

State Highway 130
AADT 2024:15,701
US Highway 183 South
AADT 2024:16,607



STATE HIGHWAY 130

S Hwy 183



Subject Property
±10.07 AC

S Hwy 183



±10.07 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY IN MUSTANG RIDGE, TEXAS

N Hwy 183, Buda, TX 78610

±10.07 AC Land

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Franklin Street is pleased to present 183 Hy Road, an ideal ±10.07-acre commercial development opportunity in the rapidly growing Mustang Ridge submarket, southeast of Austin. Strategically located along the US-183 frontage road with immediate access to SH-130, the property offers exceptional visibility, strong traffic counts, and regional connectivity. Positioned adjacent to the Pilot Travel Center, which includes McDonalds, the site benefits from strong traffic counts and burgeoning commercial activity. Zoned for commercial use, this tract presents a compelling opportunity for developers and investors looking to capitalize on continued growth along one of Central Texas' most active transportation corridors.

PROPERTY HIGHLIGHTS

- Prime Highway Access – Frontage along US-183 with immediate access to SH-130 and proximity to SH-45 and SH-21, providing efficient connectivity to Austin-Bergstrom International Airport and regional employers.
- Strong Commercial Momentum – Mustang Ridge is seeing accelerated commercial and industrial growth, including new distribution centers and expanding retail.
- Growing Residential Base – Nearby residential and master-planned community growth is driving long-term demand for commercial services and amenities.

OFFERING SUMMARY

Address:	183 Hy Road, Buda, TX 78610
Asking Price:	\$3,100,000 (\$7.07/ SF)
Acreage:	±10.07 Acres
Caldwell County Property ID:	R78661
Legal Description:	A180 MORA, JOSE SEFERINO, ACRES 10.07
Zoning:	C-Commercial
Utilities:	Creedmoor MAHA Water Pedernales Electric Cooperative
Floodplain:	None
AADT Traffic Counts:	Highway 183: 2024-15,701
Survey:	No
Entitlements:	None



AREA AMENITIES



REGIONAL MAP



±10.07 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY IN MUSTANG RIDGE, TEXAS

ZONING MAP

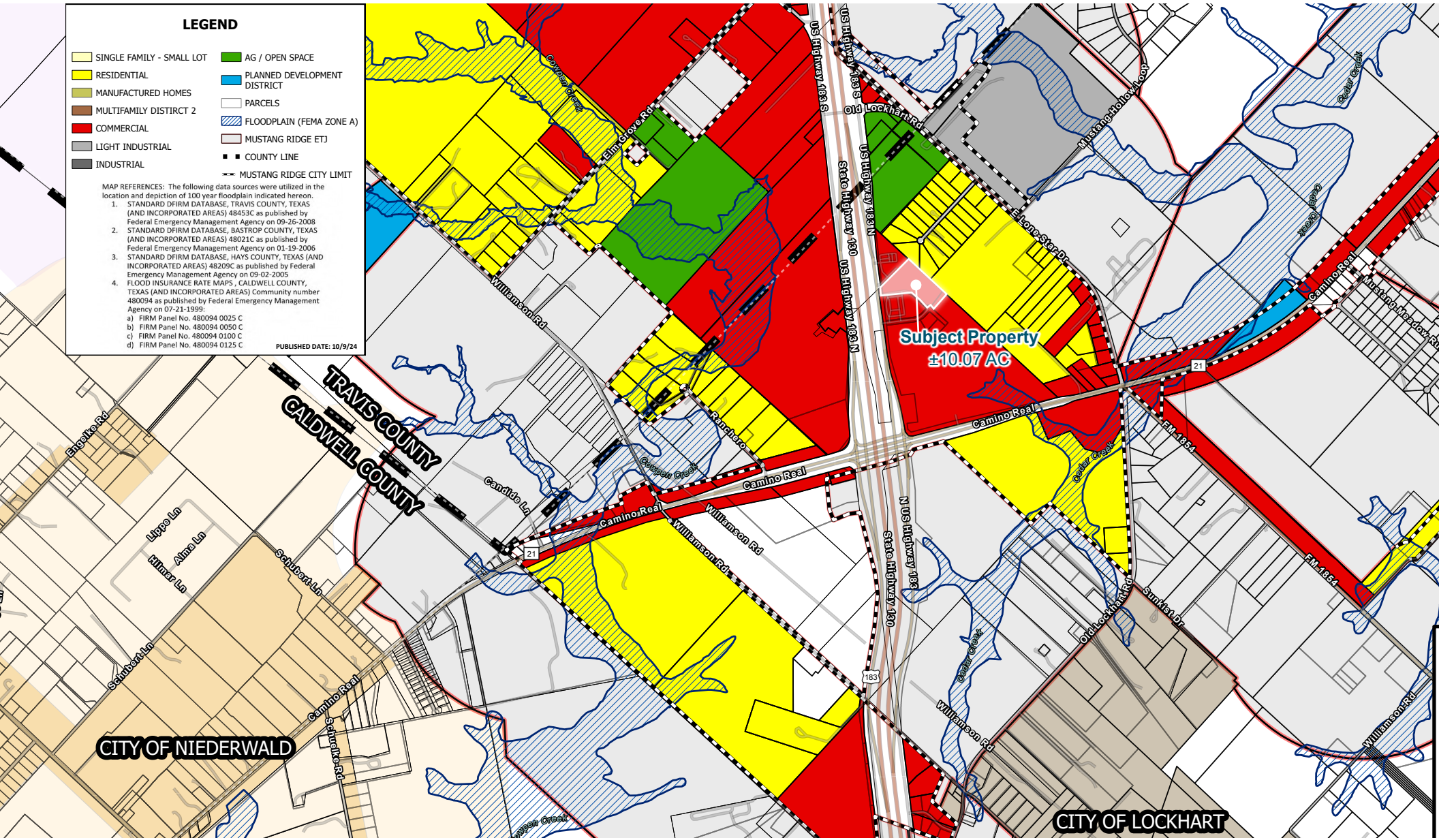
LEGEND

SINGLE FAMILY - SMALL LOT	AG / OPEN SPACE
RESIDENTIAL	PLANNED DEVELOPMENT DISTRICT
MANUFACTURED HOMES	PARCELS
MULTIFAMILY DISTRICT 2	FLOODPLAIN (FEMA ZONE A)
COMMERCIAL	MUSTANG RIDGE ETJ
LIGHT INDUSTRIAL	COUNTY LINE
INDUSTRIAL	MUSTANG RIDGE CITY LIMIT

MAP REFERENCES: The following data sources were utilized in the location and depiction of 100 year floodplain indicated hereon.

- STANDARD DFIRM DATABASE, TRAVIS COUNTY, TEXAS (AND INCORPORATED AREAS) 48453C as published by Federal Emergency Management Agency on 09-26-2008
- STANDARD DFIRM DATABASE, BASTROP COUNTY, TEXAS (AND INCORPORATED AREAS) 48021C as published by Federal Emergency Management Agency on 01-19-2006
- STANDARD DFIRM DATABASE, HAYS COUNTY, TEXAS (AND INCORPORATED AREAS) 48209C as published by Federal Emergency Management Agency on 09-02-2005
- FLOOD INSURANCE RATE MAPS, CALDWELL COUNTY, TEXAS (AND INCORPORATED AREAS) Community number 480094 as published by Federal Emergency Management Agency on 07-21-1999:
 - FIRM Panel No. 480094 0025 C
 - FIRM Panel No. 480094 0050 C
 - FIRM Panel No. 480094 0100 C
 - FIRM Panel No. 480094 0125 C

PUBLISHED DATE: 10/9/24



LOCATION OVERVIEW

ABOUT MUSTANG RIDGE

Mustang Ridge, Texas is a small but strategically positioned city located along U.S. Highway 183 approximately 15–20 miles southeast of downtown Austin. The city spans parts of Travis, Caldwell, and Bastrop counties and was incorporated in 1985. Mustang Ridge sits on a gently rolling ridge of higher ground, a feature that gave the community its name and historic significance along early travel routes in Central Texas.

Today, Mustang Ridge is experiencing steady growth as part of the greater Austin region. Its proximity to key transportation corridors — including US-183, SH-130, and the Austin-Bergstrom International Airport — makes it attractive for both residential and commercial development. The area retains a blend of rural character and emerging development, with a growing residential base and increased interest from industrial and commercial projects.

The community offers a quieter, more affordable alternative to central Austin while still providing convenient access to the region's employment centers and infrastructure, positioning it well for future growth opportunities.

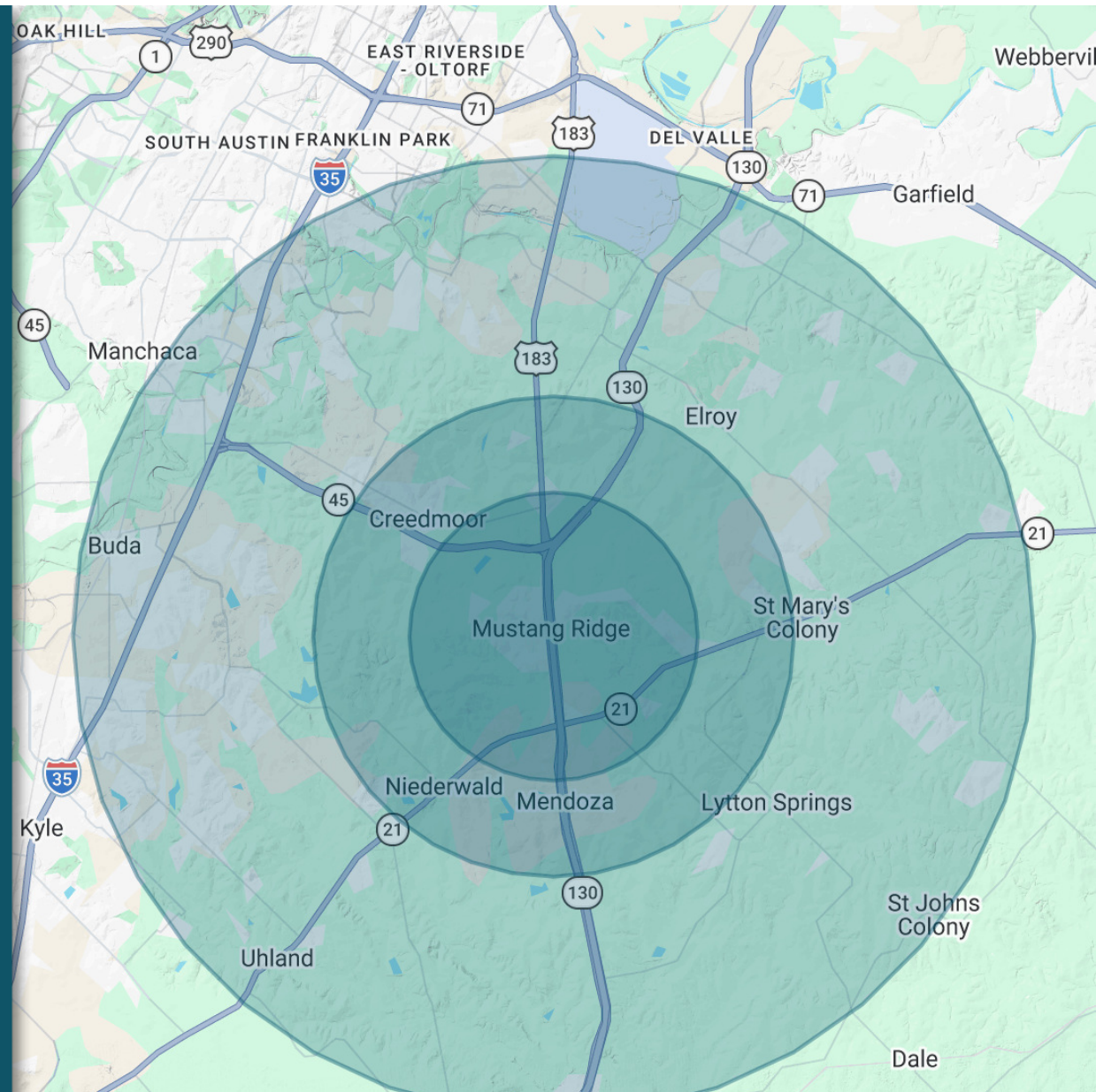


AREA OVERVIEW

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION			
Total population	3,595	13,115	152,549
Median age	35.9	33.1	33.9
Median age (Male)	32.7	32.4	34.2
Median age (Female)	35.3	30.7	33.3
HOUSEHOLDS & INCOME			
Total households	1,130	3,903	55,472
# of persons per HH	3.2	3.4	2.8
Average HH income	\$79,153	\$89,113	\$104,488
Average house value	\$436,556	\$315,839	\$319,349

* Demographic data derived from 2020 ACS - US Census



Presented By:

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S Hwy 183

SPEED
LIMIT
85

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