

# CENTURY 21

Judge Fite Company



## 2270 S LOOP 4

BUDA, TX 78610



\$2,895,000



10,780 sqft

## DESCRIPTION

Take advantage of Owner Financing Options, call for full terms and options. Introducing a prime commercial opportunity in the rapidly growing Buda and Kyle area, just moments from the I-35. This 3.49-acre property offers excellent frontage along Gateway Blvd and S Loop 4, providing outstanding visibility and accessibility for a variety of commercial or industrial uses. The site is a contiguous parcel with ample space, making it ideal for a variety of end users. The property features a office approximately 3,500 SF, suitable for administrative or operational use. A Main Warehouse 6,000 SF (60' x 100') with 20 foot height at the eaves, allowing ample space for a potential mezzanine. Two additional separate Sheds Each 5,200 SF (40' x 130'), providing covered storage or flexspace. The subject property is currently vacant and ready for immediate occupancy. While zoned for retail, the City of Kyle has indicated openness to alternative uses that would complement the surrounding area. This is a rare opportunity to secure a versatile property in a high-growth corridor with excellent connectivity. Contact us today for more details or to schedule a site tour and explore the potential this property holds for your business. Property is located within the governing jurisdiction of the City of Kyle, and is currently zoned as Retail.

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Retail  
**MLS STATUS:** Active  
**MLS:** 3596576  
**YEAR BUILT:** 2006  
**COUNTY:** Hays  
**TRACT OR SUBDIVIION:** Hays Commerce Ph 1  
**LIST DATE:** 06/27/2025

**AREA:** HH  
**SQUARE FEET:** 10,780  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 3.73  
**LOT SIZE (SQFT):** 162,609

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- SeeRemarks

## EXTERIOR FEATURES

### PARKING:

- OnSite

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- None

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jessie Contreras

**PHONE:** 512.777.0199

**BROKERED BY:** Capital Vista Real Estate LLC

century21judgefite.com

each office is independently owned and operated