



John B. Sanford Real Estate

2,400 SF For Lease—1710 N FM 1626

Buda, TX 78610

Rent Rate: Contact Broker—NNN

Size: 2,400 SF (1,700SF mezzanine negotiable)

Zoning: City of Hays ETJ

Signage: 64 SF pylon on FM 1626, all or part to tenant

Parking: 22 Spaces Paved

Notes: High visibility/High traffic location along FM 1626. Perfect for a gym, physical activity space or bar. Fully air conditioned 40x60 metal Quonset Hut. 12,000 Gal Septic in place. Traffic Count 33,456 (TxDOT 2021) A rare opportunity to secure a site along the heavily trafficked but lightly developed FM 1626



J.D. Sanford

512-924-1459

JDsanfordreal@gmail.com

www.johnbsanford.com

John B. Sanford

512-922-5633

Johnbsanford@gmail.com

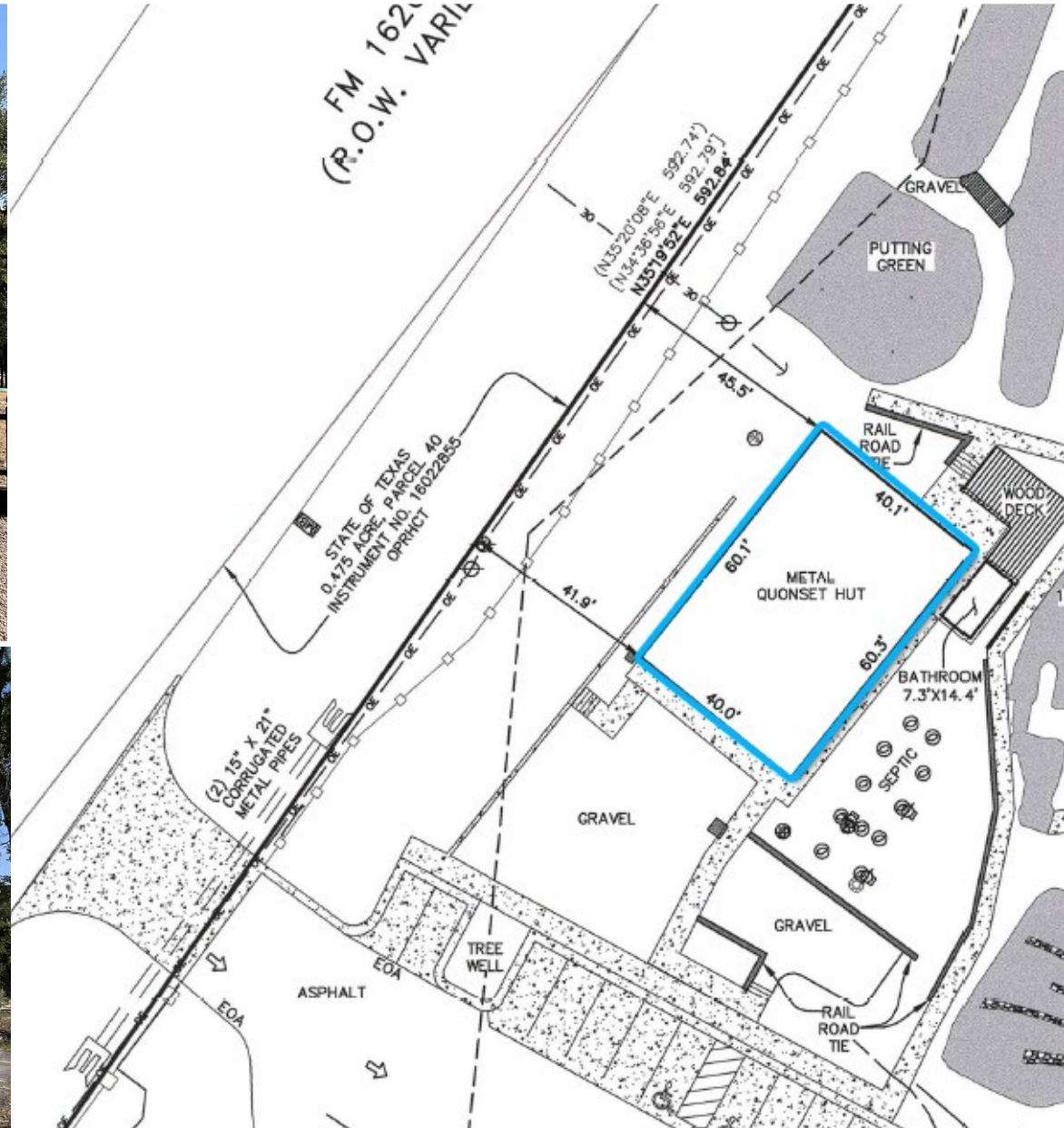
The information contained herein is from sources deemed reliable, however John B. Sanford, his employees and his agents have not made an independent confirmation of the information and no warranty or guarantee of accuracy is made. A prospective tenant or buyer should confirm any important information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





John B. Sanford Real Estate

2,400 SF For Lease—1710 N FM 1626  
Buda, TX 78610



J.D. Sanford  
512-924-1459  
JDsanfordreal@gmail.com  
www.johnbsanford.com

John B. Sanford  
512-922-5633  
Johnbsanford@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.

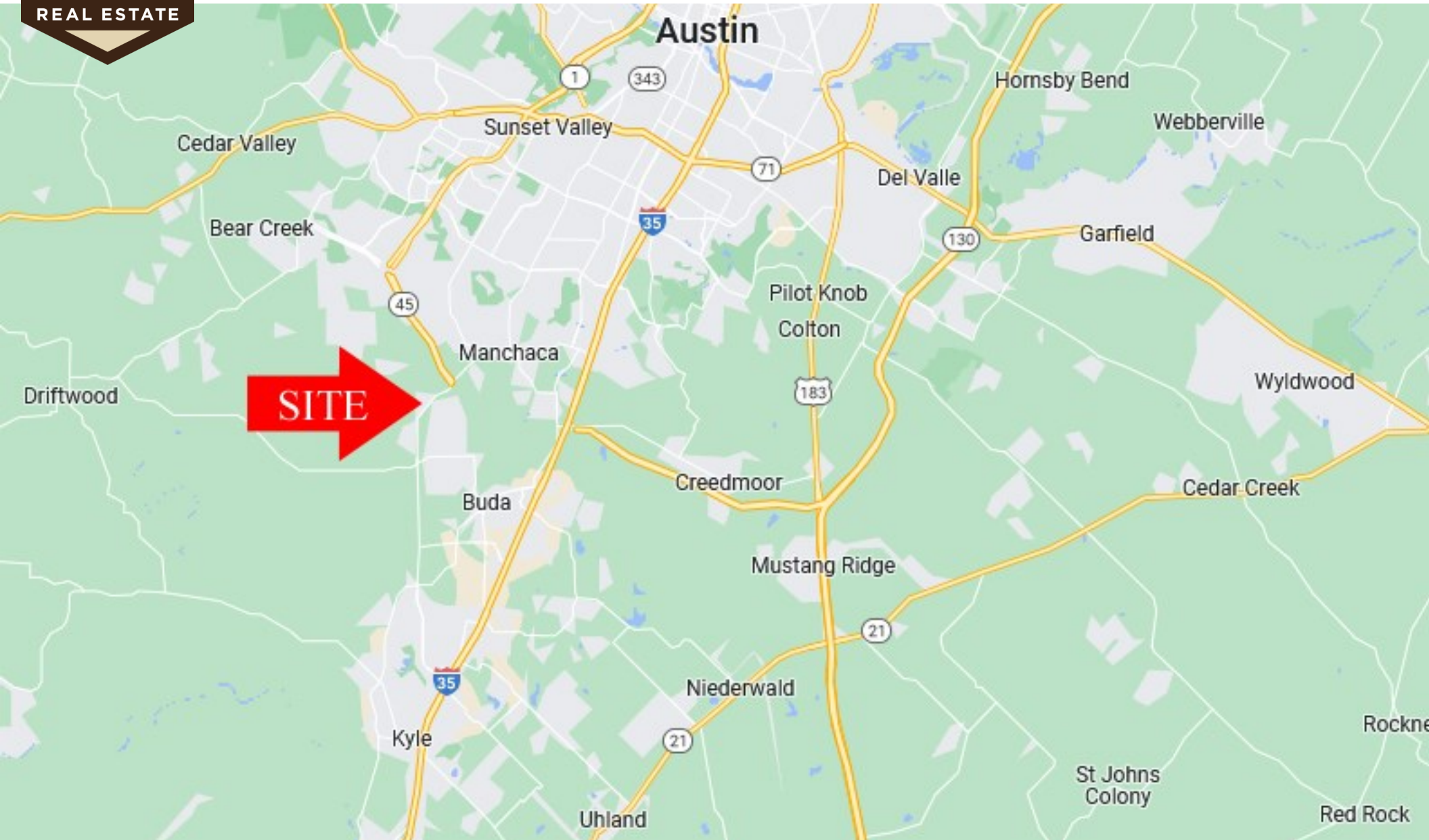




John B. Sanford Real Estate

2,400 SF For Lease—1710 N FM 1626

Buda, TX 78610



J.D. Sanford  
512-924-1459  
JDsanfordreal@gmail.com  
www.johnbsanford.com

John B. Sanford  
512-922-5633  
Johnbsanford@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.