

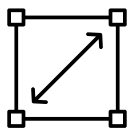
# MUSTANG RIDGE

10777 S HWY 183, AUSTIN, TX

**IOS OPPORTUNITY FOR LEASE**



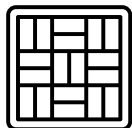
## PROPERTY OVERVIEW



**10.00**  
ACRES



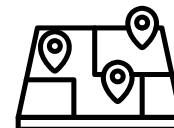
**±8,370 SF**  
PULL THROUGH  
/WASH BAY



**±7.5 ACRES**  
STABILIZED PAVED  
YARD



**±52,000 SF**  
COVERED STORAGE\*



**COMMERCIAL**  
DISTRICT ZONING

\*REMOVABLE

## AREA OVERVIEW

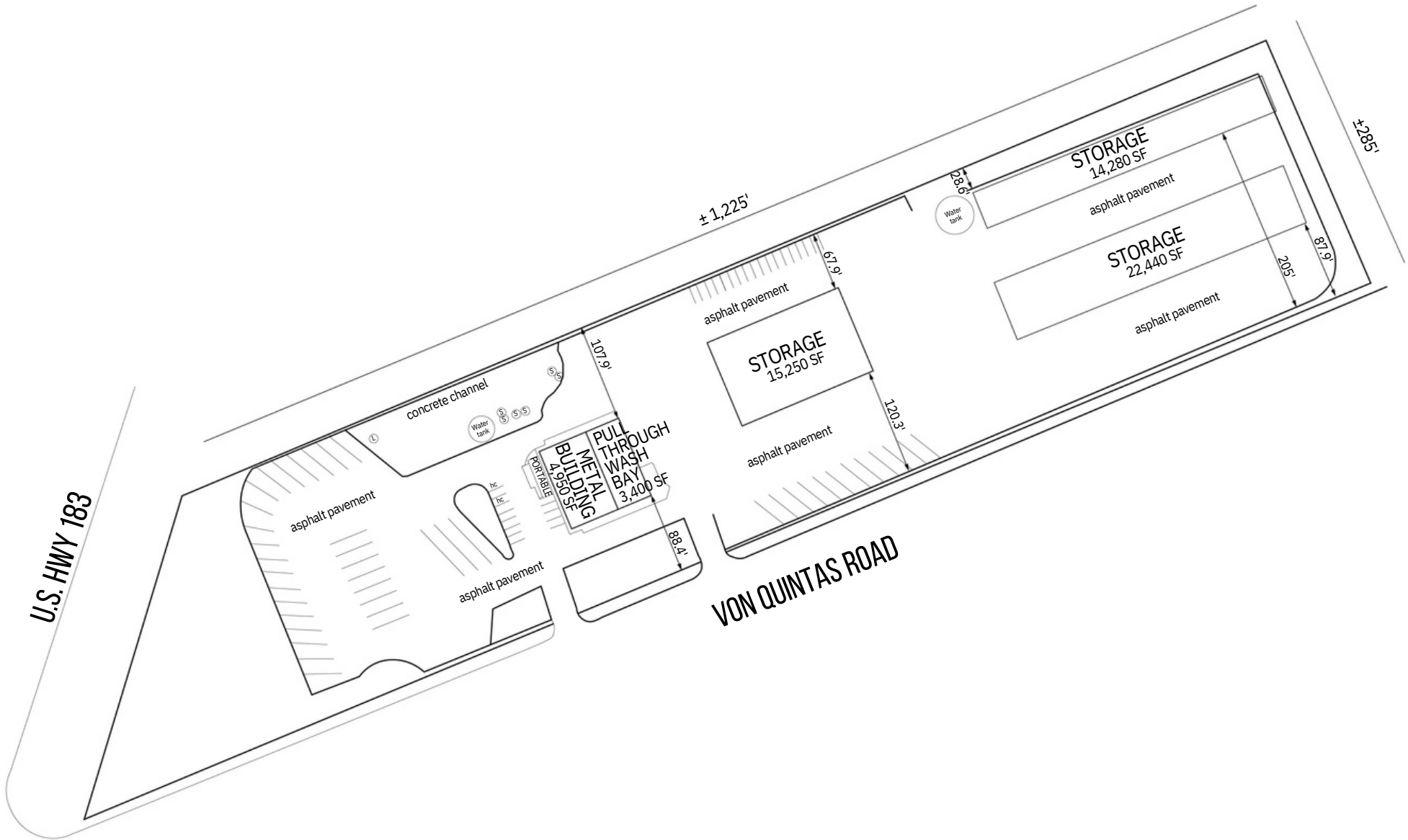


|                          |                                                                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Address</b>      | 10777 S Hwy 183<br>Mustang Ridge, TX                                                                                                                  |
| <b>Site Size (Gross)</b> | ±10 Acres                                                                                                                                             |
| <b>Yard Acreage</b>      | ±7.5 Acres                                                                                                                                            |
| <b>Parking</b>           | Abundant                                                                                                                                              |
| <b>Building Coverage</b> | ±8,370 SF:<br>4,950 SF Shop + 3,400 SF Pull Through/Wash Bay<br><br>±52,000 SF Removable Covered Storage                                              |
| <b>Zoning</b>            | Commercial C-District<br>(truck terminal, building material storage, equipment rental)                                                                |
| <b>Security</b>          | Fenced, Lighted, Camera System                                                                                                                        |
| <b>Access</b>            | Quick to SH-45 Toll, IH-35, and US-290<br>Minutes to Downtown Austin & Austin-Bergstrom Airport                                                       |
| <b>Visibility</b>        | US-183 S: ±370 ft Frontage with Electronic Pylon Sign<br>Von Quintus Rd Frontage: ±1,518 ft<br><br>±26,000 VPD<br>Dual curb cuts + potential for more |

## SITE DETAILS



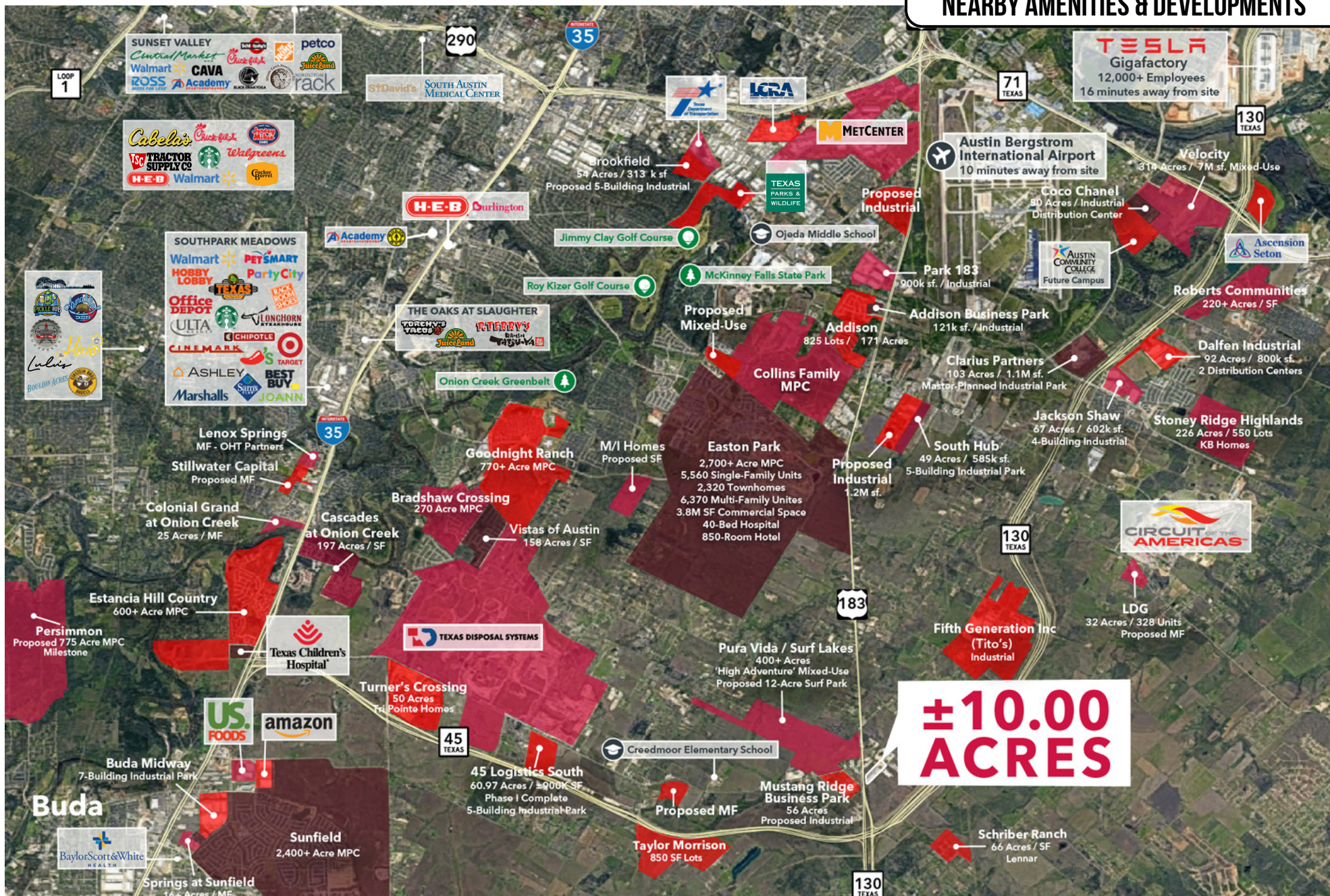
# SITE PLAN



# FLOOR PLAN



## NEARBY AMENITIES & DEVELOPMENTS



**29**  MINS TO  
DOWNTOWN  
AUSTIN





## PROPERTY PHOTOS

