



107



LAND // FOR SALE OR LEASE

1540 SATTERWHITE RD // BUDA, TX // 78610

1540

SATTERWHITE

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READY-TO-USE LIGHT INDUSTRIAL SITE

An increasingly rare opportunity to lease or purchase a fully prepped light industrial site in one of Central Texas' fastest-growing industrial corridors. This property features 18-inch packed base acreage, ideal for laydown yards, heavy equipment storage, or contractor operations.

Multiple on-site improvements offer flexibility for conversion to a sales office or operational facility. The site is fully accessible and ready for immediate use, with excellent connectivity to I-35 and surrounding regional infrastructure.

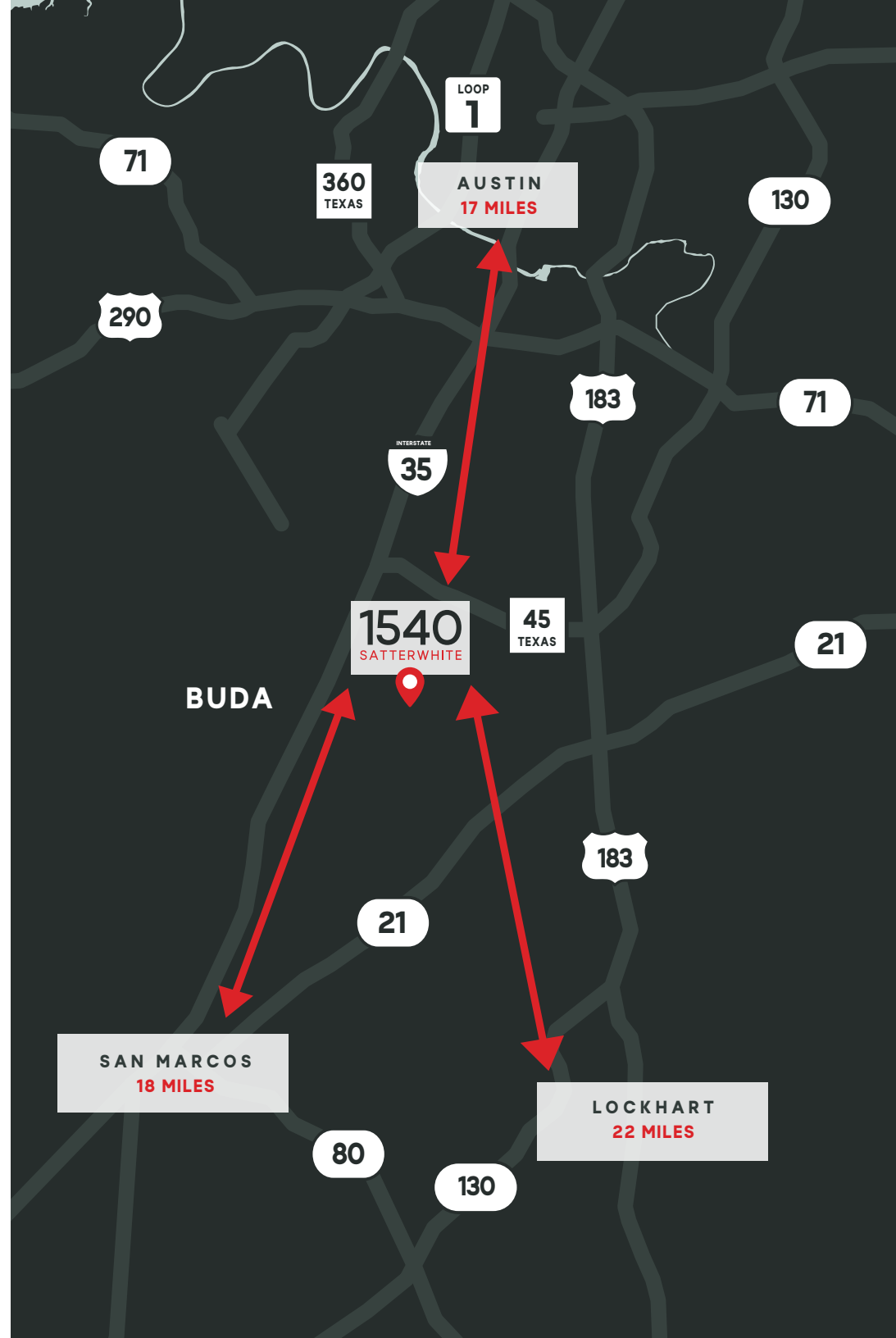
Perfect for users in construction, logistics, or industrial services seeking a functional and well-located base of operations.

AVAILABILITY

For Sale 7.9 Acres
For Lease Up to 5 Acres

FEATURES

- ▶ 18" Compacted Road Base – Site-prepped and ready for heavy equipment or vehicle traffic
- ▶ Level Topography with On-Site Detention – Ideal for immediate development or outdoor storage
- ▶ Multiple On-Site Structures – Includes storage containers, small residential-style buildings, a commercial-grade kitchen, and a unique underground speakeasy
- ▶ Direct Road Frontage – Excellent visibility and ease of access
- ▶ Utilities in Place – City water, electricity, and septic system already installed
- ▶ Versatile Improvements – Infrastructure supports a variety of industrial, commercial, or specialty uses



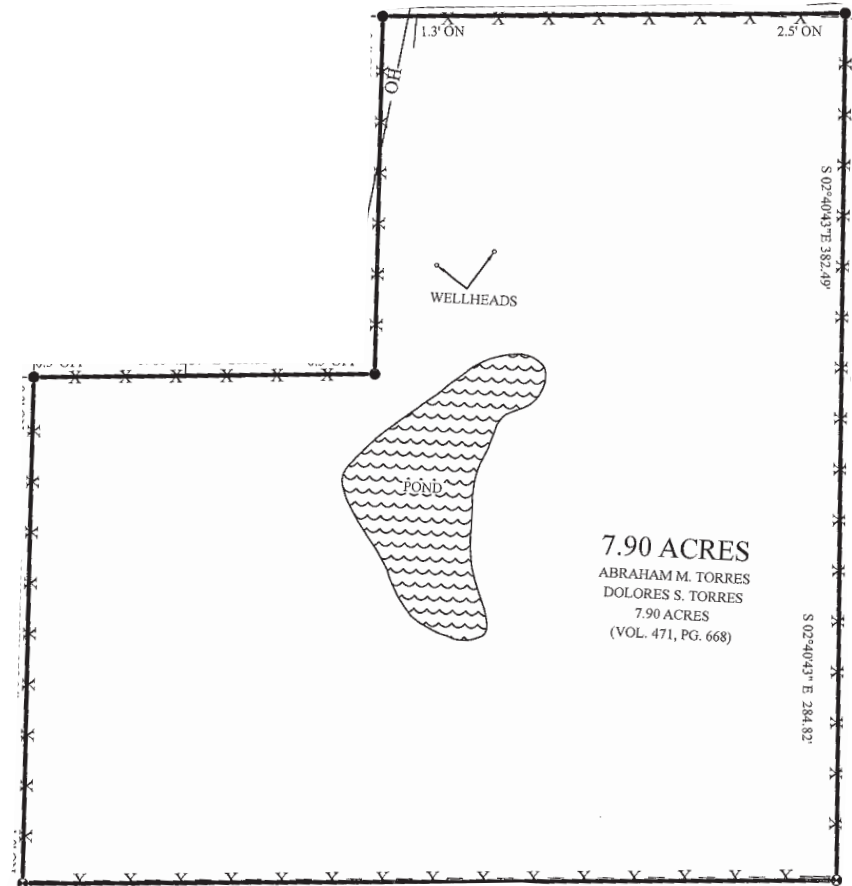
An aerial photograph of a property with a large red overlay indicating the leasable area. The red area covers most of the central and right portions of the image, with some buildings and structures visible within it. A white circle with a black outline is positioned on the right side of the red area, with a black line extending from it towards the right edge of the image.

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LEASABLE LAND

**UP TO 5 ACRES
LEASABLE AREA**



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SATTERWHITE

LOCATION + AMENITIES



amazon

US.
FOODS

H-E-B

TSC TRACTOR
SUPPLY CO

NORTHERN
TOOL + EQUIPMENT

Cabela's

INTERSTATE
35

212

SATTERWHITE BUSINESS PARK

- ▶ DIAMOND PLUMBING
- ▶ STRINTEG ENGINEERING
- ▶ TURBO DORK PAINT
- ▶ SMALLHOLD
- ▶ THIS GUTTERS
- ▶ ALUMADOOR
- ▶ GHOST
- ▶ ATX BATTERIES
- ▶ MARTIN BROTHERS

2001

107

QT

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THE ODYSSEY BUSINESS PARK

- ▶ CASTEEL FIRE PROTECTION
- ▶ ACME AIR CONDITIONING
- ▶ WIBOTECH
- ▶ S&D PLUMBING
- ▶ HANDWROUGHT WALLBOARD
- ▶ LUNAR BEE
- ▶ WOLF TACTICAL
- ▶ SLP CABLE

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SATTERWHITE

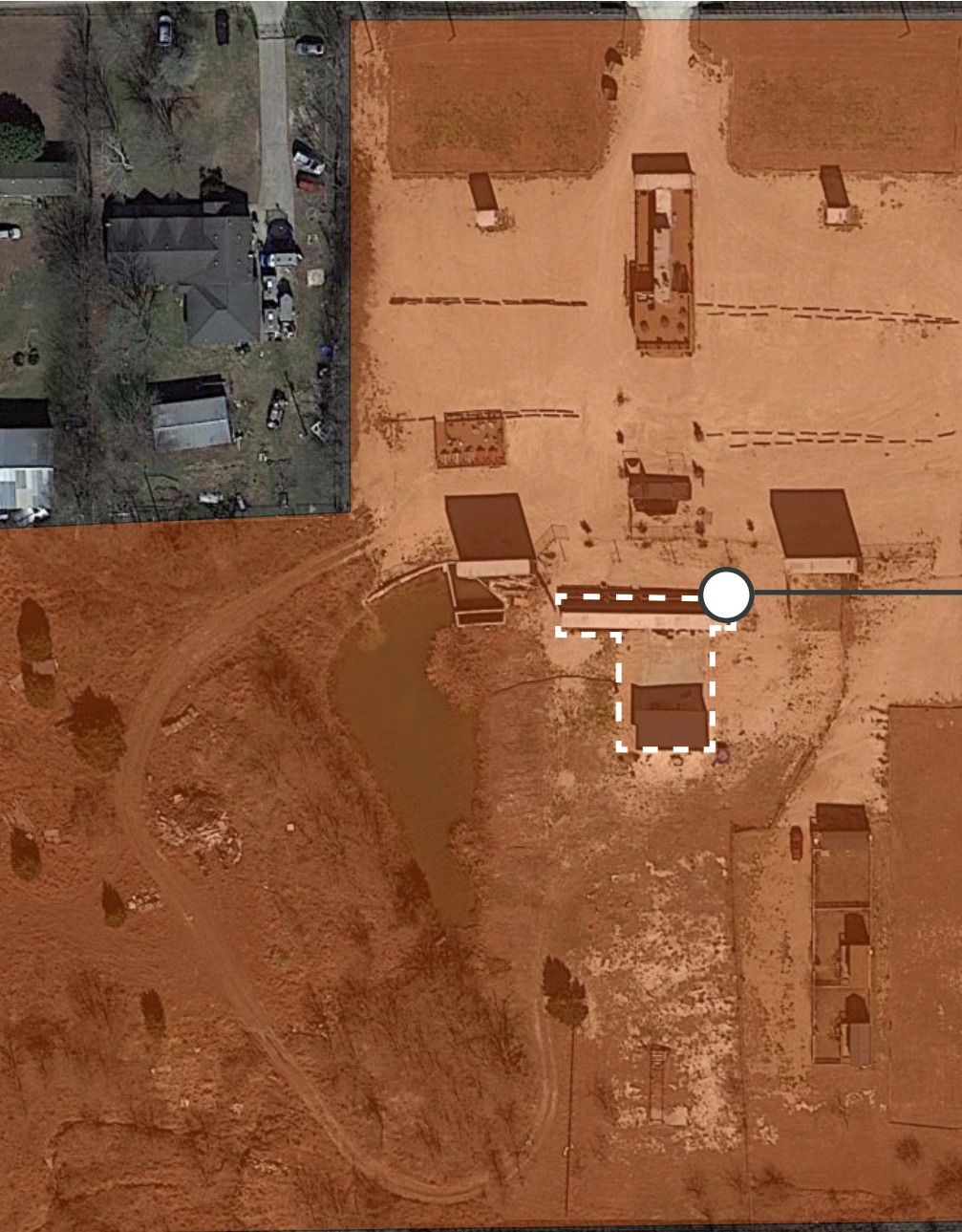
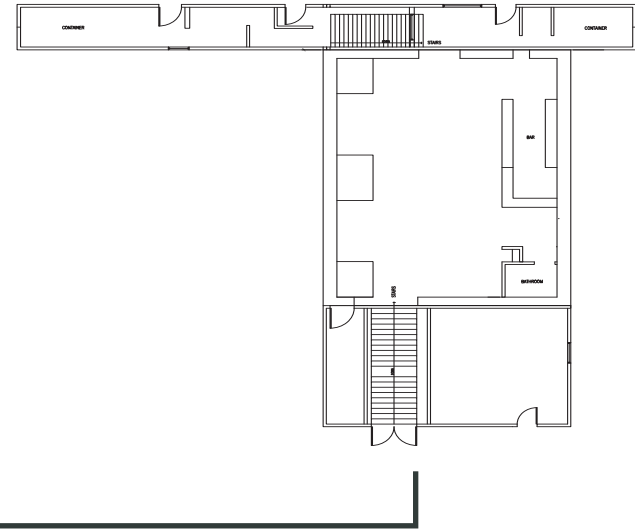
DRIVE TIMES

SAN MARCOS	25 MIN
AUSTIN	25 MIN
SAN ANTONIO	75 MIN
ROUND ROCK	45 MIN

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SATTERWHITE

SPEAKEASY FLOOR PLAN

SUBGRADE SPEAKEASY FLOOR PLAN
EASILY CONVERTED TO SALES OFFICE



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SATTERWHITE

PROPERTY PHOTOS



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SATTERWHITE

BUDA, TX 78610

FOR MORE
INFORMATION
PLEASE CONTACT

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Information About Brokerage Services

Texas law requires all real estate license holders 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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date