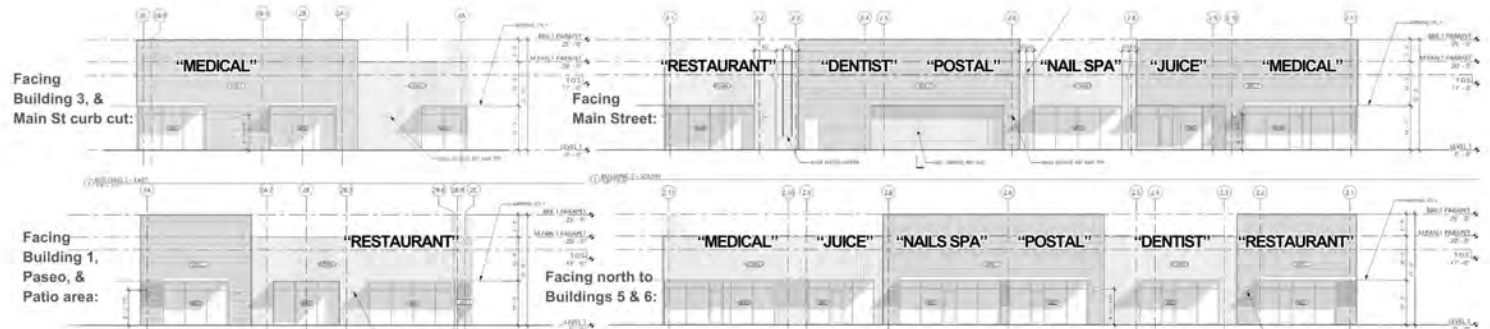
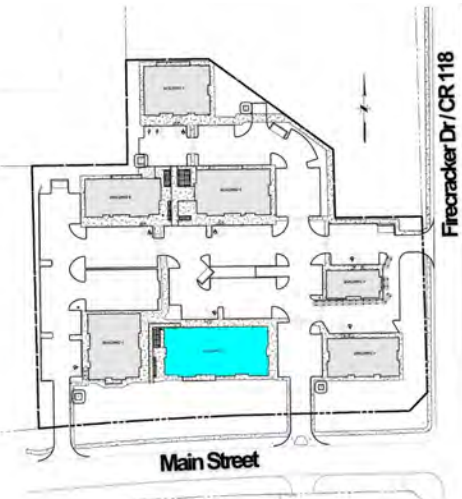


The Corner on Main, 2260 Main St., Buda TX 78610

© 2025 CLD Realty, Inc. All rights reserved. All information contained herein is from sources deemed reliable, however, no representation or warranty is made to the accuracy thereof.

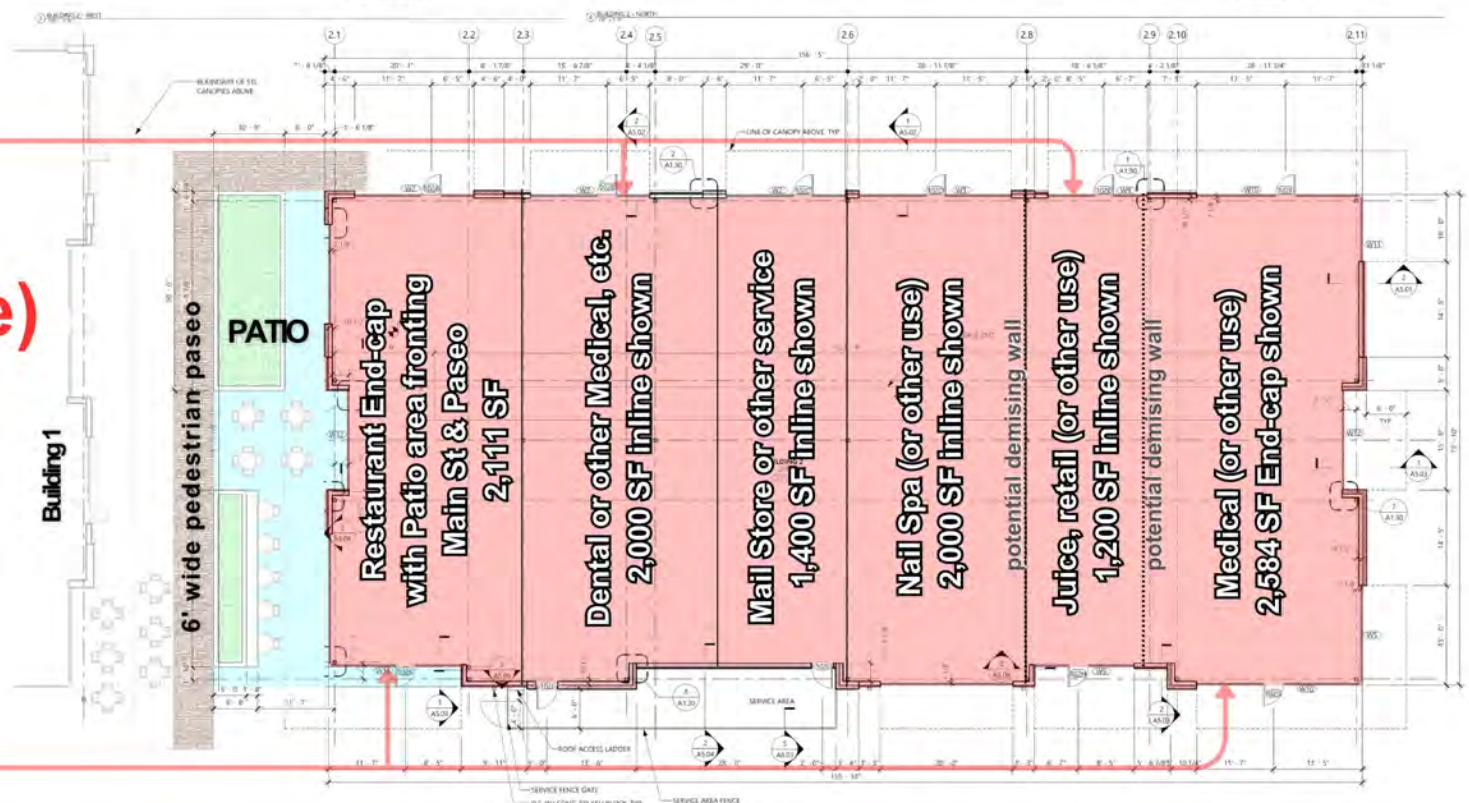


# BLDG 2



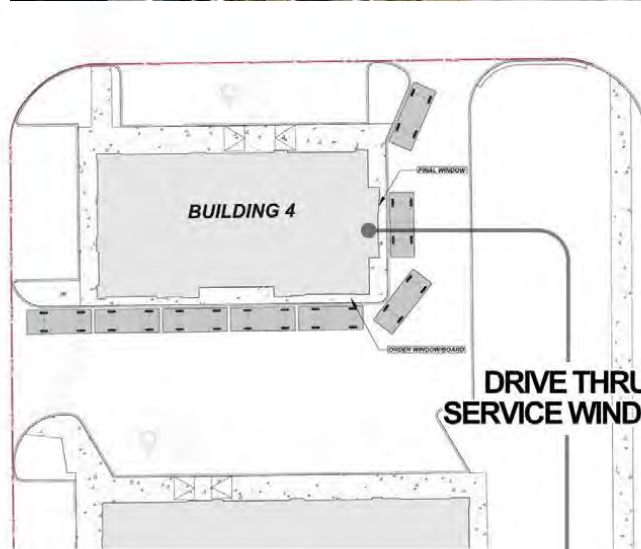
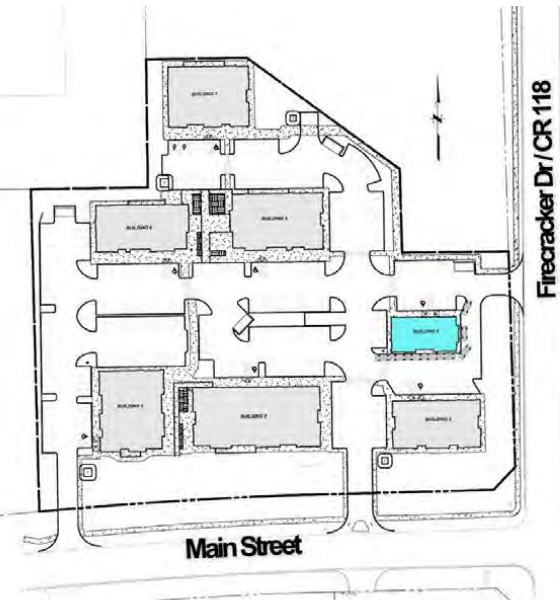
\*ANY SIZE CAN BE DEMISED

**\* AVAILABLE  
1,200 SF (inline)  
End-Caps  
Demisable  
up to  
8,000+ SF**



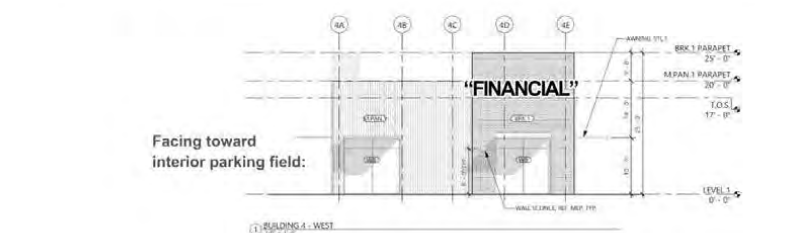
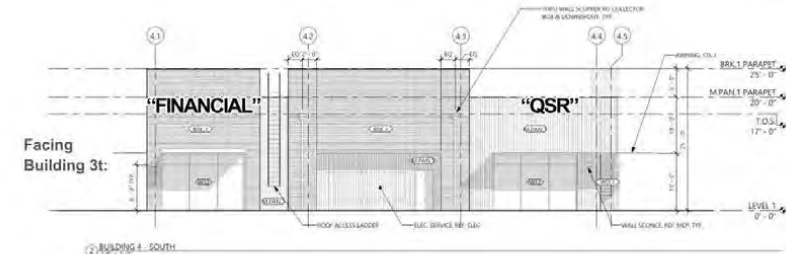
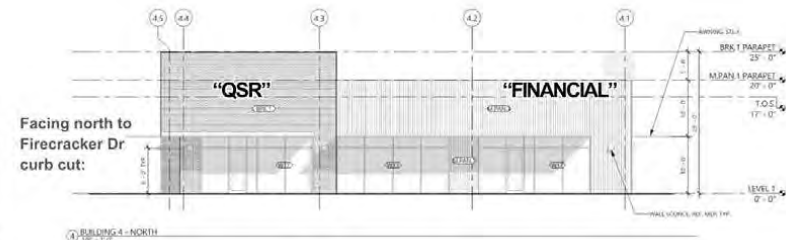


# BLDG 4



FIRE CRACKER DRIVE

DRIVE THRU  
SERVICE WINDOW



**AVAILABLE  
3,364 SF**

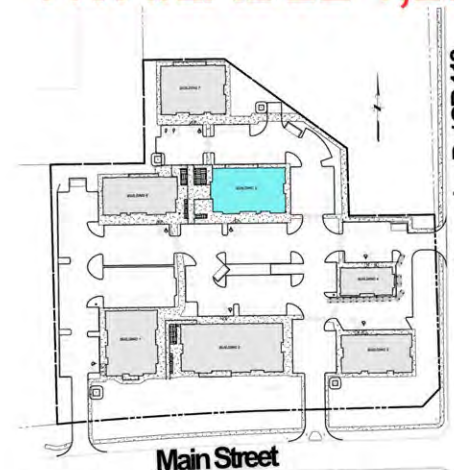
**Freestanding  
Drive Thru  
Approved**





# BLDG 5

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



Firecracker Dr/CR 118

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

Building 6

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**

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

**\*ANY SIZE CAN BE DEMISED**

Facing Building 6, Paseo, & Patio area:

"RESTAURANT"

Facing Firecracker Dr:

"FITNESS"

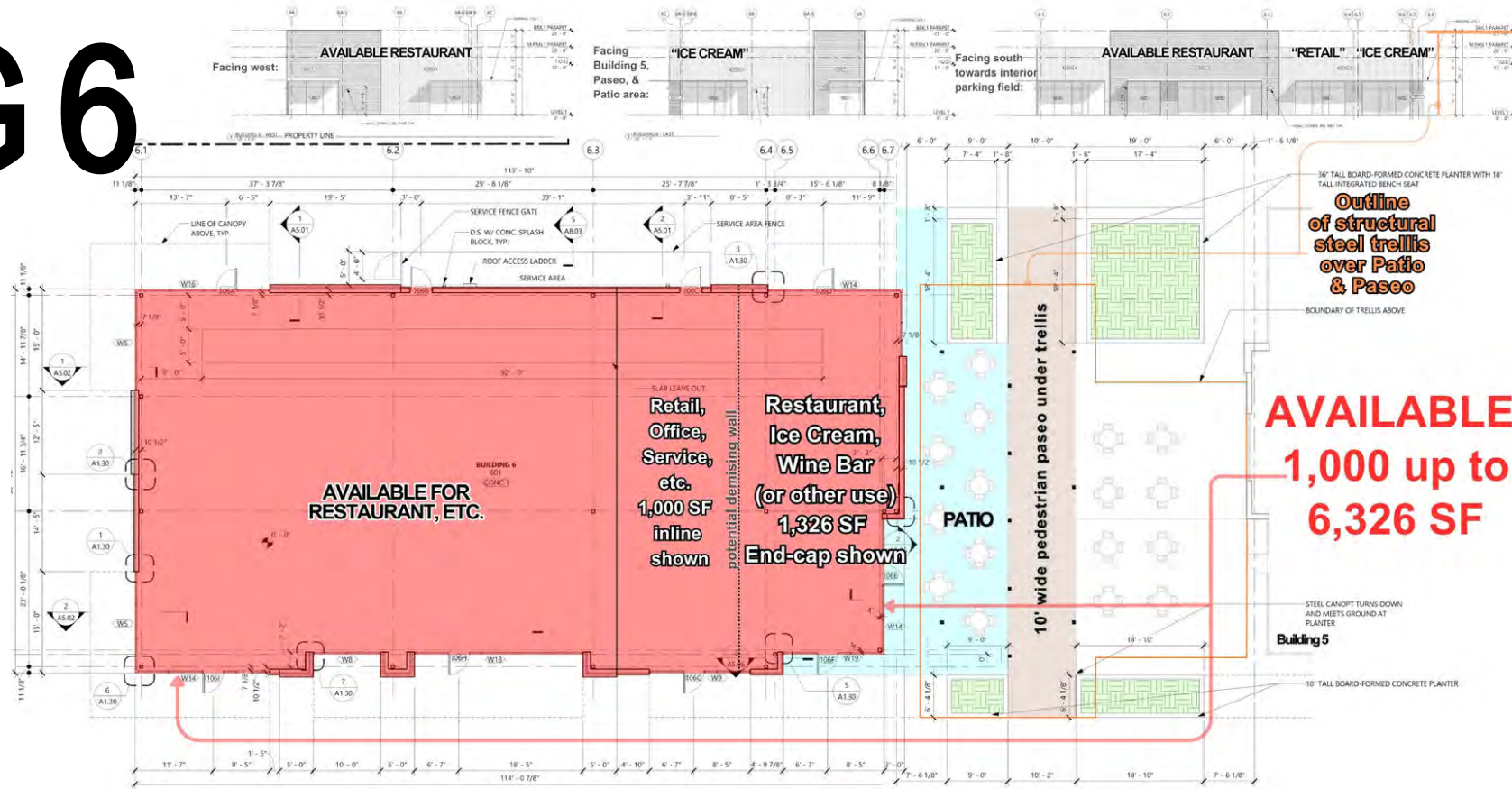


The Corner on Main, 2260 Main St., Buda TX 78610

© 2025 CLD Realty, Inc. All rights reserved. All information contained herein is from sources deemed reliable, however, no representation or warranty is made to the accuracy thereof.



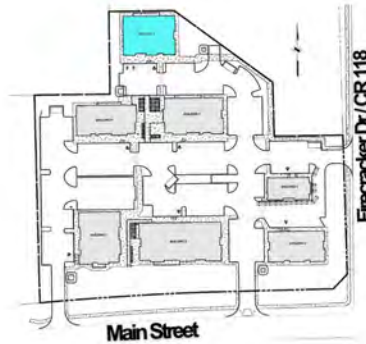
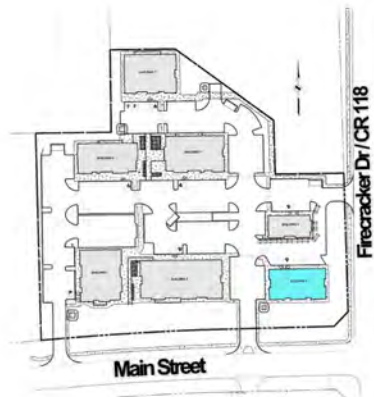
# BLDG 6





# BLDG 3

# BLDG 7



Fully Leased 7,236 SF



## 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 fan-friendly beer garden.



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

**STAY TUNED →**

Fully Leased 6,135 SF



BUDA DERMATOLOGY





# 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.

CLD Realty

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003695

License No.

info@cldrealty.com

Email

512-441-8888

Phone

Sean Murphy

Designated Broker of Firm

496649

License No.

smurphy@cldrealty.com

Email

512-441-8888

Phone

Ryder Jeanes

Licensed Supervisor of Sales Agent/ Associate

522120

License No.

rjeanes@cldrealty.com

Email

512-441-8888

Phone

Ben Nudelman

Sales Agent/Associate's Name

813037

License No.

bnudelman@cldrealty.com

Email

512-441-888

Phone

Buyer/Tenant/Seller/Landlord Initials

Phone