KALIL
COMMERCIAL



Asking rate:

$19.50/SF NNN

Operating Expenses: $2.37/SF

16806 S IH 35, BUDA, TX

Industrial Building in Buda

- Building size: 14,449 square feet
- Site area: 1.60 acres
- Layout: 15% office space
- Two oversized grade-level loading doors
- 22’ ceiling height
- Year Built: 2006
- Zoning: Light Industrial (LI)
- Fully fenced & secured
- LOW OPERATING EXPENSES $2.37/SF
- 2025 Taxes: $26,722.85 ($1.85/SF)
- 2025 Insurance: $7,485 ($0.52/SF)

FOR MORE INFORMATION, CONTACT:

Steven Kalil
steven@kalilcommercial.com
512.717.4981

KALIL
COMMERCIAL





KALIL
COMMERCIAL



PROPERTY DESCRIPTION

Located in Buda's thriving industrial hub, this 14,449 sq ft single-tenant metal building sits on a 1.60-acre fenced lot along I-35. Featuring 22-foot ceilings, two oversized grade-level rear loading doors, and efficient workflow design, it suits warehousing, distribution, light manufacturing, or specialized storage.

Prime I-35 access connects directly to Austin, San Antonio, and beyond, making this modern, secure facility an ideal choice for businesses looking to establish or expand in Central Texas.

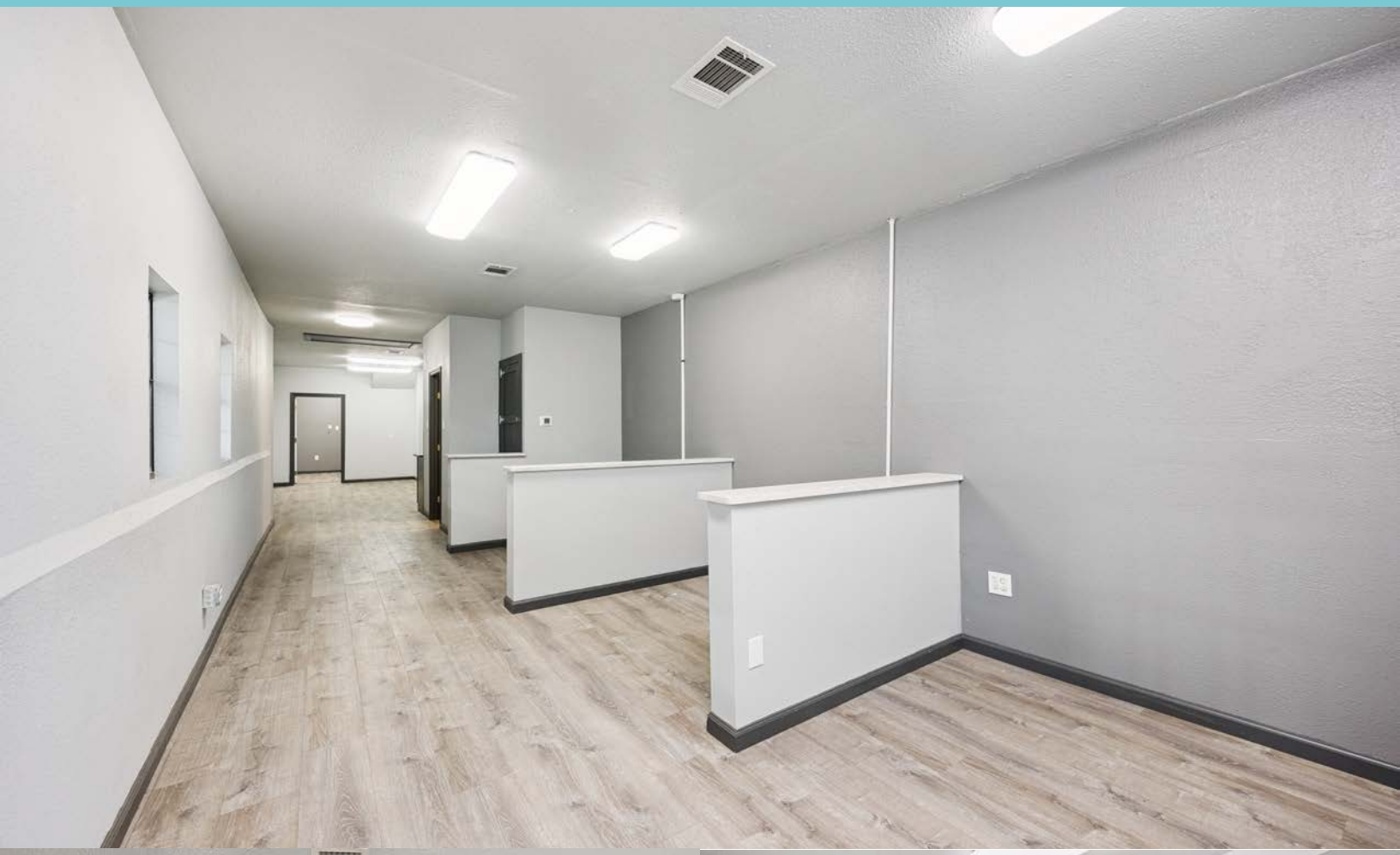
KALIL
COMMERCIAL







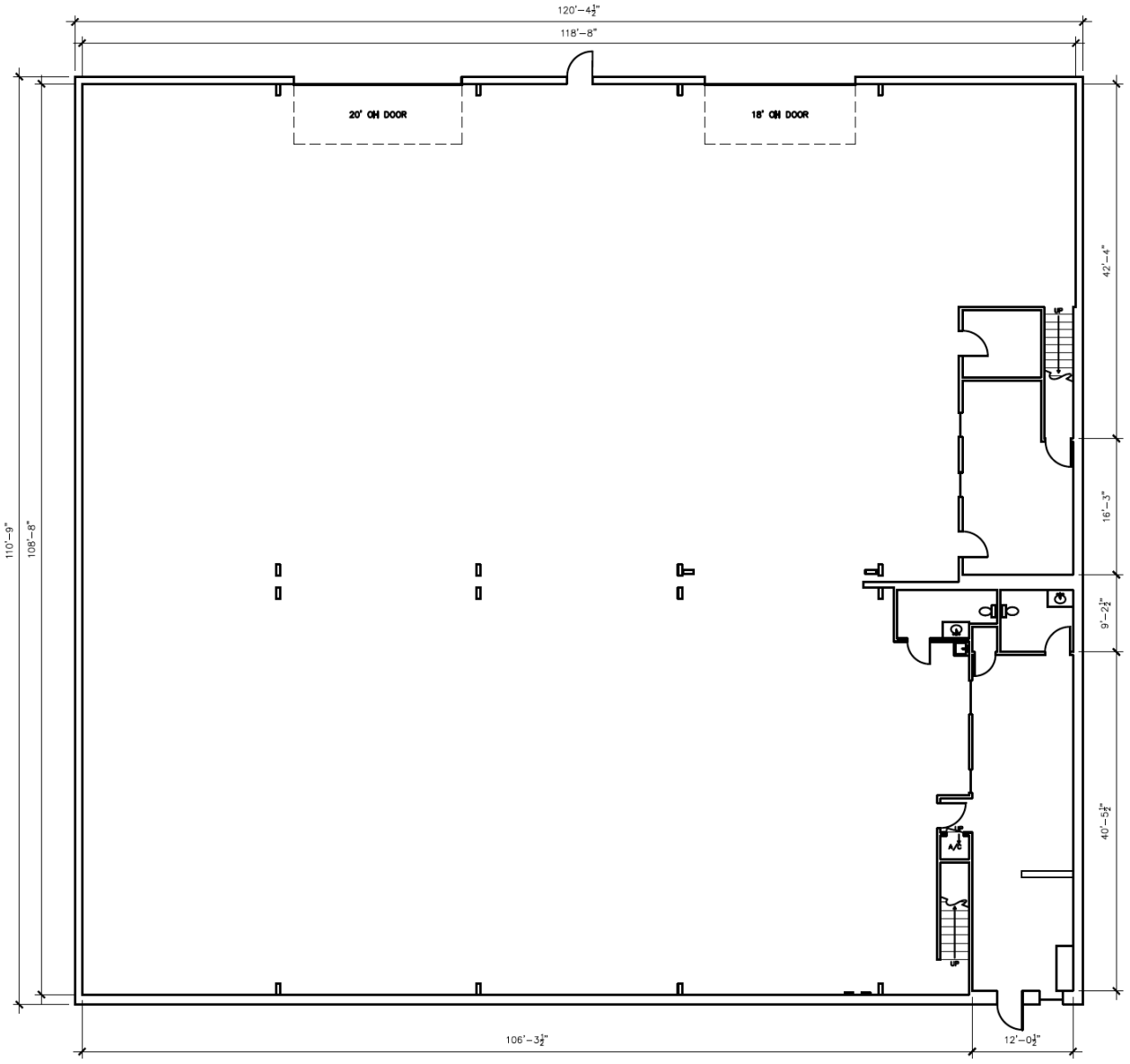
KALIL
COMMERCIAL



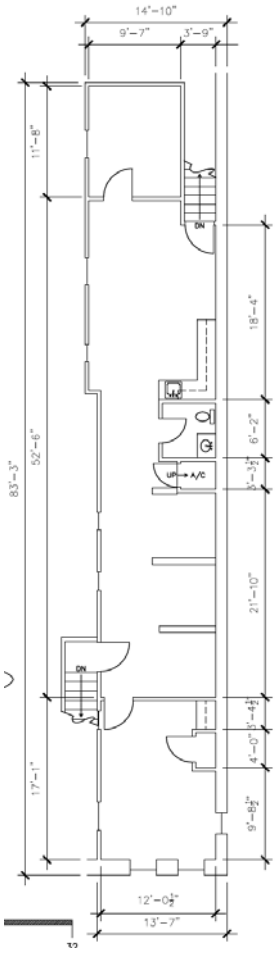




KALIL
COMMERCIAL



2ND FLOOR



AS-BUILT FLOORPLAN

- 3 restrooms – customer, warehouse & employee restroom upstairs
- 2nd floor office space with break room
- Mix of private offices and open office

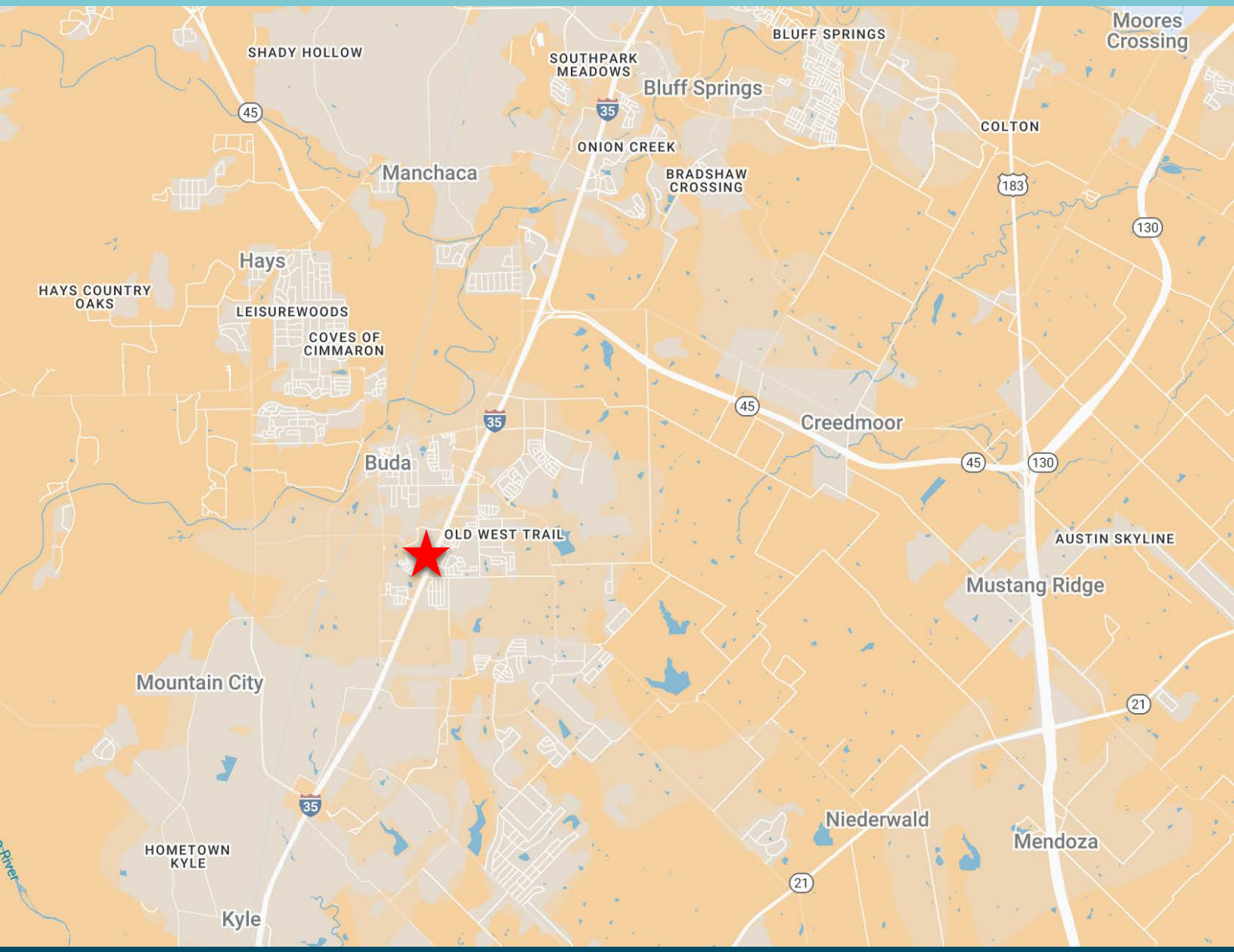
KALIL
COMMERCIAL



LOCATION

- Centrally located in Buda with effortless access to I-35
- 20-minute drive to ABIA (+/- 18 miles)
- 20-minute drive to Downtown Austin (+/- 17 miles)
- 20-minute drive to San Marcos (+/- 18 miles)
- 1-hour drive to San Antonio (+/- 66 miles)

KALIL
COMMERCIAL



FOR MORE INFORMATION, CONTACT:
Steven Kalil
steven@kalilcommercial.com
512.717.4981

KALIL COMMERCIAL

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

11/2/2015

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 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.

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

Brokerage Firm: Kalil Commercial, LLC – Designated Broker: Steven Kalil – License No.: 0568121 – Email: steven@kalilcommercial.com