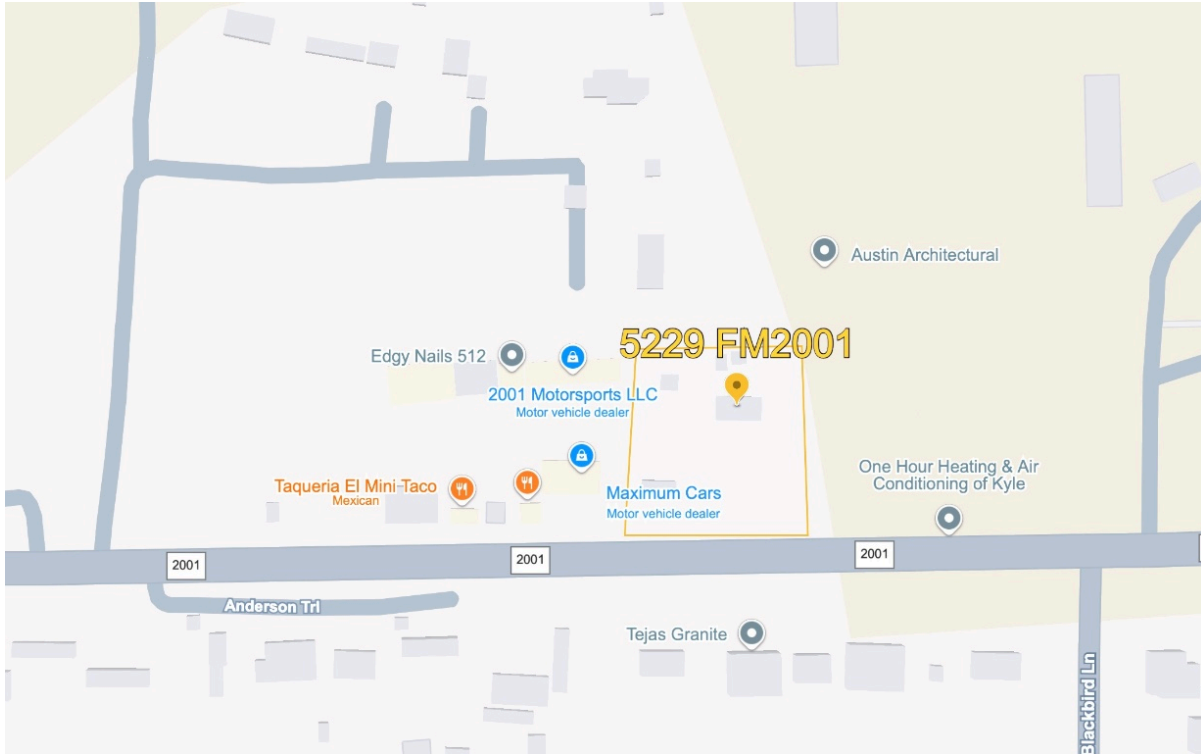


CENTURY 21[®]

Judge Fite Company



5229 FM 2001

BUDA, TX 78610



\$509,000



0 sqft

DESCRIPTION

Prime 1-Acre Opportunity on FM 2001 Residential Zoning with Commercial Potential Located along the bustling FM 2001 corridor in Buda, Texas, this versatile 1-acre property presents a prime opportunity for residential or commercial development in one of the fastest-growing regions in the U.S. With excellent visibility and high traffic exposure along FM 2001, this site benefits from its strategic position within the dynamic Austin-Buda growth corridor, near major developments like the Old Town Buda redevelopment and thousands of new homes under construction. Utilities are readily available, including recently installed three-phase power, streamlining development and reducing initial investment costs. The existing structure is considered a tear-down, offering a blank canvas for your vision, whether it's a custom residence, a live/work space, or a small-scale commercial project. The property's flexible zoning supports mixed-use or neighborhood-scale commercial development in line with Buda's Unified Development Code. It's surrounded by growing residential and commercial areas, including the nearby Persimmon project with 250 multifamily units, 525 homes, and 60,000 sq. ft. of retail and office space. Buda's 2024 comprehensive plan encourages diverse housing and mixed-use growth along FM 2001, boosting the property's long-term potential. With proximity to FM 967, I-35, and Austin, plus planned infrastructure improvements, the site offers excellent connectivity. Buda's strong job market—37,732 jobs as of July 2025—and access to high-paying sectors make it ideal for live/work opportunities or businesses targeting a skilled workforce.

PROPERTY TYPE: Commercial - Retail

MLS STATUS: ActiveUnderContract

MLS: 5678075

YEAR BUILT:

COUNTY: Hays

TRACT OR SUBDIVIION: Jesse B Eaves Surv

LIST DATE: 08/20/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: HH

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1

LOT SIZE (SQFT): 43,560

INTERIOR FEATURES

KITCHEN:

- None

EXTERIOR FEATURES

PARKING:

- None

LOT DESCRIPTION:

- Flat

UTILITIES

UTILITIES:

- ElectricityConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Michelle Adams

PHONE: 512.574.2969

BROKERED BY: AIR Property Group

century21judgefite.com

each office is independently owned and operated