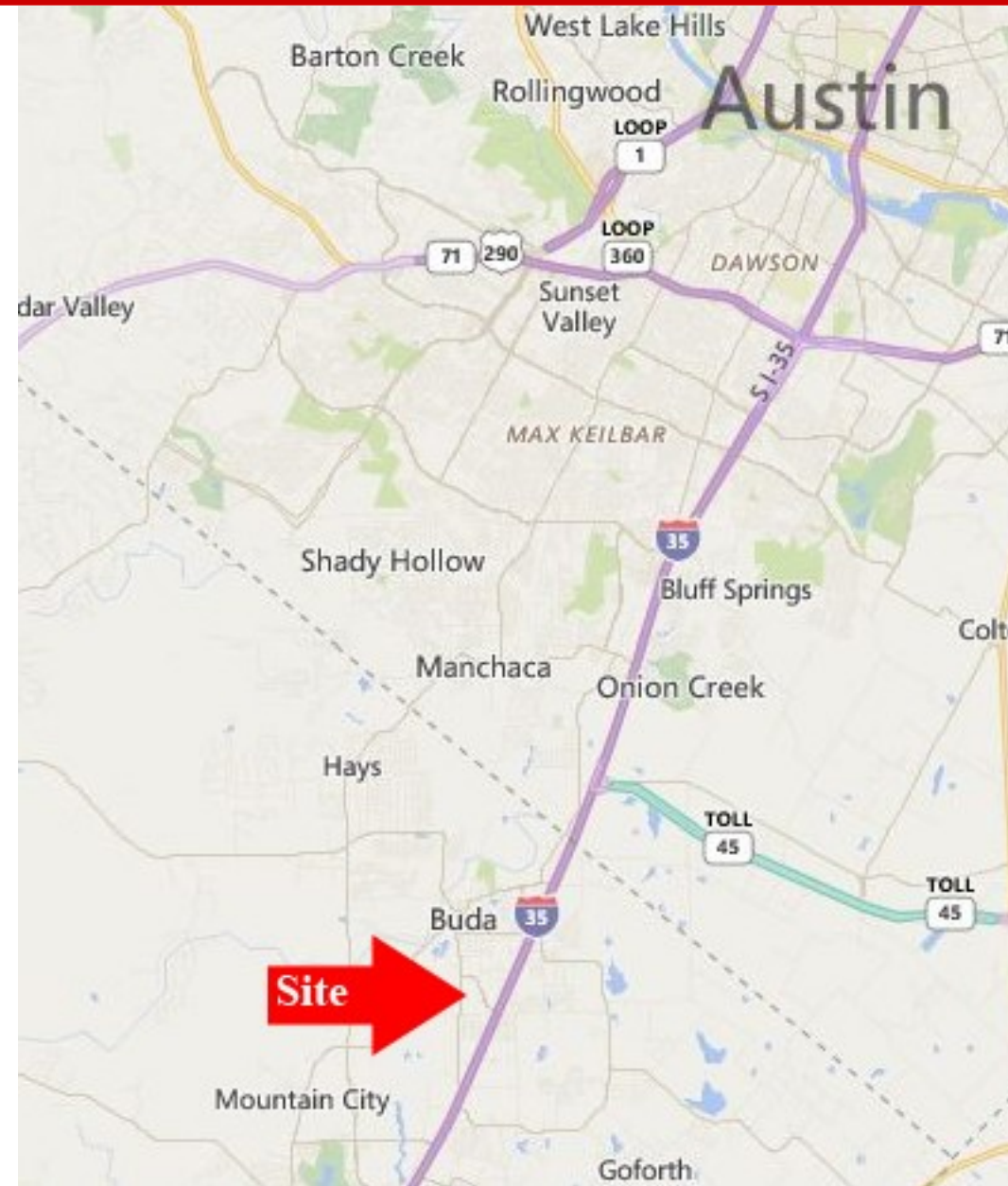
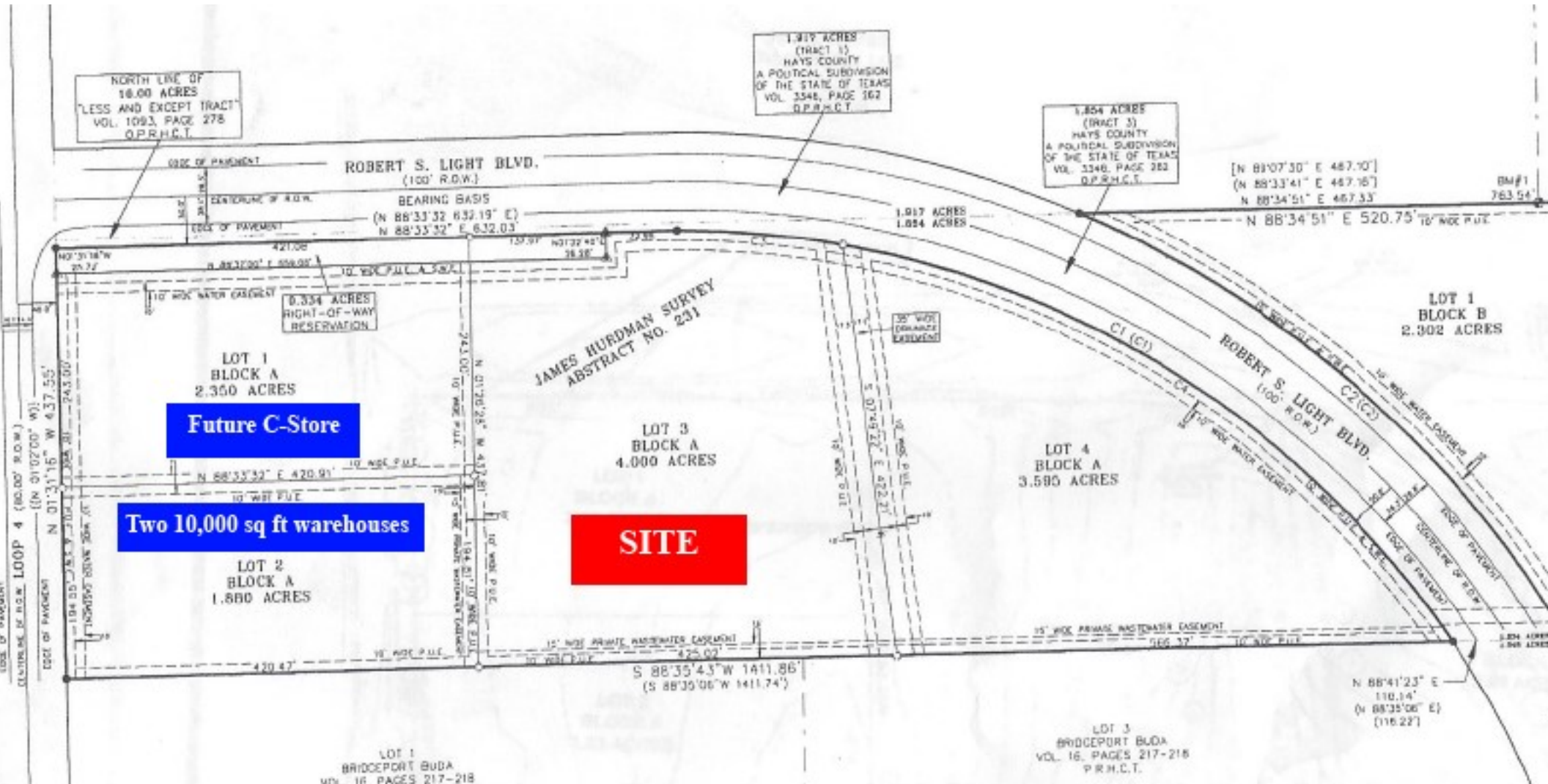


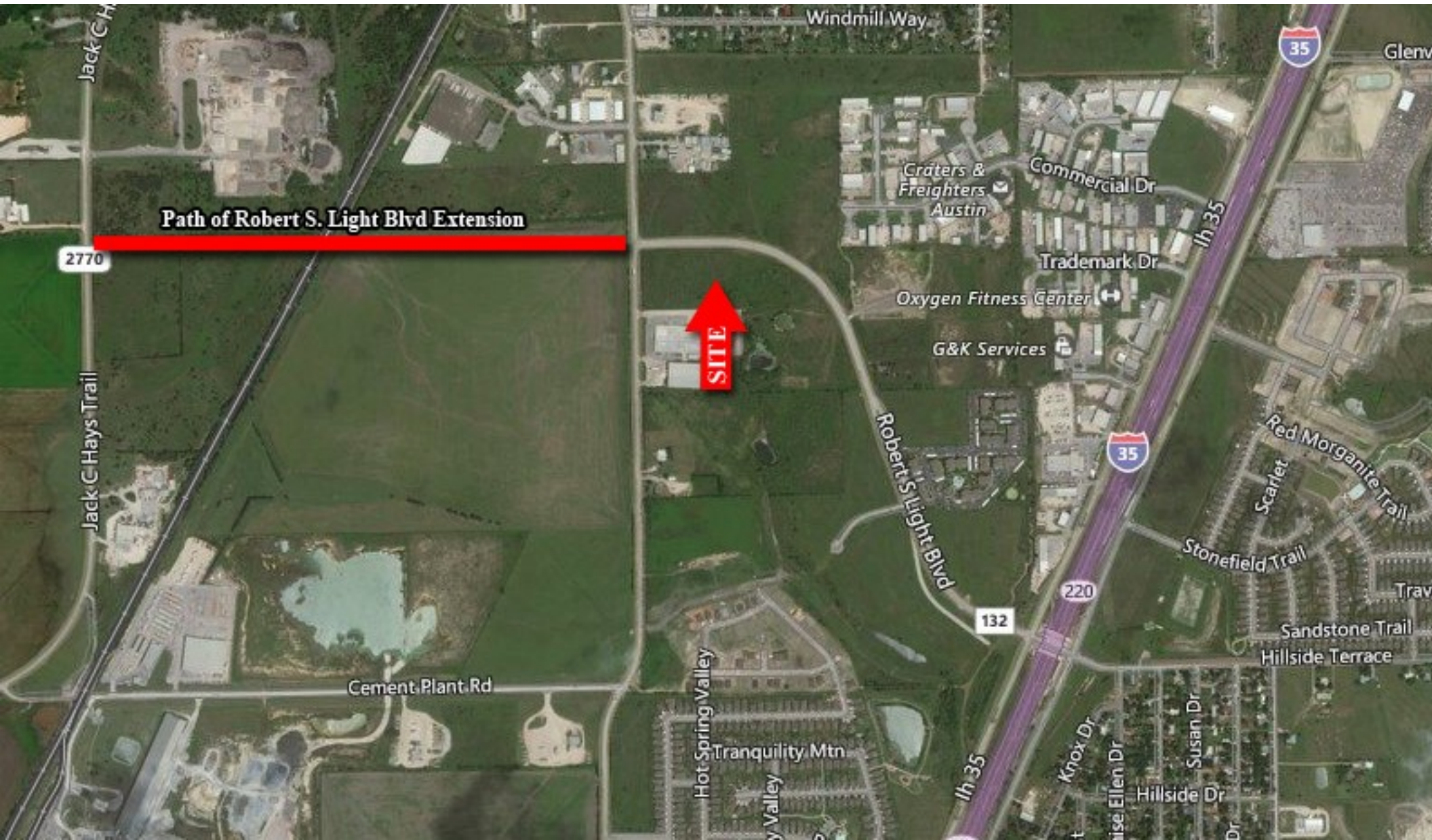
- Location:** Lot 3 Block A Frank Y. Smith Subdivision
- Size:** 4 Acres
- Frontage:** 405 feet (+-) on Robert S. Light
- Side Depth:** East Side: 422 feet  
West Side: 437.8 feet
- Zoning:** Industrial
- Utilities:** Electricity: Pedernales Electric Co-Op  
Water: Southwest (Monarch)  
Sewer: City of Buda
- Topography:** Generally level but sloping to East
- Price:** \$750,000  
\$4.30/sqft
- Notes:** This lot is located in a rapidly developing part of Buda. Robert S. Light has been approved to be extended to the west to connect with FM 2770. This extension will include an over-pass over the railroad track. City funding is in place and right-of-way has been acquired.



A convenience store is planned for the Corner Lot (Lot 1) of Robert S. Light Blvd and South Loop 4. Two 10,000sq ft industrial buildings have recently been built on Lot 2 which fronts on South Loop 4.







**John B. Sanford**

512-922-5633

Johnbsanford@gmail.com

www.johnbsanford.com

**J.D. Sanford**

512-924-1459

JDsanfordreal@gmail.com

The information contained herein is from sources deemed reliable, however John B. Sanford, his employees and his agents have not made an independent confirmation of the information and no warranty or guarantee of accuracy is made. A prospective tenant or buyer should confirm any important information with the assistance of an engineer and/or attorney during a feasibility period prior to closing the sale or leasing the property.