



BUDA MIDWAY

ACCESS TO  
**AUSTIN.  
TEXAS.**  
**THE NATION.**



**FIRE CRACKER DRIVE • BUDA, TX 78610**

Class A Industrial Space for Lease  
Up to 1 Million SF



UNITED PROPERTIES  
DEVELOPER



LEASING





DISCOVER WHY THIS CHARMING CITY IS TURNING  
HEADS IN THE INDUSTRIAL DEVELOPMENT MARKET.





## AUSTIN ITSELF IS PRETTY MUCH BUILT OUT,

and with online retailers vying for space and Tesla driving fierce competition among its suppliers to find affordable, ample industrial and warehouse facilities, the demand for nearby commercial space is outpacing development.

So, if you are a site selector weary of searching for superior warehouse, flex, or distribution space along the booming Central Texas, IH-35 corridor—this campus of thoughtfully designed Class A industrial space may just be what you're looking for.



**Located in Buda,**  
15 miles from Austin and 17 miles from  
Austin Bergstrom International Airport,

the property offers easy-on, easy-off access to the major highway systems that connect every city in the state combined with **affordable, outside-Austin-city-limits pricing.**

**Near the geographic center of the state, at the crossroads of IH-35 and SH-45,** Buda offers quick access to Austin, Round Rock, and Temple to the north; San Marcos, New Braunfels, and San Antonio to the south.

**Perhaps that's why some of the majors have already chosen Buda.** US Foods and other major companies have already established large-scale facilities here.





SOME OF THE MAJORS—US FOODS AND OTHER LARGE COMPANIES— ARE ESTABLISHED IN BUDA, AND IT'S NOT HARD TO SEE WHY THIS BUDDING CITY IS SO APPEALING.



Chelsea Bancroft at Louie's Craft BBQ / Charcuterie board at Water 2 Wine

Summer Moon Coffee / Tote bag from Buda Mercantile Co. / Live music at Los Olivos





Buda Midway—a thoughtfully  
designed Class A industrial space.



Buda Midway Entrance: Phase 1, Building 1



# WHY THE CITY OF BUDA?

BUDA

A THRIVING CITY WITH SMALL-TOWN FEEL

A CLOSE-KNIT COMMUNITY  
WITH HISTORIC CHARM.

The city boasts an impressive 13 parks across 268 acres of public parkland. No wonder the Texas State Legislature declared Buda Texas' official **Outdoors Capitol**.

This combination of convenient proximity to Austin's big-city advantages in a close-by rural setting is the impetus behind the city's growth. All these things make Buda an attractive place for the employees of any company that chooses to put down roots here.

Buda has nearly doubled in size this past decade, likely because **homes in Buda offer 50% more home-for-the-buck than Austin, attracting a ready, reliable workforce.**



Plus, the City of Buda Economic Development Corporation is prepared to offer incentives for companies looking to site here with potential **"Triple-Freeport" exemptions available for qualified applicants, as well as to fast-track permitting to facilitate quicker move-in.**

Buda is home to a number of popular local and Austin-based names, including Tavern on Main and Hat Creek Burgers, as well as national restaurants and retailers such as Walmart Supercenter, the region's only Cabela's, half a dozen national hotel brands, and Baylor Scott & White Medical Center.





- + **Population 18,907\***
- + **Median age 34.5\***
- + **Median HHI \$91,794\***
- + 15 miles south of Austin
- + 17 miles from Austin-Bergstrom International Airport
- + On the IH-35 corridor at the SH-45 junction
- + Easily access every major Texas highway
- + Close to both Samsung's Austin campus and the Tesla Gigafactory
- + One of the few cities to offer "Triple Freeport" exemption on qualified inquiries
- + Incentive programs offered by both the City of Buda and Buda Economic Development Corporation

\* Metrics provided by Buda Economic Development Corporation, 2021







Phase 1: Three buildings totaling just over 474,000 square feet.



BUDA IS A 15-MINUTE DRIVE TO AUSTIN, TX.



Buda Midway: Phase I / Downtown Austin

Buda Water Tower / Chelsea Bancroft at Buda Mill + Grain



## WHY BUDA MIDWAY?

This is not your typical, slab-sided, gray concrete box. Buda Midway's architectural plan is unexpectedly handsome.

This property checks all the right boxes in terms of location and access. More importantly, Buda Midway's architectural plan is unexpectedly handsome; the landscaping attractive and visually interesting, and the developer's ethos both community-invested and neighborly.



## Developed by United Properties

United Properties, the project developer, has been creating deep roots in the commercial real estate industry for more than 100 years.

Founded in 1916, this Minneapolis-based company imagines new possibilities in real estate to help enrich communities and create lasting legacies. Tapping into the energy and diversity of Austin, United Properties' third operating location looks forward to putting down deep roots in the Austin community. Privately held, United Properties is part of the Pohlad Companies, owners of the Minnesota Twins, NorthMarq and other ventures.

Beautifully landscaped with trees, greenery, and retention ponds designed to complement the city of Buda itself,

Buda Midway will become an integral part of the economic and social fabric of the community—a good neighbor providing jobs and giving back.

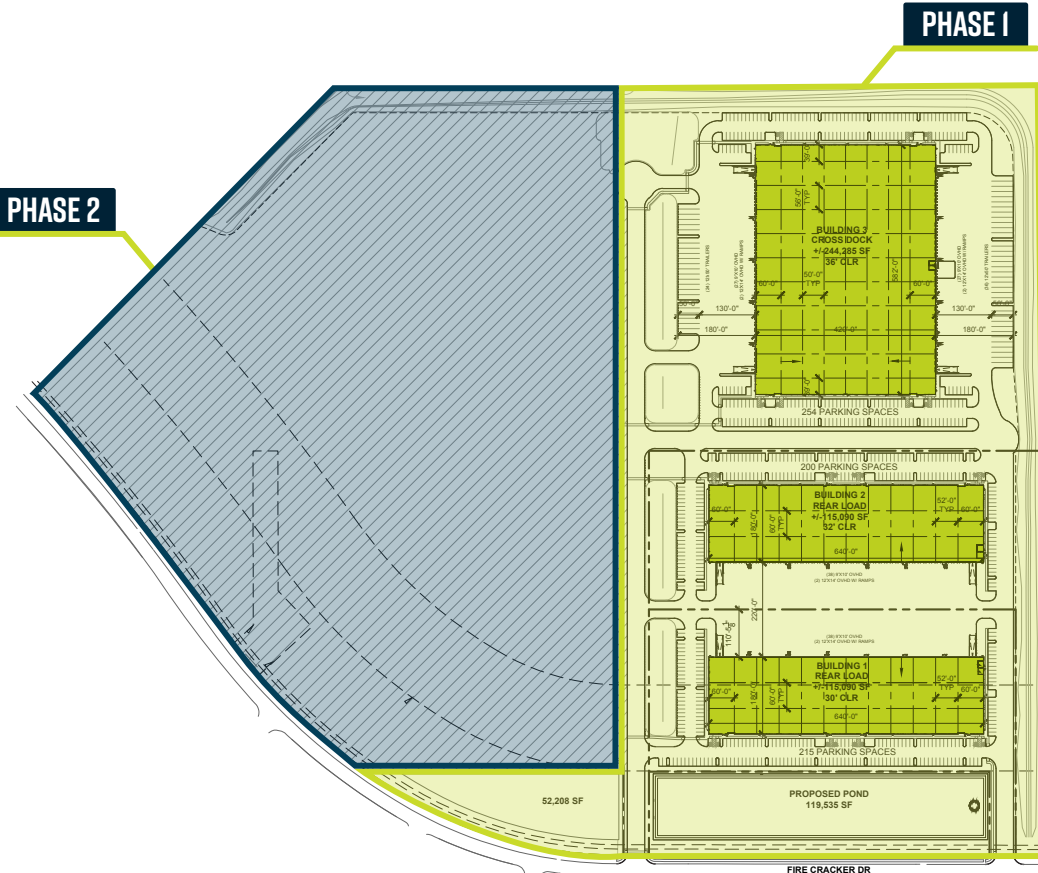
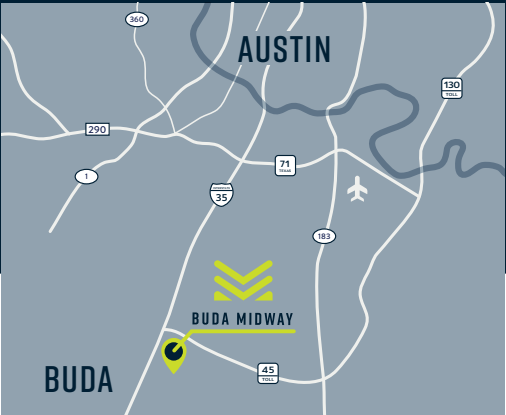


# PROPERTY FEATURES + SPECS

# LOCATION + SITE PLAN

The first phase includes three buildings on 35.88 acres totaling just over 474,000 square feet.

- + Building 1 ±115,090 Rear Load
- + Building 2 ±115,090 Rear Load
- + Building 3 ±244,285 Cross Dock



SPECS

|   |  |
|---|--|
| <b>CLEAR HEIGHTS</b><br>30' - 36'   | <b>CROSS DOCK:</b><br>254 PARKING SPACES,<br>58 DOCK DOORS,<br>60 TRAILER PARKING SPACES                                       |
| <b>REAR LOAD:</b><br>200 - 215 PARKING SPACES,<br>40 DOCK DOORS PER<br>BUILDING | <b>COLUMN SPACING:</b><br>BLDG 1 & 2: 52' X 60'<br>TYPICAL WITH 60' SPEEDBAY<br>BLDG 3: 50' X 56'<br>TYPICAL WITH 60' SPEEDBAY |



# THE NEIGHBORHOOD



| RESTAURANTS   | SPECIALTIES  | NIGHT LIFE   | HEALTH + BEAUTY  |
|---|--|--|--|
| <div><div></div><div>Arby's</div><div></div></div> <div><div></div><div>Brooklyn's Down South</div><div></div></div> <div><div></div><div>Chavelo's Mexican</div><div></div></div> <div><div></div><div>Chick-Fil-A</div><div></div></div> <div><div></div><div>Chili's</div><div></div></div> <div><div></div><div>Cracker Barrel</div><div></div></div> <div><div></div><div>Dan's Hamburgers</div><div></div></div> <div><div></div><div>Domino's Pizza</div><div></div></div> <div><div></div><div>Esther's Tex Mex</div><div></div></div> <div><div></div><div>Garcia's</div><div></div></div> <div><div></div><div>Hat Creek Burger Co.</div><div></div></div> <div><div></div><div>Helen's Casa Alde</div><div></div></div> <div><div></div><div>Jack in the Box</div><div></div></div> <div><div></div><div>Jalisco's Restaurant &amp; Bar</div><div></div></div> <div><div></div><div>KFC</div><div></div></div> <div><div></div><div>Logan's Roadhouse</div><div></div></div> <div><div></div><div>Los Olivos</div><div></div></div> <div><div></div><div>Main St. Pizza</div><div></div></div> <div><div></div><div>McDonald's</div><div></div></div> <div><div></div><div>Mud Bugs</div><div></div></div> <div><div></div><div>Panda Express</div><div></div></div> <div><div></div><div>Papa Johns</div><div></div></div> <div><div></div><div>Pizza Hut</div><div></div></div> <div><div></div><div>Sonic</div><div></div></div> <div><div></div><div>Subway</div><div></div></div> <div><div></div><div>Whataburger</div><div></div></div> | <div><div></div><div>Buda Soda Fountain</div><div></div></div> <div><div></div><div>Donut Palace</div><div></div></div> <div><div></div><div>Starbucks</div><div></div></div> <div><div></div><div>Summermoon Coffee Bar</div><div></div></div> <div><div></div><div>Sweet Cakes 4 U</div><div></div></div> <div><div></div><div>Freddy's Frozen Custard and Steamburgers</div><div></div></div>   | <div><div></div><div>Nate's</div><div></div></div> <div><div></div><div>Pinballz Kingdom</div><div></div></div> <div><div></div><div>Tavern on Main</div><div></div></div> <div><div></div><div>The Cigar Vault</div><div></div></div> <div><div></div><div>Water 2 Wine</div><div></div></div> <div><div></div><div>Willie's Joint</div><div></div></div>   | <div><div></div><div>Buda Med Spa</div><div></div></div> <div><div></div><div>CustomFitt</div><div></div></div> <div><div></div><div>Buda Drug Store</div><div></div></div> <div><div></div><div>Buda Health Center</div><div></div></div> <div><div></div><div>Mike's Barber Shop</div><div></div></div> <div><div></div><div>Salon One 12</div><div></div></div> <div><div></div><div>Shear Impressions</div><div></div></div> <div><div></div><div>Willow Gardens Hot Yoga</div><div></div></div> |
| FOOD TRUCKS   | WHERE TO STAY  | SHOPPING   |  |
| <div><div></div><div>A Snowball's Chance</div><div></div></div> <div><div></div><div>Amici</div><div></div></div> <div><div></div><div>Bandit Tacos</div><div></div></div> <div><div></div><div>Bat Wings Co.</div><div></div></div> <div><div></div><div>Beaux Southern Seafood</div><div></div></div> <div><div></div><div>Los Brothers</div><div></div></div> <div><div></div><div>Louie's Craft BBQ</div><div></div></div> <div><div></div><div>Mambo Freeze</div><div></div></div> <div><div></div><div>Pie Shack</div><div></div></div> <div><div></div><div>Shugabee's</div><div></div></div>  | <div><div></div><div>Best Western</div><div></div></div> <div><div></div><div>Candlewood Suites</div><div></div></div> <div><div></div><div>Comfort Suites</div><div></div></div> <div><div></div><div>Fairfield Inn &amp; Suites</div><div></div></div> <div><div></div><div>Hampton Inn &amp; Suites</div><div></div></div> <div><div></div><div>Holiday Inn</div><div></div></div> <div><div></div><div>Mircotel Inn &amp; Suites</div><div></div></div> <div><div></div><div>Studio 6</div><div></div></div> | <div><div></div><div>B&amp;B Quilting</div><div></div></div> <div><div></div><div>Buda Bike Co.</div><div></div></div> <div><div></div><div>Buda Mercantile Co.</div><div></div></div> <div><div></div><div>Buda's Red Door</div><div></div></div> <div><div></div><div>Cabela's</div><div></div></div> <div><div></div><div>Ellipsis Boutique</div><div></div></div> <div><div></div><div>HEB</div><div></div></div> <div><div></div><div>Little Bluebird</div><div></div></div> <div><div></div><div>Main Mercantile</div><div></div></div> <div><div></div><div>Mockingbird Made</div><div></div></div> <div><div></div><div>Old Main Street Station</div><div></div></div> <div><div></div><div>Thatcher</div><div></div></div> <div><div></div><div>The Budaful Hiker</div><div></div></div> <div><div></div><div>The Mercantile Mill + Grain</div><div></div></div> <div><div></div><div>Tractor Supply Co.</div><div></div></div> <div><div></div><div>Walmart</div><div></div></div> |  |

HEB / Buda Mercantile Co. / Nate's Coffee & Cocktails / Louie's Craft BBQ / Cabela's  
Chelsea Bancroft with a cocktail at Nate's / Starbucks Coffee



RICH WITH CULTURE,  
HISTORY AND COMMUNITY,  
BUDA, TEXAS HAS THE  
PERFECT BLEND OF  
BOUTIQUE SHOPS AND  
CHAIN COMFORT.







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BUDAMIDWAY.COM

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