



MUSTANG RIDGE
BUSINESS PARK

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS



For Sale or Lease

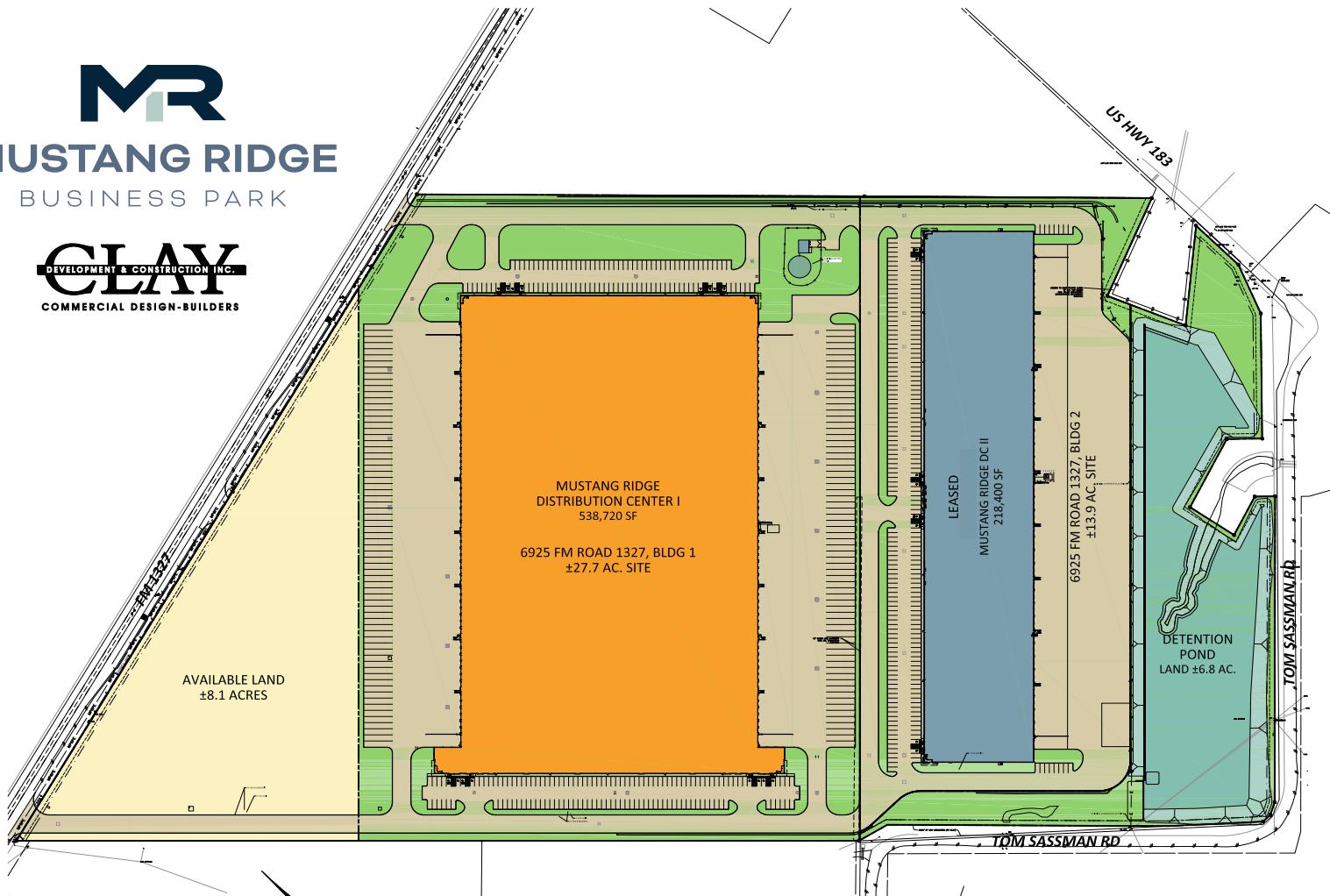
Building 2 | 538,720 SF
Hwy 183 & FM 1327, Mustang Ridge, TX

Colliers



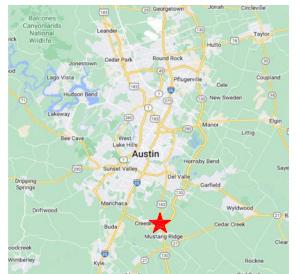
MUSTANG RIDGE

BUSINESS PARK



MUSTANG RIDGE BUSINESS PARK

MUSTANG RIDGE, TEXAS
±56.6 AC.
2 BUILDINGS - 757,120 S.F.



KEY

-  LEASE SPACE AVAILABLE
-  LAND AVAILABLE
-  PROPOSED BUILDING /
LAND AVAILABLE
-  LEASED/SOLD BUILDING

SITE PLAN

Park Features



Triple Freeport Tax Exempt



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



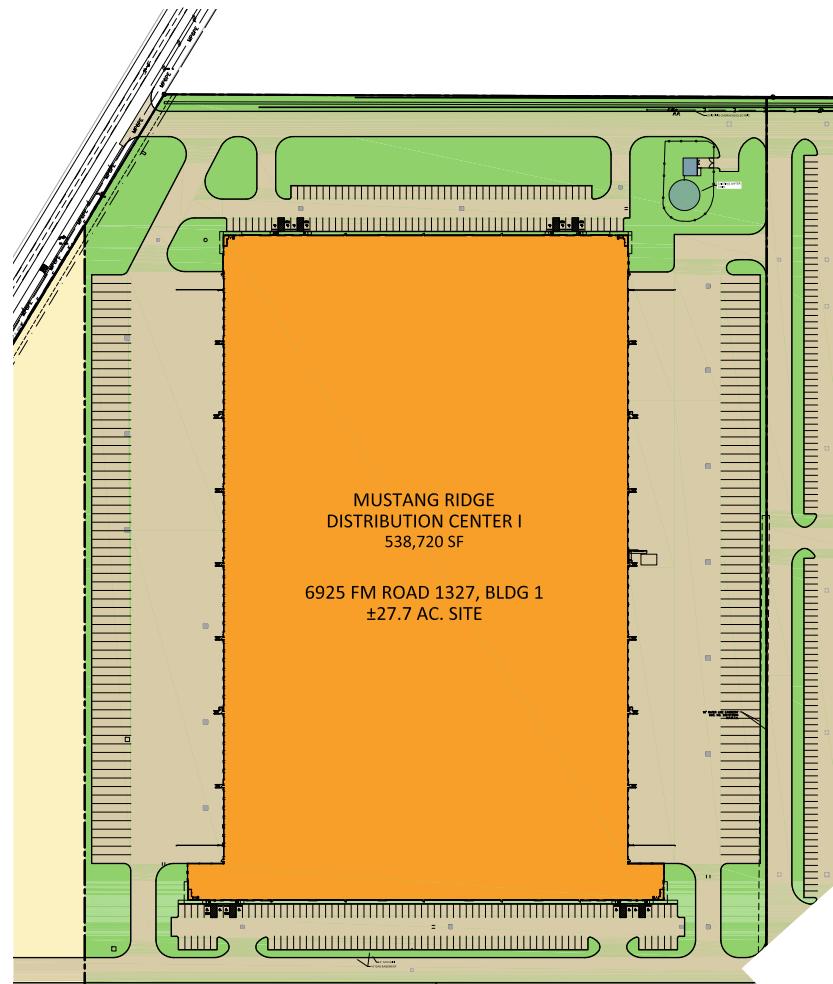
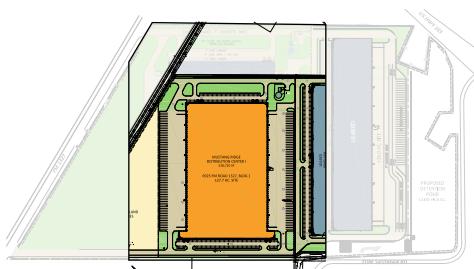
Abundant trailer parking
available at all buildings

Building 2



Building Features

- + 538,720 SF distribution building on 27.7 acres
- + 36' clear height, 55'x52' column spacing with 65' loading bay
- + 105 - 9'x10' dock doors; 4 - 14'x16' drive-in overhead doors
- + 130' truck court
- + 241 automobile parking spaces on site (0.44/1000)
- + 138 trailer parking spaces on site
- + ESFR sprinkler system
- + 7' Reinforced Slab with 4,000 psi rating
- + 480V 3-Phase Power with 3,000 amps
- + Excellent access to Hwy. 183, FM 1327, Toll Roads 45 & 130, and I-35



Ingress/Egress



 AUSTIN-BERGSTROM
INT'L AIRPORT

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



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.

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 other, including the broker's own interest;
- 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/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/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.

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 opinion 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 ESTABLISHED:

- 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.

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