



MUSTANG  
LOGISTICS  
SOUTH

# MUSTANG LOGISTICS CENTER

**+/-85 AC DEVELOPMENT OPPORTUNITY ON  
THE 130 CORRIDOR IN THE AUSTIN MSA**



**633 E LONE STAR DRIVE  
BUDA, TX 78610**



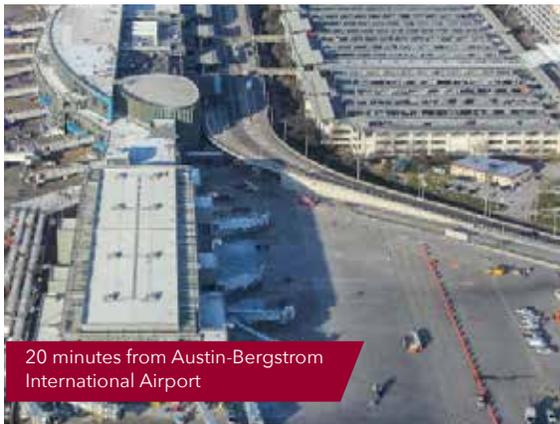
## PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

Lee & Associates is proud to present an exceptional Class A Industrial Development Site spanning +/-85 acres in the rapidly growing Austin Metropolitan Statistical Area (MSA).

### KEY HIGHLIGHTS

Over 1 million SF of potential premium industrial space.

- 20 minutes to Austin-Bergstrom International Airport
- 10 minutes to Tesla's Gigafactory
- 30 minutes to Samsung's campus
- Direct access to Highway 21 and Toll 130 via lighted intersections.



20 minutes from Austin-Bergstrom International Airport



10 minutes from Tesla's Gigafactory



30 minutes from Samsung Campus



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**IDEALLY LOCATED 20 MINUTES FROM  
AUSTIN-BERGSTROM INTERNATIONAL AIRPORT,  
10 MINUTES FROM TESLA'S GIGAFACTORY,  
AND 30 MINUTES FROM THE SAMSUNG CAMPUS.**



**FULL BROCHURE  
AVAILABLE HERE**



**INDUSTRIAL OPPORTUNITY**

Designed to accommodate 1-1.5 million square feet of Class A industrial space, suitable for a wide range of uses with zoning and entitlements targeted for completion by Q1 2025



**ECONOMIC ANCHORS**

Proximity to major employers like Tesla, Samsung, and Austin-Bergstrom International Airport creates a robust supply chain ecosystem and drives demand for industrial space.



**FLEXIBLE DEVELOPMENT POTENTIAL** Adjacent to a proposed data center and other developments, addressing a high-demand market for industrial and logistical facilities. Phase 1 pre-leased project estimated to start construction in Q1 of 2025