



MUSTANG RIDGE

BUSINESS PARK

For Sale or Lease

Building 1

218,400 SF

Class A Industrial Development

210' Rear Load

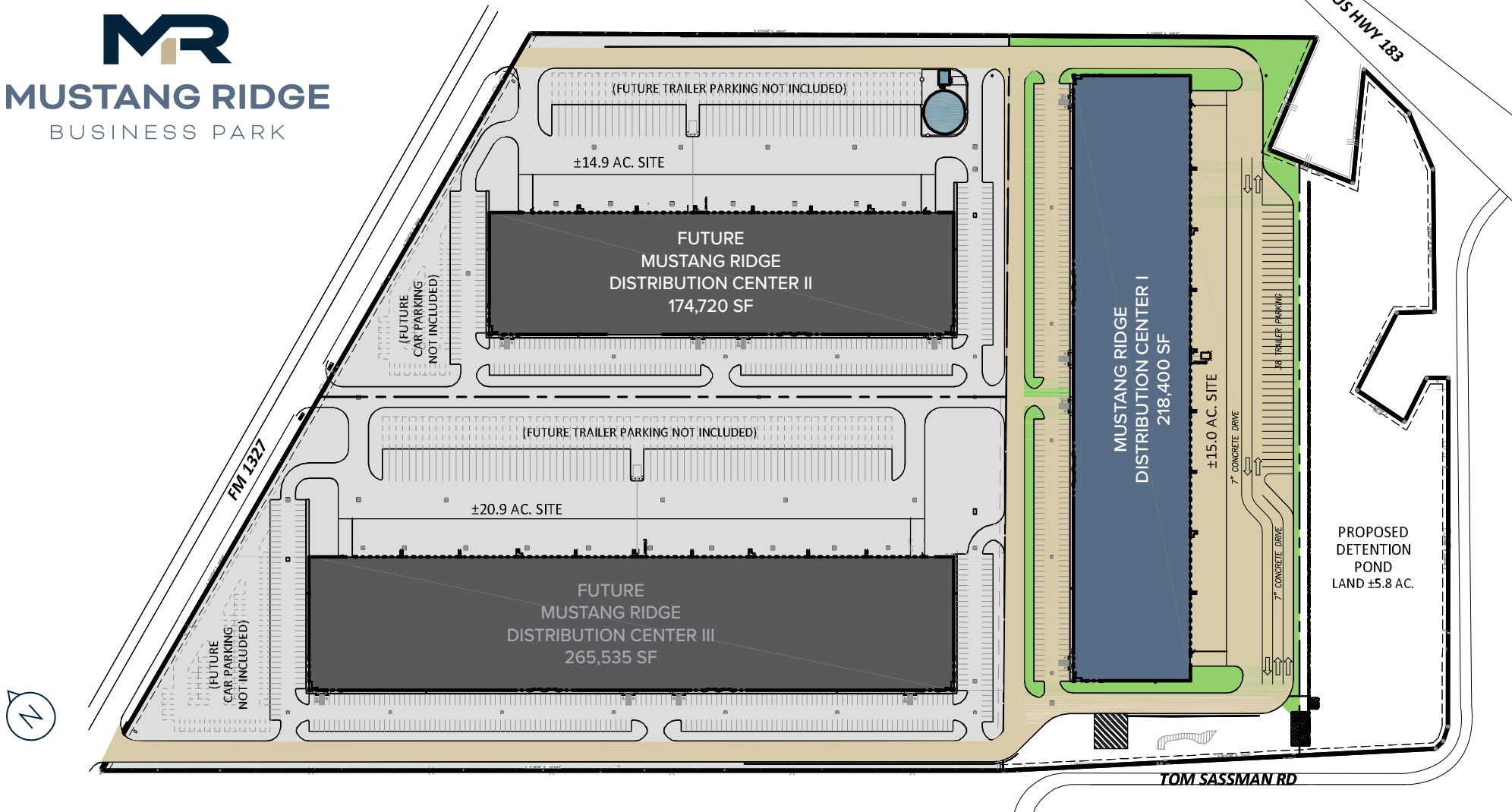
Hwy 183 & FM 1327
Mustang Ridge, TX



Phase II:

Available for Build to Suits
From +/- 174,720 to +/- 420,000 SF





Park Features



Excellent access to Hwy 183, FM 1327, Toll Roads 45 & 130, Hwy 71, and I-35



Prime access to affordable labor throughout southeast Travis, Hays and Bastrop counties



Mustang Ridge jurisdiction has favorable planning and permitting timelines

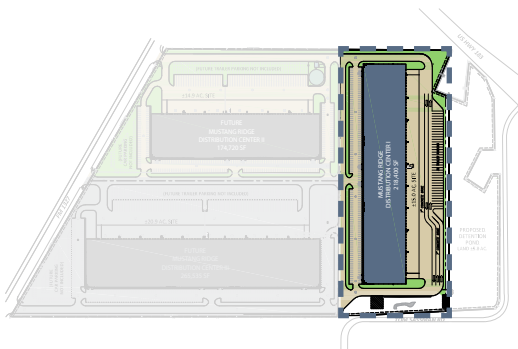


Abundant trailer parking available at all buildings

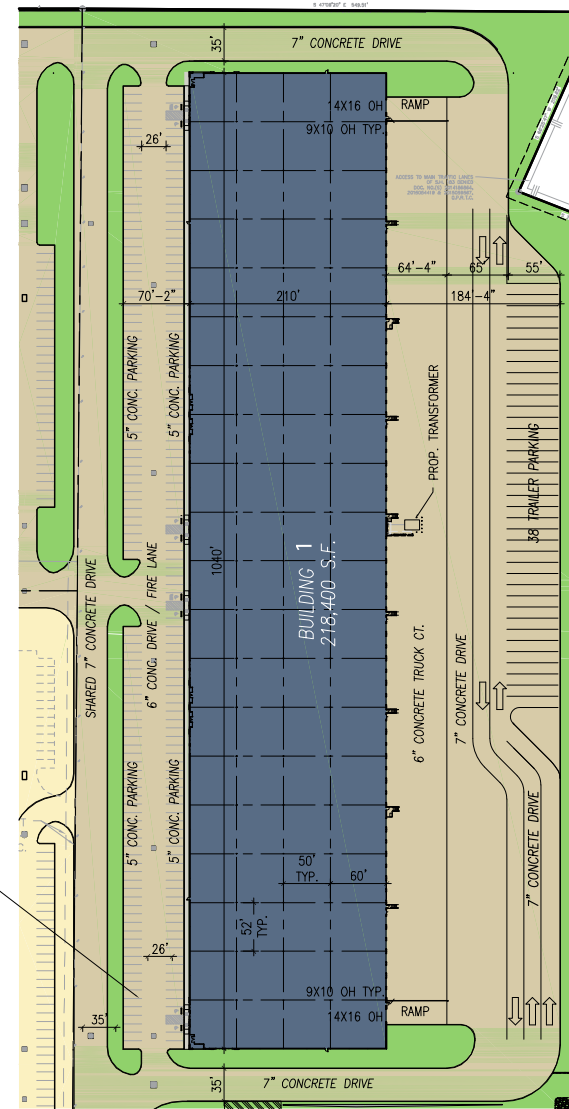
Building 1

Building Features

- + 218,400 sf distribution building on 15.0 acres
- + 32' clear height
- + 50'x52' column spacing with 60' loading bay
- + Fifty-nine (59) 9'x10' dock doors / two (2) 14' x 16' drive-in doors
- + 233 automobile parking spaces
- + 185' truck court with trailer parking available
- + ESFR sprinkler system
- + Thirty-eight (38) on-site trailer storage locations, with ability to expand



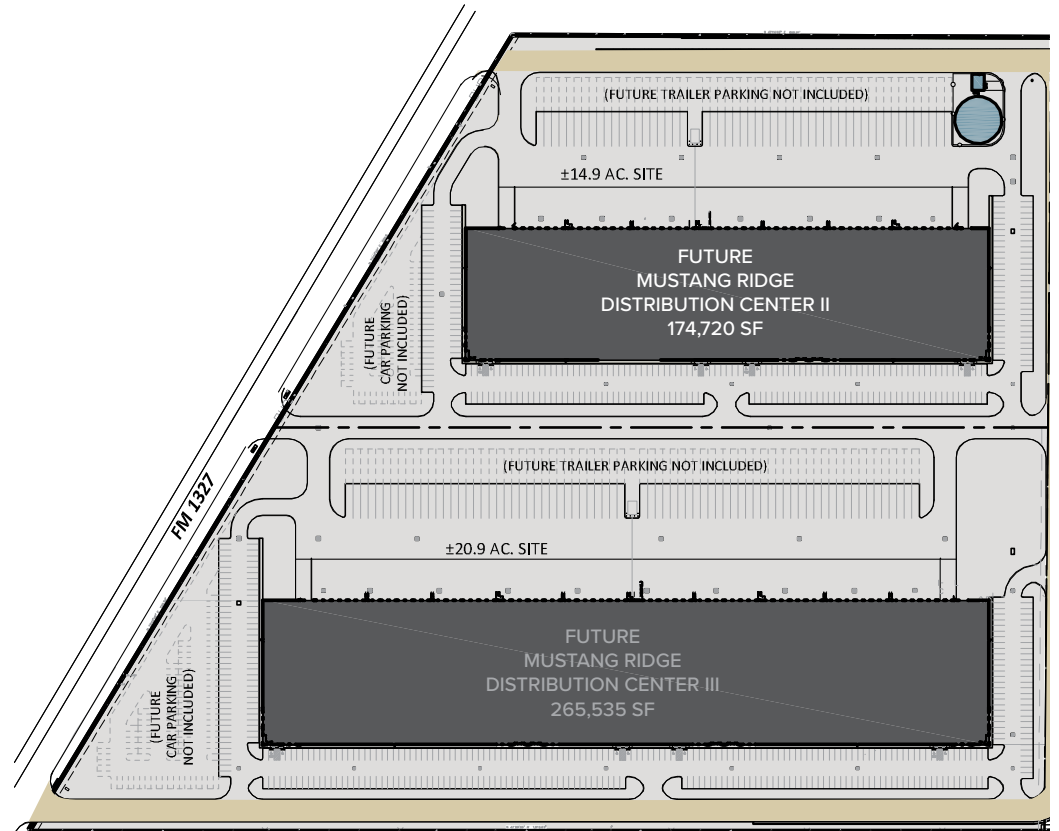
ROWS OF 9'x19'
CAR PARKING



Phase II - available for build-to-suit

FOR SALE / LEASE

- + Build to Suits of 174,720 to 420,000 SF available
- + Extremely fast permitting timeline in Mustang Ridge Jurisdiction
- + Ability to accommodate unique building designs, outside storage requirements, and much more
- + ESFR sprinkler system



Ingress/Egress

35

71

AUSTIN-BERGSTROM
INT'L AIRPORT



Ingress
Egress

45

183

183

130

45

130

N

Location Map



Drive Times/ Distance

ABIA AUSTIN- BERGSTROM INT'L AIRPORT	🕒 10 MIN 🚗 9.5 MI
TESLA	🕒 15 MIN 🚗 14 MI
DOWNTOWN AUSTIN	🕒 20 MIN 🚗 15 MI
SAMSUNG	🕒 28 MIN 🚗 26 MI
SAN MARCOS	🕒 30 MIN 🚗 27 MI
SAN ANTONIO	🕒 1 HR 12 MIN 🚗 76 MI
HOUSTON	🕒 2 HR 30 MIN 🚗 163 MI
DALLAS	🕒 3 HR 🚗 212 MI



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A DEVELOPMENT OF:



Contact Us

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