

IOS/LAND OPPORTUNITY

MAHA COURT

8405-8409 MAHA CT • MUSTANG RIDGE, TX

FOR SALE | FOR LEASE | BUILD-TO-SUIT

5.216 ACRES

TOTAL SITE

2 PARCELS

CONTIGUOUS

COMMERCIAL DISTRICT ZONING

±26,000 VPD

REF. CORRIDOR



DEVELOPMENT READY

RARE AVAILABILITY

HIGH-GROWTH CORRIDOR

PROPERTY OVERVIEW

ACRES

5.216

TOTAL SITE SIZE

PARCELS

2

CONTIGUOUS LOTS

ZONING

C-DIST

COMMERCIAL DISTRICT

ACCESS

CUL-DE-SAC

MAHA COURT (PRIVATE)

STATUS

VACANT

UNDEVELOPED



SITE ADDRESS

8405 & 8409 Maha Court
Mustang Ridge, TX 78610

COUNTY

Travis County

SUBDIVISION

Maha Estates Subdivision
Vol. 84, Pg. 178B, Plat Records

DEVELOPMENT

The Ridge Commercial Park

ROAD FRONTAGE

Maha Court (Private Roadway)
Cul-de-Sac terminus

UTILITIES

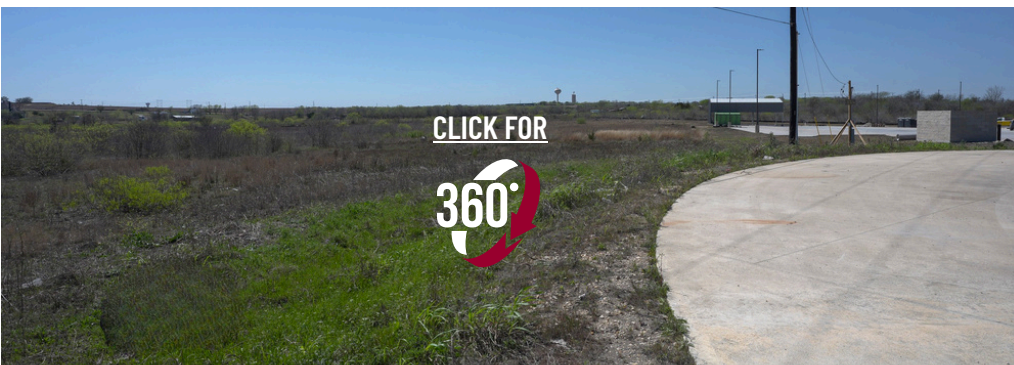
Available at site

TERRAIN

Relatively flat
Undeveloped

HOA / POA

The Ridge Commercial Park Owners Assoc.



Ideal for IOS, overflow yard, equipment staging, contractor storage, or light industrial uses.

The cul-de-sac location minimizes through-traffic while maximizing security and operational privacy. Within a fast-growing industrial corridor south of Austin.

IOS READY

LOW THROUGH-TRAFFIC

EQUIPMENT STORAGE

CONTRACTOR YARD

SITE DETAILS

THE RIDGE COMMERCIAL PARK

PARCEL INFORMATION

TOTAL SIZE	±5.216 Total Acres
LOT 11	8405 Maha Court ±2.715 Acres
LOT 12	8409 Maha Court ±2.501 Acres

ZONING & USE

ZONING	Commercial C-District, City of Mustang Ridge
PERMITTED USE	IOS / Outdoor Storage, Truck Terminal, Equipment Storage, Building Material Storage, Warehouse, Professional Office
RESTRICTIONS	Subject to The Ridge Commercial Park CC&Rs and ADG. ARC approval required for all improvements.

UTILITIES

WATER	Available
SEWER	Available
ELECTRIC	Available
DRAINAGE	Off-site detention is provided by the development

WHY THIS SITE

IDEAL IOS CONFIGURATION

Cul-de-sac terminus reduces through traffic and provides natural site security. Ideal for equipment, fleet, or contractor yard operations.

MANAGED COMMERCIAL PARK

The Ridge CC&Rs ensure high-quality neighboring tenants and maintained common areas, including Maha Court private roadway.

HIGH-GROWTH SUBMARKET

Situated in one of Austin's fastest-developing industrial corridors surrounded by major employers, logistics hubs, and thousands of new rooftops.

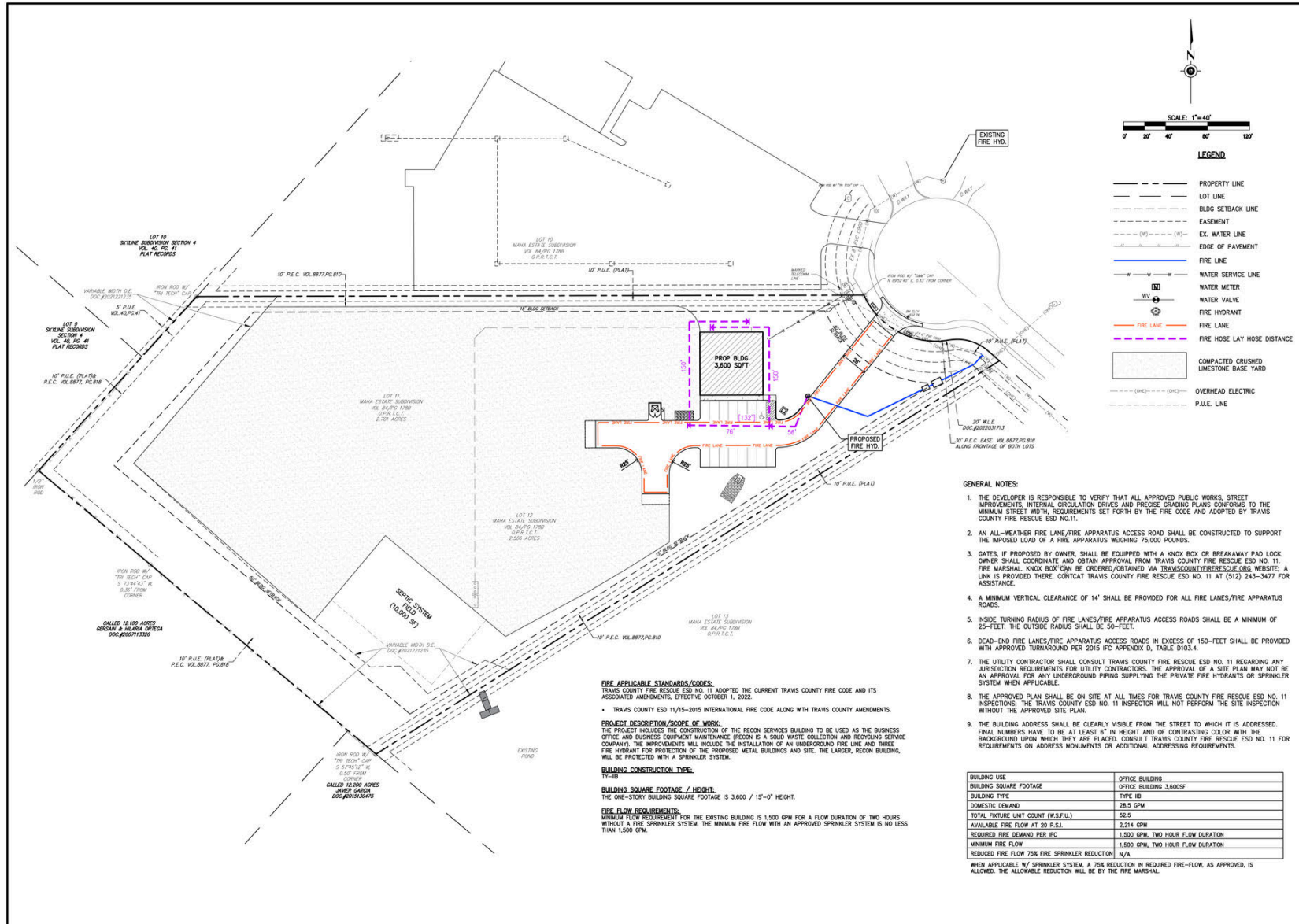
FLEXIBLE DEAL STRUCTURE

Available for sale or lease. Both parcels can be acquired together for maximum flexibility.



SITE PLAN

THE RIDGE COMMERCIAL PARK



AERIAL & LOT MAP



— SUBJECT PARCELS (8405 & 8409)
 — MAHA COURT
 — SUBDIVISION BOUNDARY



LOCATION

Situated at the terminus of Maha Court, a private roadway within The Ridge Commercial Park, and surrounded by operating and planned commercial users. US-183 frontage at the Maha Court entrance with direct access to SH-45, IH-35, and US-290.

IOS CONCEPT RENDERING

ILLUSTRATIVE ONLY • SUBJECT TO ARC APPROVAL



SCENARIO A
IOS / OVERFLOW YARD

Stabilized surface yard for equipment, fleet, or container staging. Fenced perimeter with gated entry. Low capex, fast-to-deploy. Ideal for contractors, logistics, or industrial overflow users.

SCENARIO B
COVERED STORAGE

Canopy or open-sided structure over stabilized surface for equipment protection, materials storage, or fleet sheltering. Consistent with neighboring commercial park improvements.

SCENARIO C
BUILT-TO-SUIT

Ground-up commercial/industrial building with yard area. ARC approval required. Multiple permitted uses including warehouse, office/warehouse flex, truck terminal, or contractor HQ with outdoor storage.

**Conceptual rendering for illustrative purposes only. All development subject to The Ridge Commercial Park CC&Rs, Architectural Design Guidelines, ARC approval, and applicable City of Mustang Ridge regulations. Rendering does not represent a guaranteed final product.*

ACCESS & INGRESS / EGRESS



— INGRESS ROUTE
 — EGRESS ROUTE
 ● SUBJECT PROPERTY

ACCESS SUMMARY

PRIMARY ENTRY

US-183 southbound → right on Maha Court → property at cul-de-sac terminus

ROAD TYPE

Maha Court is a private roadway maintained by The Ridge Commercial Park Owners Association

TRAFFIC PROFILE

Low volume. Cul-de-sac means no through-traffic. Ideal for security and operational control.

TRUCK / HEAVY VEHICLE

Maha Court designed for commercial traffic. Neighboring uses include industrial and commercial tenants.

NEARBY HIGHWAY ACCESS

US-183	Direct Frontage / Entry ±26,000 VPD (ref. corridor)
SH-45 TOLL	±5 min
IH-35	±9 min
US-290	±12 min
SH-130 TOLL	±15 min

NEARBY AMENITIES & DEVELOPMENTS

SOUTH AUSTIN / BUDA / MUSTANG RIDGE GROWTH CORRIDOR



KEY NEARBY DEVELOPMENTS

TESLA GIGAFACTORY	12,000+ Employees · 16 min
ABIA	Int'l Airport · 15 min
EASTON PARK	2,700+ Ac MPC · 5,560 SF Homes
ADDISON BUSINESS PK	121k SF Industrial
CLARIUS PARTNER	103 Ac · 1.1M SF Master-Planned Industrial
45 LOGISTICS SOUTH	60.97 Ac · 1M SF · Phase I Complete
PARK 183	900k SF Industrial
MUSTANG RIDGE BIZ PK	56 Ac · Proposed Industrial
SAMSUNG AUSTIN SEMI	Major Employer · 29 min

DRIVE TIMES FROM THE SITE

9 MINUTES TO INTERSTATE 35

12 MINUTES TO FEDEX GROUND FACILITY

15 MINUTES TO AUSTIN-BERGSTROM AIRPORT

16 MINUTES TO TESLA GIGAFACTORY

25 MINUTES TO DOWNTOWN AUSTIN

29 MINUTES TO SAMSUNG SEMICONDUCTOR



8405 & 8409 MAHA COURT

MUSTANG RIDGE, TEXAS · ±5.216 ACRES · FOR SALE OR LEASE

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