



Asking price:

\$18.00/SF NNN

2025 OPEX: \$3.68/SF

194 PARK 35 COVE S, BUDA, TX

Industrial Building in Buda

- Building size: +/- 10,500 square feet
- Site area: 1.98 acres
- Layout: +/- 3,000 square feet of office space
- Three (3) semi-dock overhead loading doors
- Two (2) dock-high overhead loading doors
- Two (2) grade level overhead loading doors
- 22' ceiling height at peak
- Zoning: Light Industrial (LI)

FOR MORE INFORMATION, CONTACT:

Steven Kalil

steven@kalilcommercial.com

512.717.4981





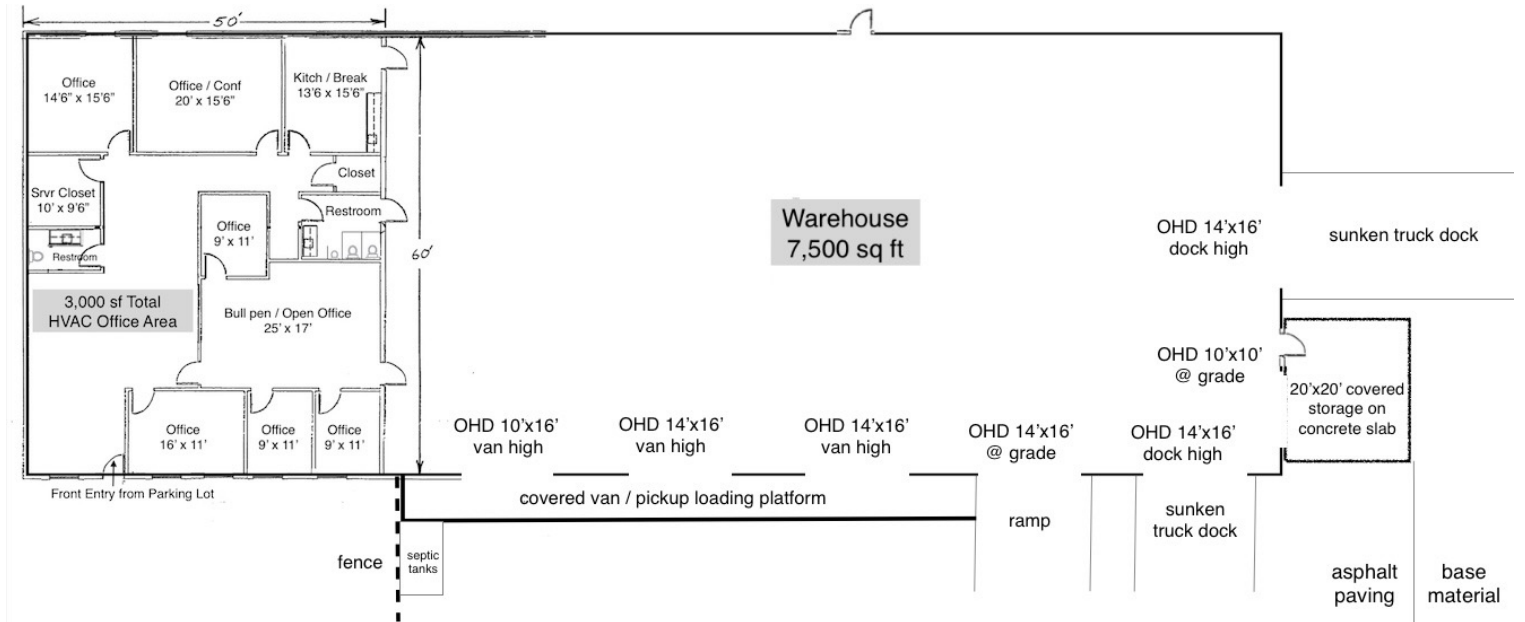


PROPERTY DESCRIPTION

Nestled in the thriving industrial hub of Buda, Texas, this exceptional 10,500 square foot single-tenant metal industrial building offers a prime opportunity for businesses seeking a strategic location with superior functionality. Situated on a spacious 1.98-acre lot, the property is fully fenced and secured. The building boasts 22-foot ceiling heights at the peak, providing ample vertical space for storage, manufacturing, or specialized equipment. Equipped with multiple loading docks, the facility is designed for seamless logistics and efficient workflow, catering to a variety of industrial needs. Its prime location offers easy access to I-35, a major transportation artery, connecting businesses to Austin, San Antonio, and beyond. Whether for warehousing, distribution, or light manufacturing, this modern industrial property combines robust construction with strategic positioning, making it an ideal choice for businesses looking to establish or expand their presence in Central Texas.







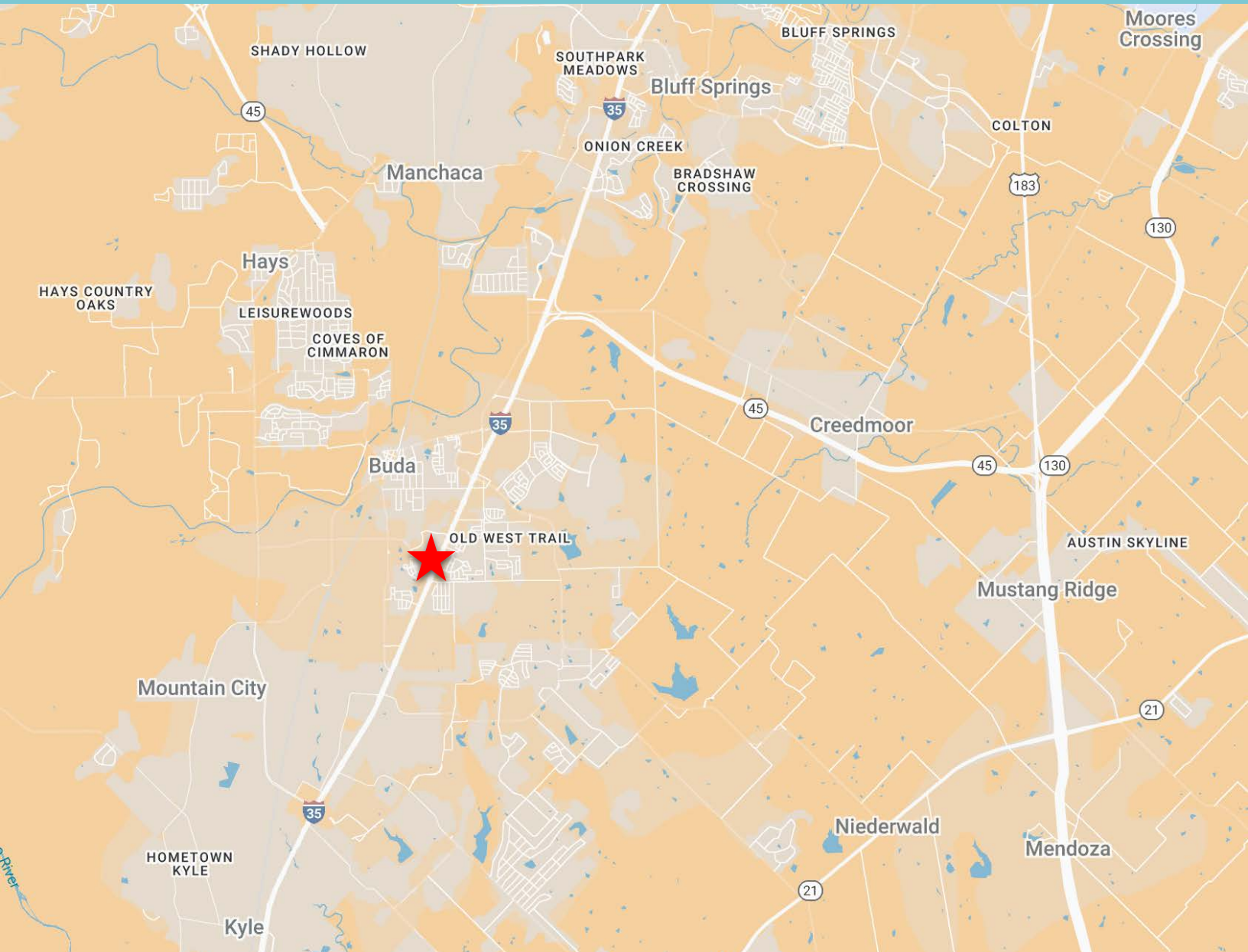


LOCATION

- 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)





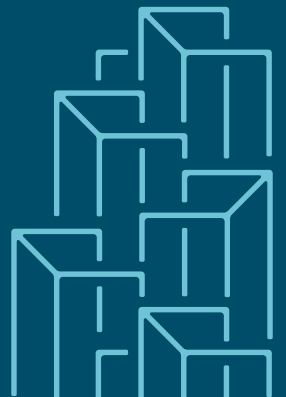


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Information About Brokerage Services

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