

TOWER BUSINESS PARK

1340 FM 2001, BUDA, TX 78610



7,250-164,241 SF

AVAILABLE FOR IMMEDIATE OCCUPANCY

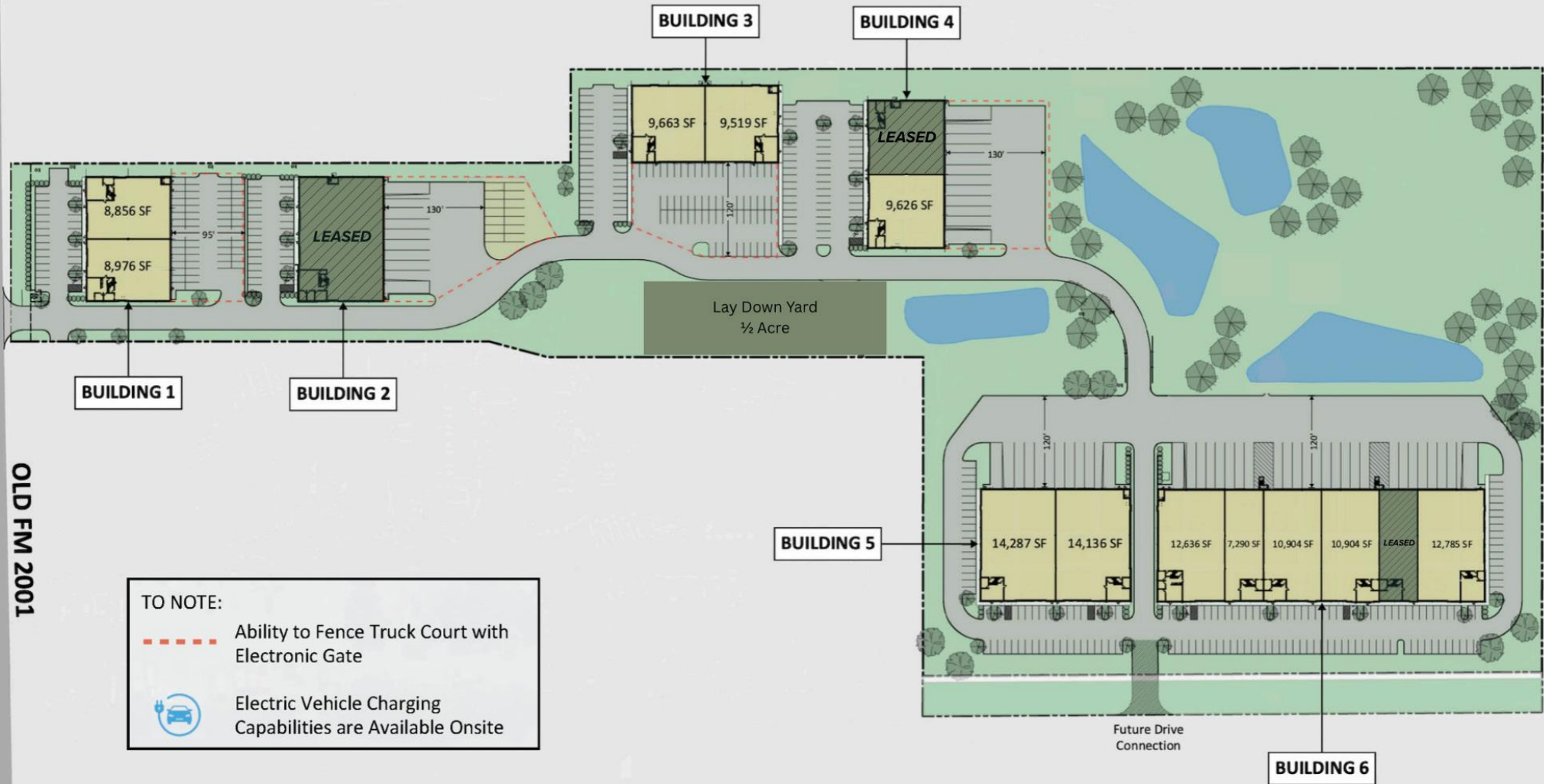
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TOWER BUSINESS PARK

SITE PLAN
CONTIGUOUS 164,241 SF

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TOWER BUSINESS PARK

1340 FM 2001, BUDA, TX 78610

AVAILABLE FOR LEASE
CONTIGUOUS 164,241 SF



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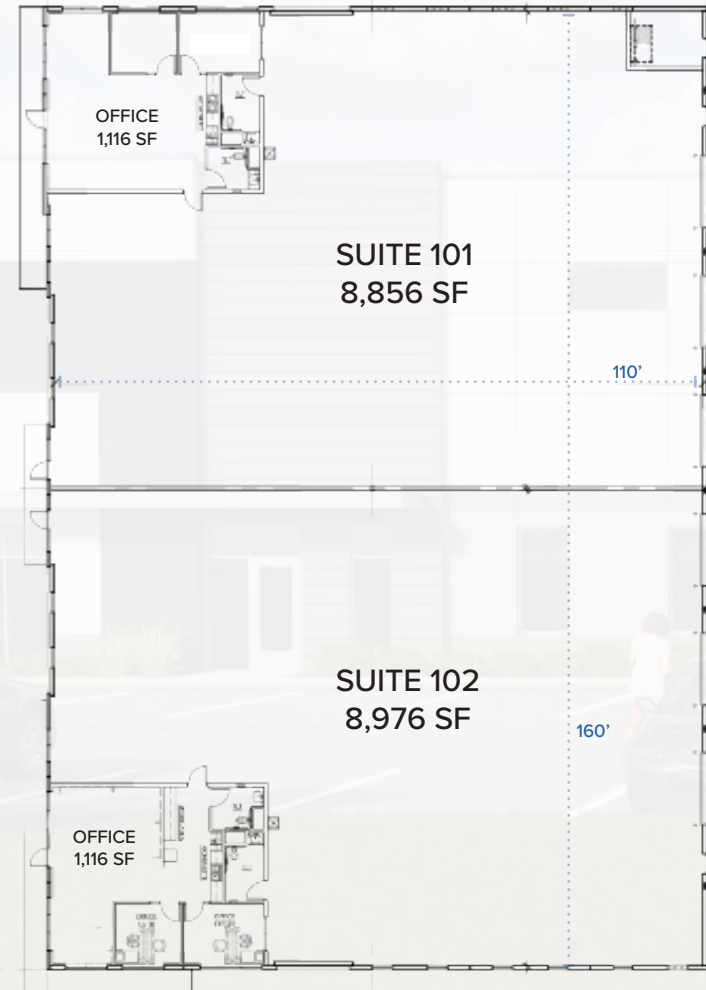
FLOORPLAN - BLDG. 1

1340 FM 2001, BUDA, TX 78610

AVAILABLE FOR LEASE
TOWER BUSINESS PARK

BUILDING 1 DETAILS

Total Building Area	17,832 SF
Suite 101	8,856 SF
Suite 102	8,976 SF
Clear Height	± 20'
Building Dimensions	160' x 110'
Loading	Grade Level
Parking	4.82 / 1000
Dock Doors	-
12' x 14' Drive-In Doors	4 Total / 2 per Suite
Sprinkler	ESFR
Power	400A 480V per Suite
Insulation	R25 - HVAC Ready



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FLOORPLAN - BLDG. 2

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BUILDING 2 DETAILS

Total Building Area	17,832 SF
Suite 201	17,832 SF
Clear Height	± 24'
Building Dimensions	160' x 110'
Loading	Grade Level & Dock High
Parking	2.36 / 1000
Dock Doors	8
12' x 14' Drive-In Doors	2
Sprinkler	ESFR
Power	400A 480V
Insulation	R25 - HVAC Ready
Lay Down Yard	± 20,000 SF



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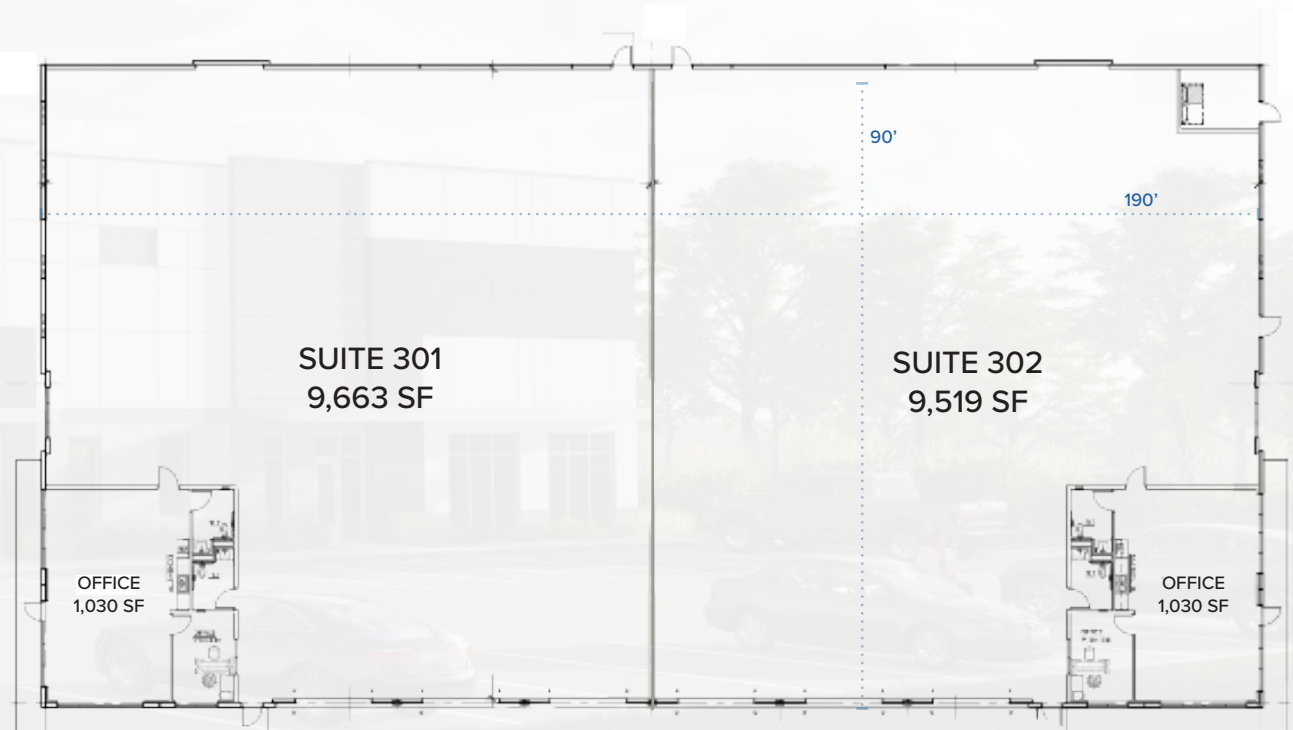
FLOORPLAN - BLDG. 3

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BUILDING 3 DETAILS

Total Building Area	19,182 SF
Suite 301	9,663 SF
Suite 302	9,519 SF
Clear Height	± 20'
Building Dimensions	90' x 190'
Loading	Grade Level
Parking	5.37 / 1000
Dock Doors	-
12' x 14' Drive-In Doors	6 Total / 3 per Suite
Sprinkler	ESFR
Power	400A 480V per Suite
Insulation	R25 - HVAC Ready
Lay Down Yard	± 20,000 SF



FLOORPLAN - BLDG. 4

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BUILDING 4 DETAILS

Total Building Area	19,132 SF
Suite 401	9,506 SF
Suite 402	9,626 SF
Clear Height	± 24'
Building Dimensions	190' x 100'
Loading	Grade Level & Dock High
Parking	2.72 / 1000
Dock Doors	10 Total / 5 per Suite
12' x 14' Drive-In Doors	2 Total / 1 per Suite
Sprinkler	ESFR
Power	400A 480V per Suite
Insulation	R25 - HVAC Ready



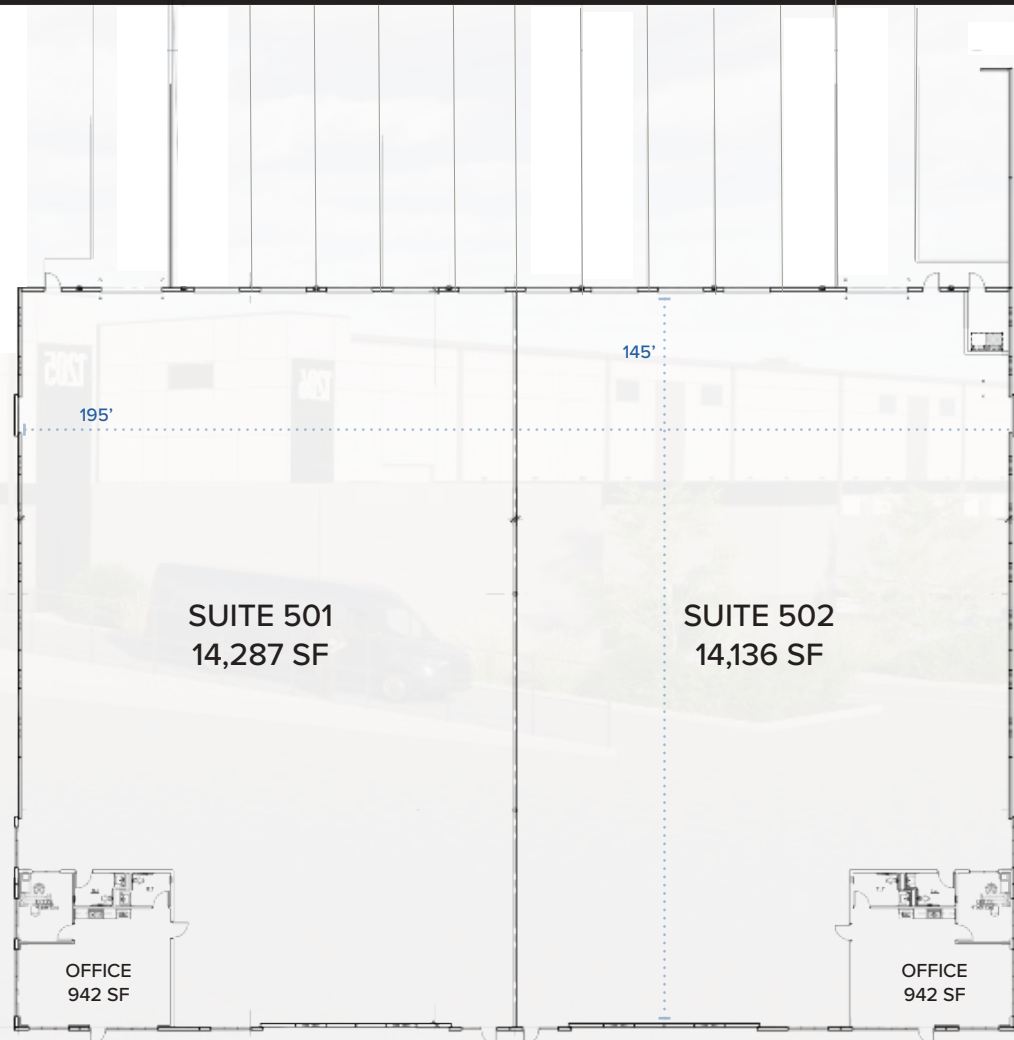
FLOORPLAN - BLDG. 5

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BUILDING 5 DETAILS

Total Building Area	28,423 SF
Suite 501	14,287 SF
Suite 502	14,136 SF
Clear Height	± 24'
Building Dimensions	195' x 145'
Loading	Grade Level & Dock High
Parking	2.08 / 1000
Dock Doors	9 Total
	Suite 501 - 5
	Suite 502 - 4
12' x 14' Drive-In Doors	2 Total / 1 per Suite
Sprinkler	ESFR
Power	400A 480V per Suite



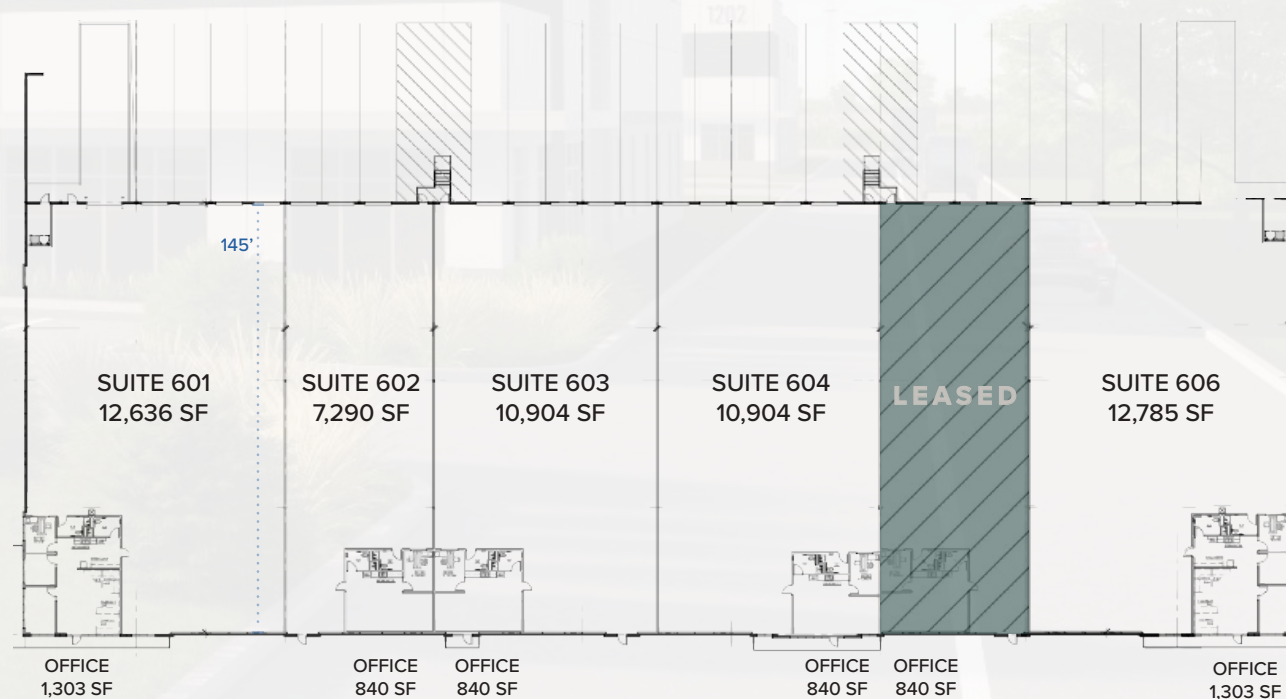
FLOORPLAN - BLDG. 6

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BUILDING 6 DETAILS

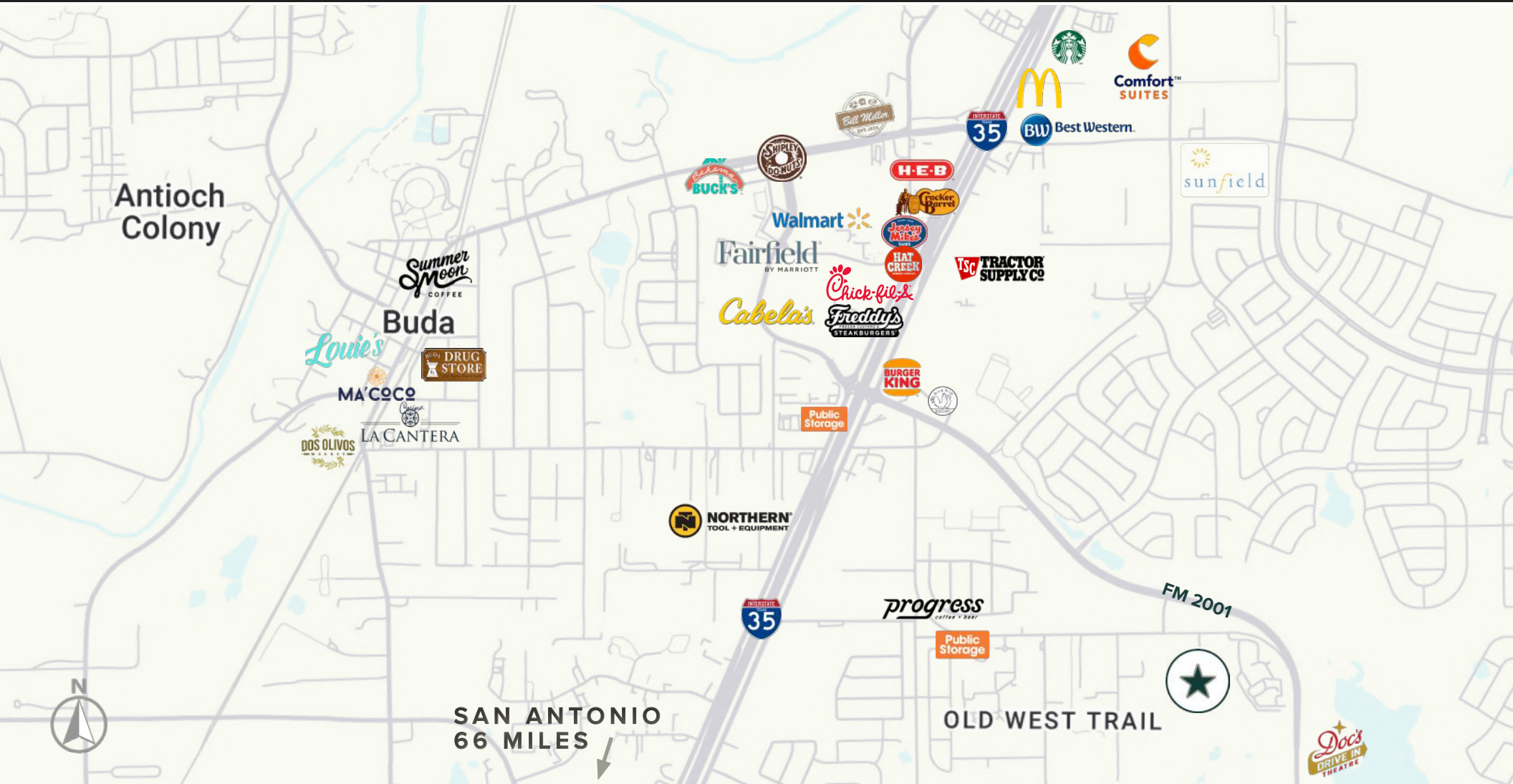
Total Building Area	61,809 SF
Suite 601	12,636 SF
Suite 602	7,290 SF
Suite 603 & 604	10,904 SF
Suite 606	12,785 SF
Clear Height	± 24'
Loading	Grade Level & Dock High
Parking	102 Spaces
Dock Doors	24 Total
12' x 14' Drive-In Doors	2 Total
Sprinker	ESFR
Power	400A 480V - End Suites 200 A 480V - Interior Suites
Insulation	R25 - HVAC Ready



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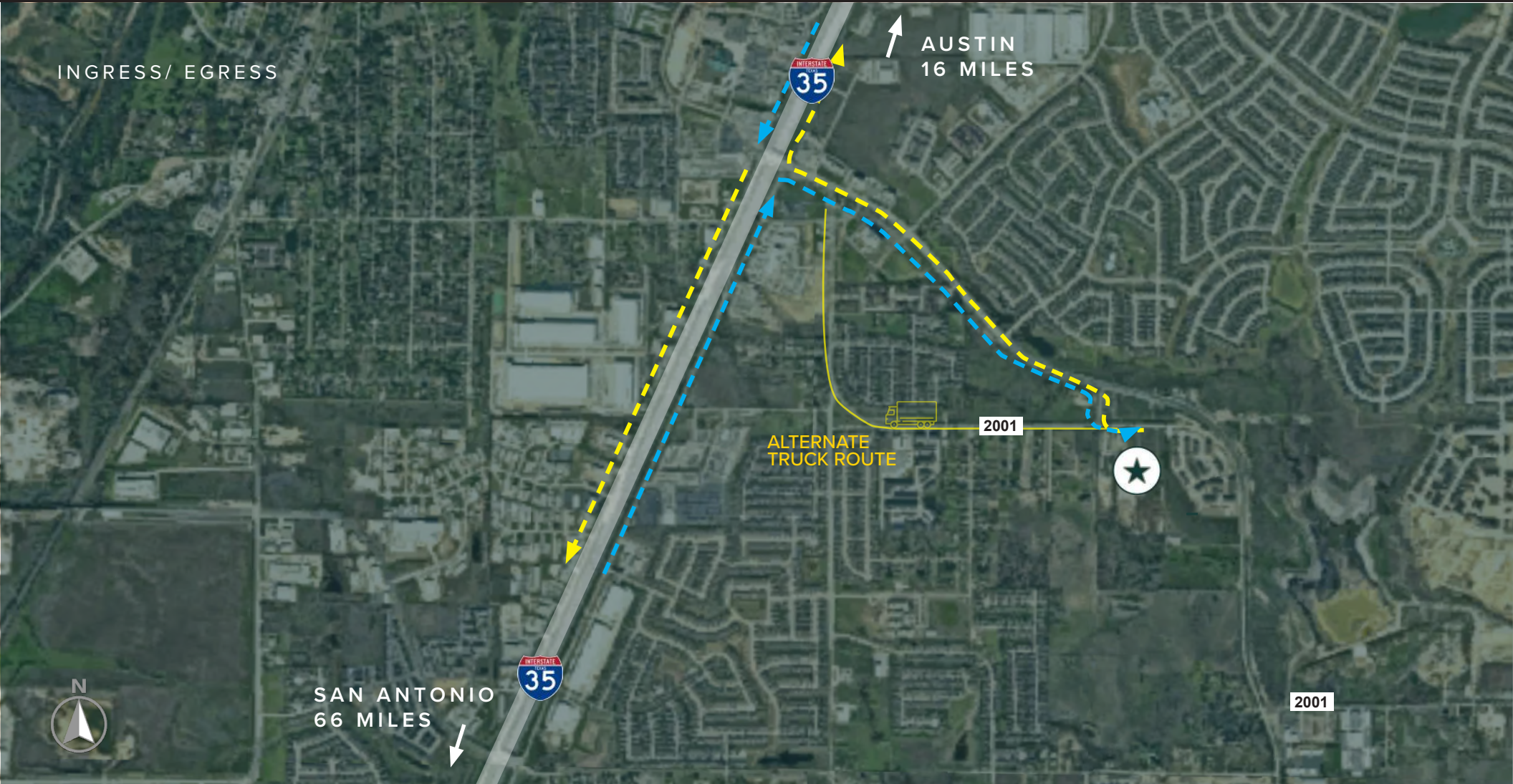
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Balcones
REAL ESTATE GROUP



TIGER CAPITAL

FOR MORE INFORMATION:

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TREC Information on Broker Services

The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. All information is subject to change, errors, omissions, and withdrawal without notice. Prospective tenants should conduct their own independent verification of all information contained herein.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

SDREC 2018, LLC	2562	otto@balconesre.com	512-636-2857
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
James Dax Benkendorfer	643741	dax@balconesre.com	512-848-2581
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Adam Green	622997	agreen@lee-associates.com	512-410-8263
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date