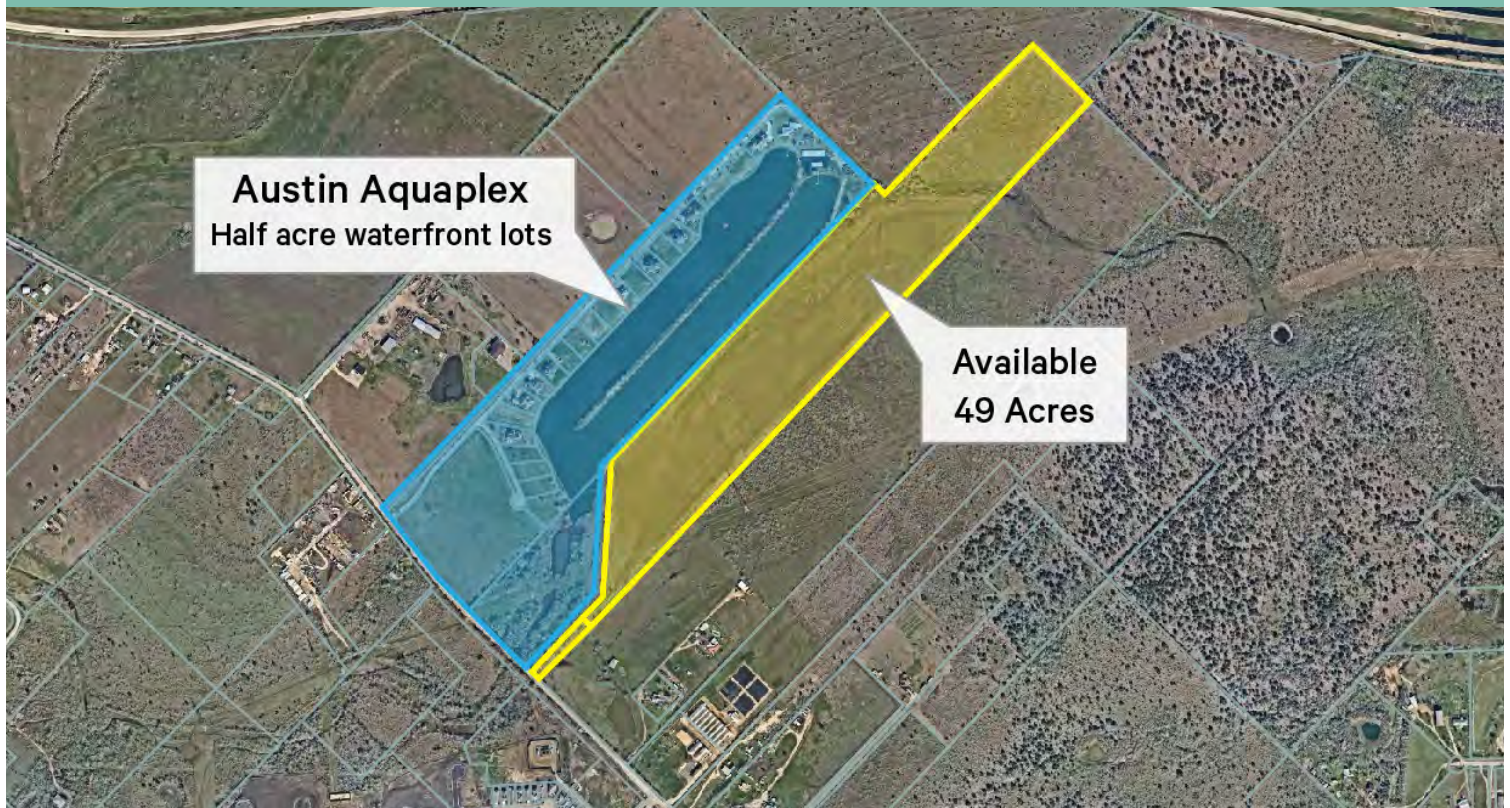


# Mustang Ridge Land

SWQ OF TX-45 & HWY 183  
6600 Old Lockhart Rd  
Buda, TX 78610  
www.cbre.com

AVAILABLE LAND - 49 Acres



## Property Highlights

- + Poised for rapid growth
- + Close proximity to Austin-Bergstrom International Airport, downtown Austin, and Tesla Gigafactory
- + Unrestricted Land
- + Located in Mustang Ridge ETJ
- + Utilities available 3Q 2025
- + +/- 30 buildable acres
- + **Sale Price: \$1,750,000**
- + Across from brand new Stallion Run - 650+ homes at completion

## Nearby Retailers





# Mustang Ridge Land

SWQ OF TX-45 & HWY 183  
6600 OLD LOCKHART ROAD | BUDA, TX 78610



- Site
- Future Development
- Active Development

- Developments not Pictured (miles from site)
- 140 Acre Development (~3 miles east)
  - 620 Acre Mixed Use Development (~3 miles east)
  - 550 Acre Mixed Use Development (~2.5 miles east)
  - 1,200 Acre Mixed Use Development (~4.5 miles southeast)

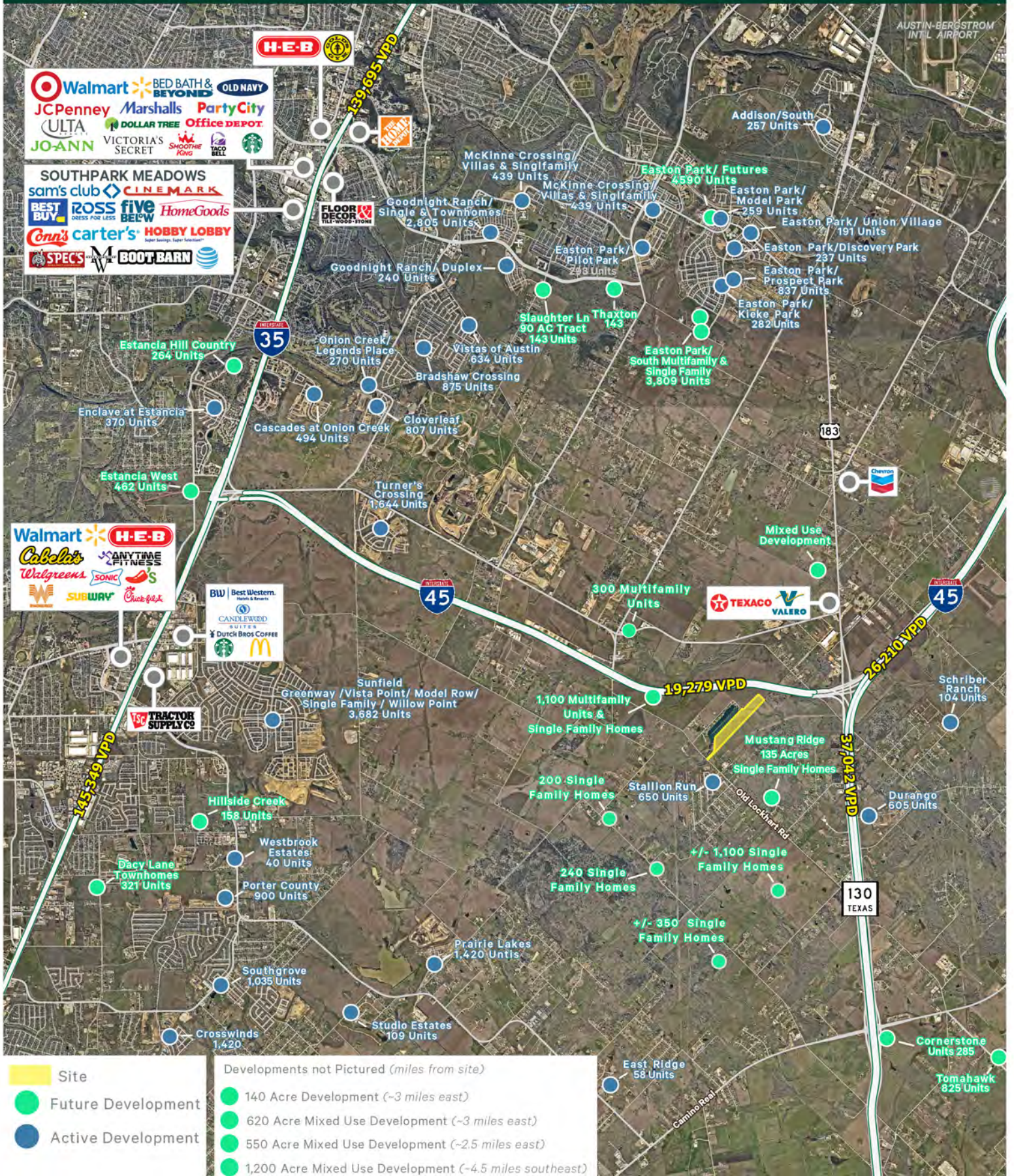
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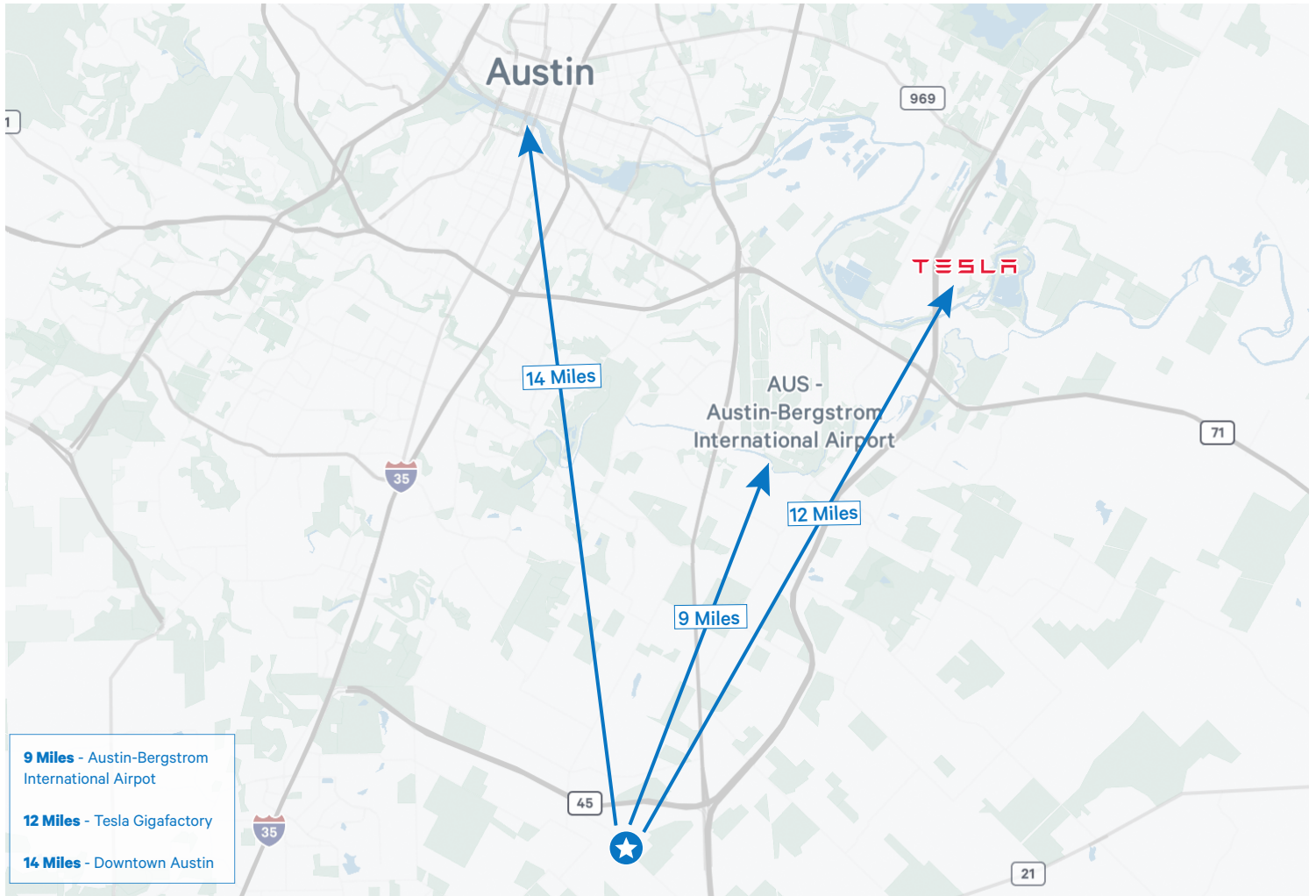
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# Mustange Ridge Land

6600 Old Lockhart Rd | Buda, TX 78610

For Sale



**9 Miles** - Austin-Bergstrom International Airport  
**12 Miles** - Tesla Gigafactory  
**14 Miles** - Downtown Austin

2023 Demographics	1 Mile	3 Miles	5 Miles
Population	1,109	4,361	16,747
Daytime Population	670	3,601	12,122
Median Age	34.6	34.5	33.1
Average Household Income	\$98,667	\$94,627	\$108,821
Average Household Size	3.59	3.3	3.12
2023-2028 Annual Population Growth Rate	18.85%	12.16%	6.85%

Traffic Counts	
State HWY 130	37,042 VPD
I-45	26,210 VPD
<i>Source: TxDot</i>	

## Contact Us

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