

LAND FOR SALE

CROSSROADS INDUSTRIAL PARK

10221 S. SH 183, Austin, TX 78747



PROPERTY DESCRIPTION

This mixed-use industrial and commercial center encompasses a 22-acre development within an Opportunity Zone in the City of Mustang Ridge.

The 22 acres are fully permitted and equipped with a septic system. An optional wastewater treatment facility is authorized, complemented by three-phase electrical power and dry hydrant fire protection. Each lot may be sold in its current state or developed as a build-to-suit project. All lots are designated to front a public street on both the northern and southern boundaries of the tract.

The property is just 3/4 mile north of the SH 183 / Toll 45130 intersection. The site is approximately 11 miles south of Austin Bergstrom International Airport and 8 miles east of the 45/IH-35 (Buda/Kyle) interchange. It is accessible via Toll 130 or US 183, both of which lead north to the Tesla GigaFactory, approximately 14 miles away via the freeway.

OFFERING SUMMARY

Sale Price:

Contact broker for lot prices or entire papered development

Lot Size:

22.35 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	199	8,150	126,692
Total Population	671	26,166	335,280
Average HH Income	\$107,974	\$114,674	\$106,383

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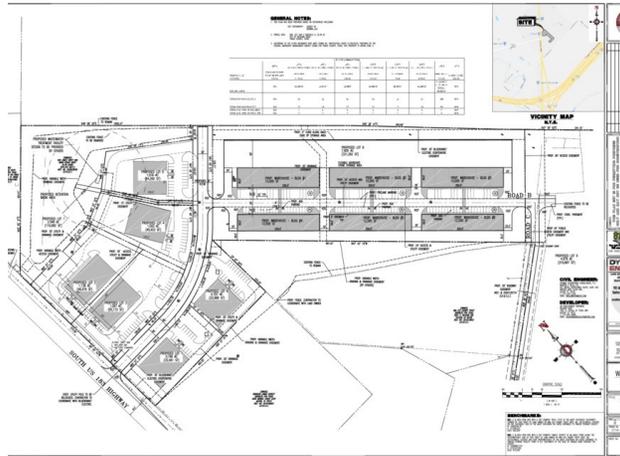
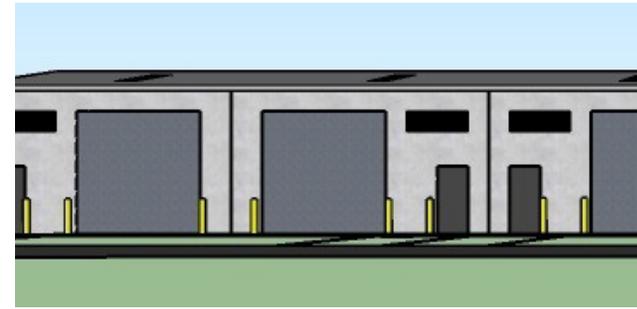
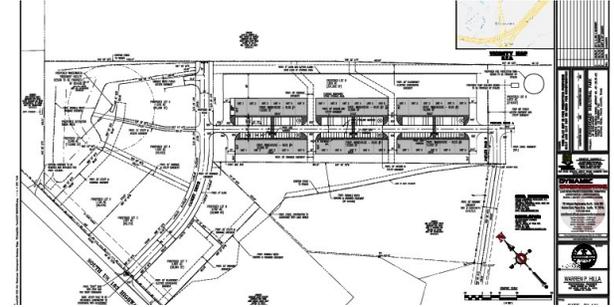
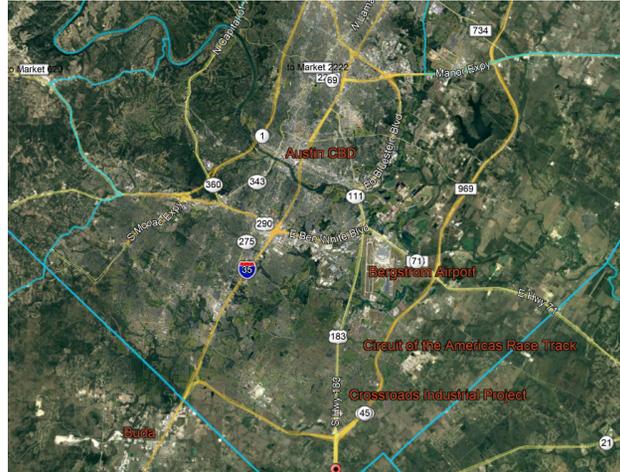
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INVESTMENT

The Investor re-invests some or all of the capital gain into a **Qualified Opportunity Fund (QOF)** within 180 days of recognition. In 2020, the IRS extended the 180-day window for many investors.

CAPITAL DEPLOYMENT TO OPPORTUNITY ZONES

The Qualified Opportunity Fund invests in Qualified Opportunity Zone Property (QOZP), which can be real estate or operating business, injecting capital into one or more of 8,764 census tracts designated as **Opportunity Zones** throughout the country.

TAX BENEFITS ON ORIGINAL GAIN

Meanwhile, the Investor is able to **defer** recognition of his initial capital gain until December 31, 2026. The amount of gain recognized can be **reduced** by

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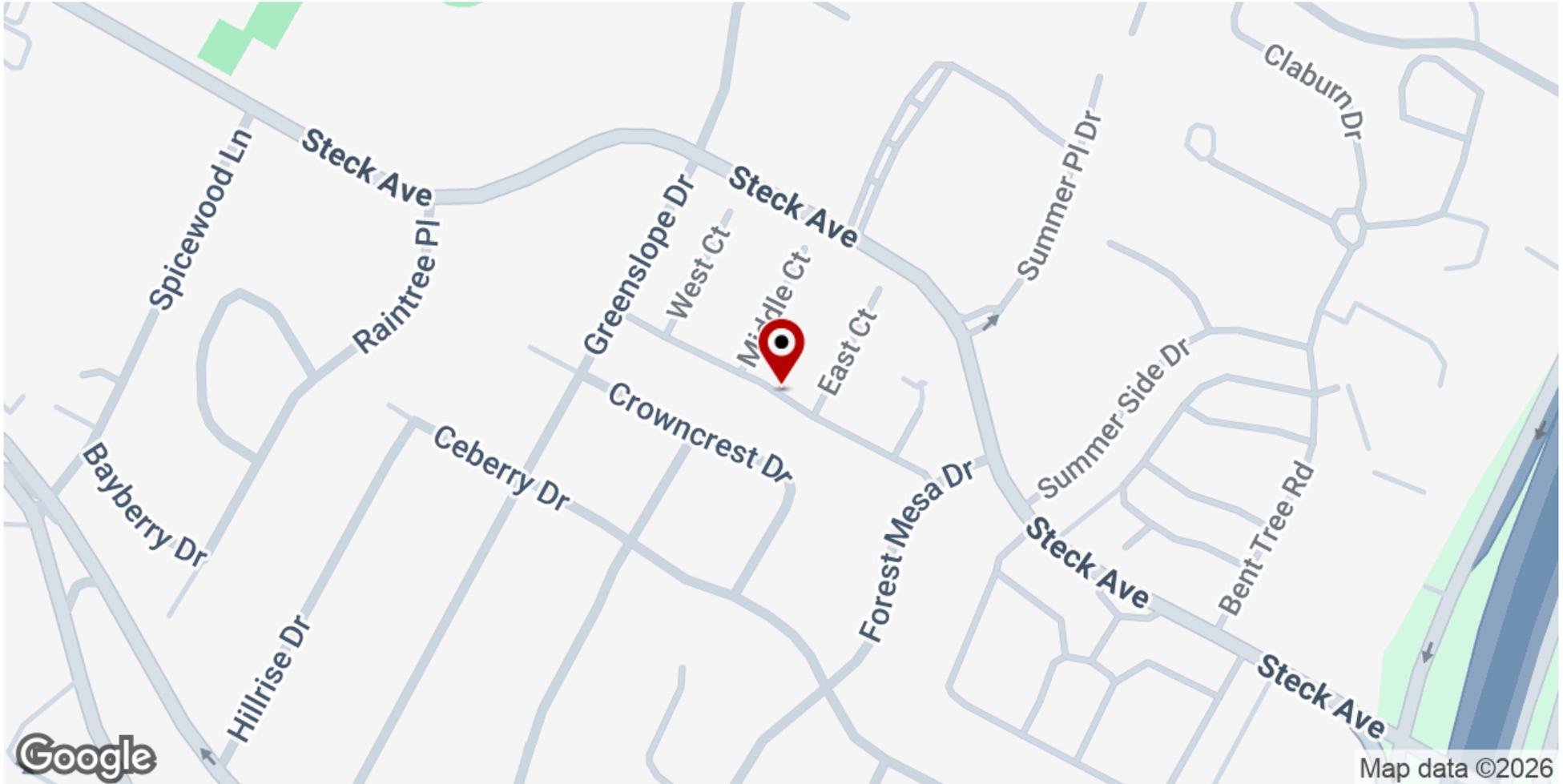
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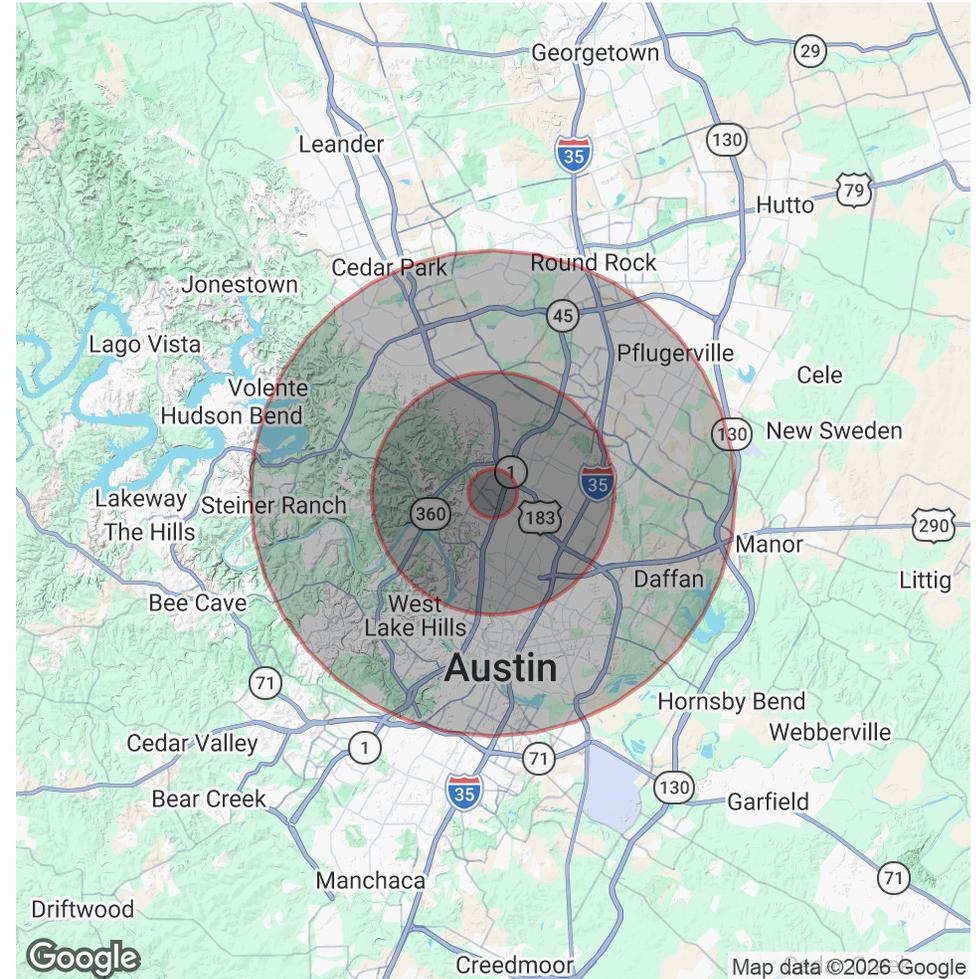
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	671	26,166	335,280
Average Age	36	35	35
Average Age (Male)	35	34	35
Average Age (Female)	37	36	36

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	199	8,150	126,692
# of Persons per HH	3.4	3.2	2.6
Average HH Income	\$107,974	\$114,674	\$106,383
Average House Value	\$685,205	\$413,065	\$428,398

Demographics data derived from AlphaMap



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