

FOR SALE / ±287 ACRES

SE Corner of SH 130 & SH 21, Mustang Ridge, TX



±287 Acres - SE Corner of SH 130 & SH 21, Mustang Ridge, TX

Endura Advisory Group is pleased to bring to market approximately 287 acres at the strategic southeast corner of the intersection of SH-130 / US Highway 183 and SH-21 in the fast developing southeastern portion of the Austin, Texas MSA. The property consists of two tracts, the Cornerstone Tract of approximately (±194 acres) located within the city limits of the City of Mustang Ridge, and the Harmony Hills Tract (±93 acres), located in the extraterritorial jurisdiction (ETJ) of Mustang Ridge. Traffic counts in the immediate vicinity of the site are 17,209 VPD for SH 21 and 20,687 VPD for SH 130/US 183 combined.

Water service to the property is provided by Camino Real special utility district. Wastewater service to the property will either by VN on site, wastewater, treatment, facility, or VA and offsite wastewater line extension. For more details on utilities, please contact Endura Advisory Group.

The Mustang Ridge land site represents an excellent location for a variety of commercial and residential uses, ranging from industrial to single-family residential. The property is offered for sale in bulk or as individual parcels.



3.14.25

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Location:

SE Corner of SH 21 & 183 (Toll Rd 130)
Lockhart, TX 78644

Land Size:

±287 acres

Asking Price:

Inquire with Broker

Zoning:

Residential - Approved Development Agreement

School District:

Lockhart ISD

Utilities*:

All utilities available

The property is located at the southeast corner of 130 Toll-way and State Hwy 21 with direct access to 130 Toll-way service road. Strategically situated at the hard corner of the two main thoroughfares in the region. The site is approximately 15 miles south of downtown Austin and 12 miles south of Austin Bergstrom International Airport.

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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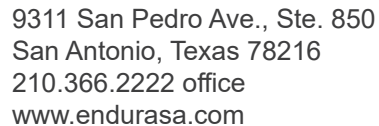
	PROPERTY CORNER FOUND AS NOTED		OHE		OVERHEAD ELECTRIC
	FOUND 1/2" IRON ROD W/ NO CAP				CULVERT
	FOUND TXDOT CONCRETE MAKER				SITE EXTERIOR BOUNDARY
	FOUND TXDOT BRASS CAP IN CONCRETE				ADJOINER PARCEL LINE
	SET 1 1/2" ORANGE PLASTIC CAP, ON #4 REBAR MARKED "TX RPLS 5367"				EXISTING STRUCTURES / BUILDINGS
	GATE / FENCE POST				EXISTING BUILDING OVERHANG
	TRAFFIC SIGNAL				RIGHT OF WAY LINE
	POWER POLE				EDGE OF ASPHALT
	GUY WIRE				EDGE OF CONCRETE
	TELEPHONE MANHOLE				EDGE OF WATER
	WATER METER				FENCE - HOG / BARBED WIRE
	WATER VALVE				
	SIGN				
	UTILITY MARKER				



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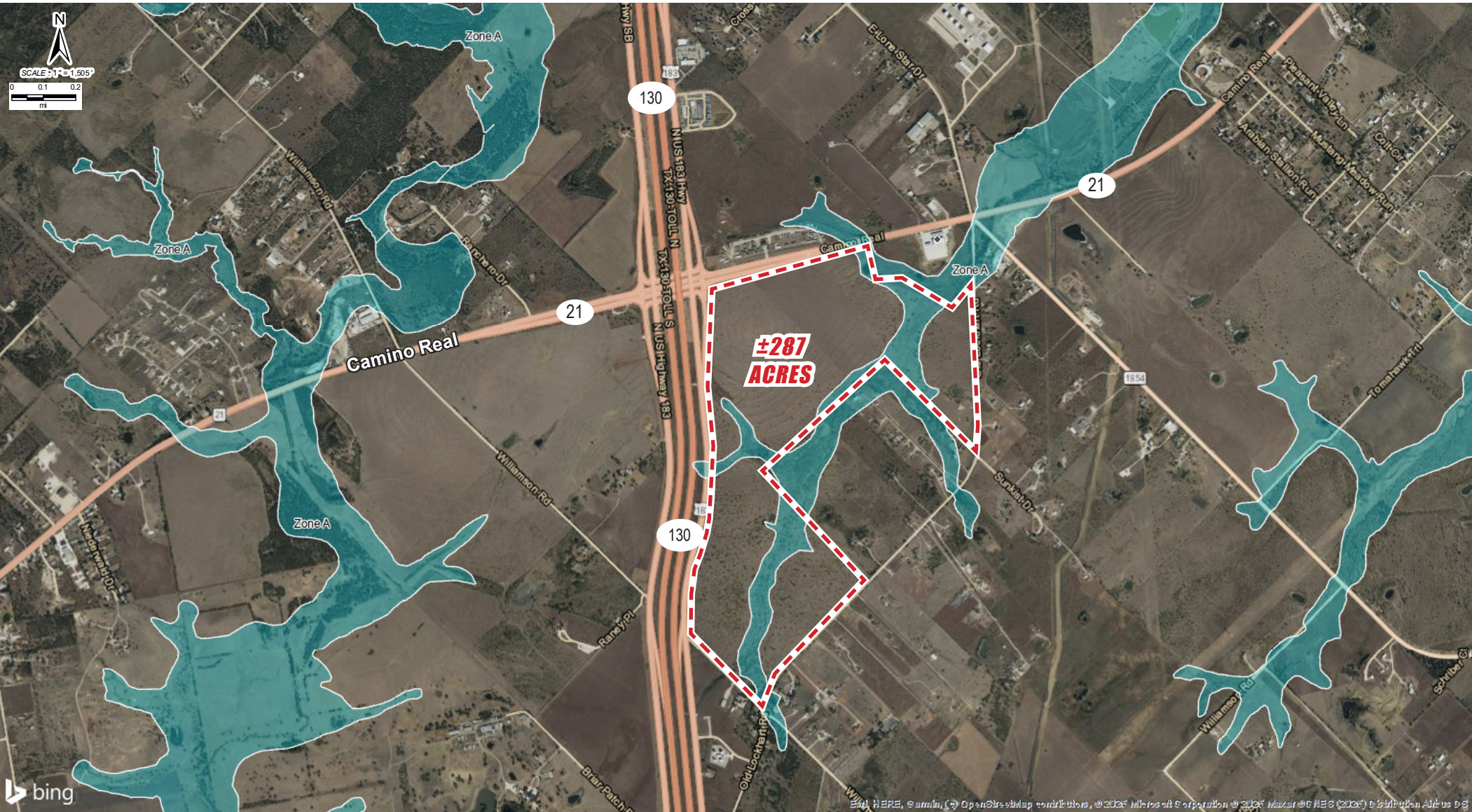
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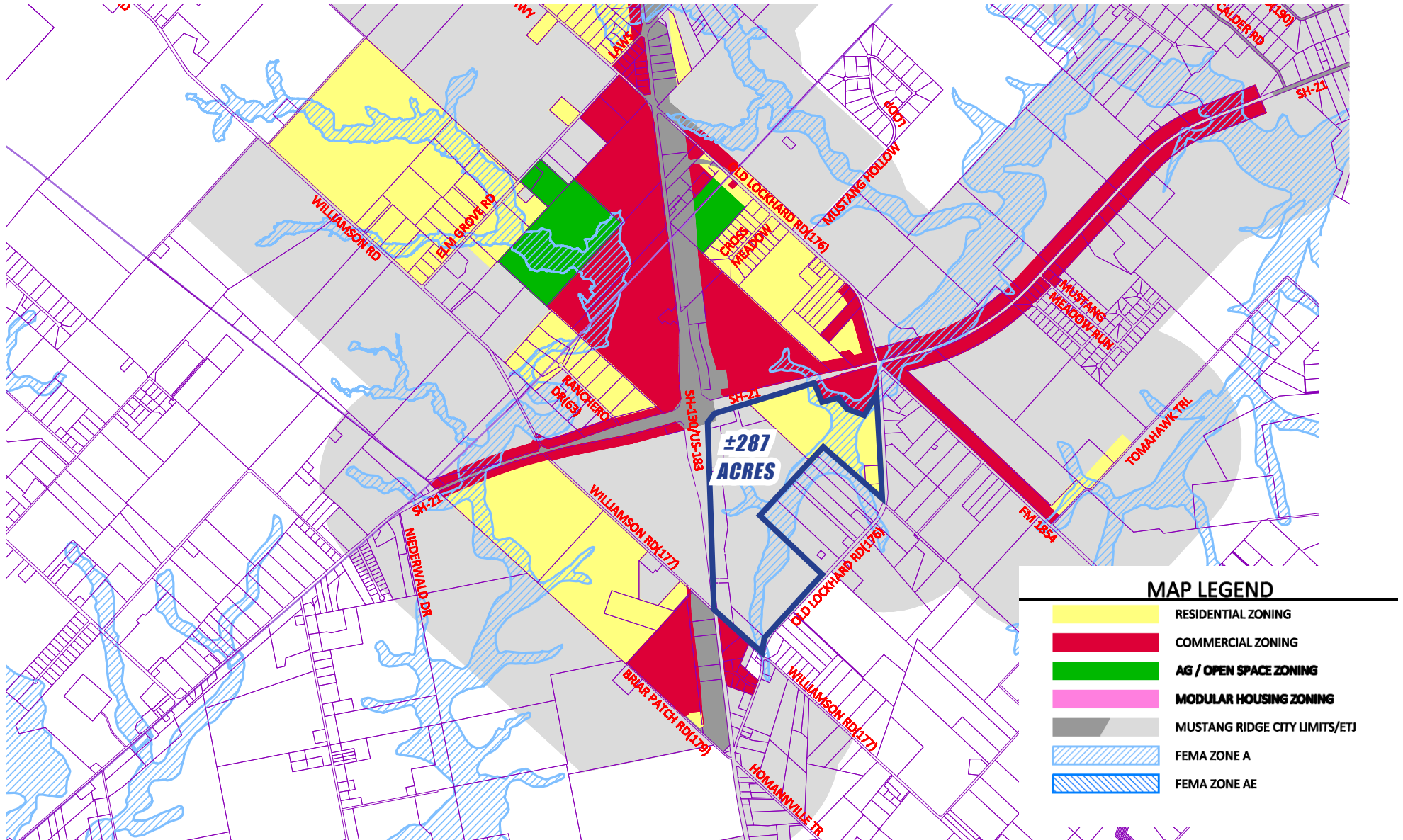
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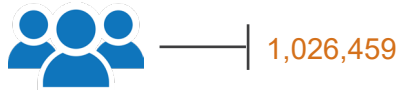


Austin Market Overview

The Austin MSA, which includes Travis, Williamson, Hays, Bastrop and Caldwell Counties, is home to over 2.3 million people and is one of the fastest growing MSA's in the country. A booming economy, growing job market, high quality of life and competitive cost of living make Austin a sought-after city for all ages. Austin has earned the nickname "Silicon Hills" because it is a major employment base for technology companies such as Apple, Dell, IBM, Google, Oracle, Intel, AMD, National Instruments and Samsung. Additionally, in October 2021 Telsa announced it would relocate its corporate headquarters to Austin. The company recently opened a \$1.1 billion assembly plant that employs 5,000 people on 2,100 acres near the Austin-Bergstrom International Airport. Elon Musk personally relocated to Texas and announced plans to renovate 14 acres in Pflugerville for his tunnel construction company, The Boring Company.

High-tech employment has grown at triple the national pace over the past five years, and its share of the total is well above the U.S. average. In addition, the city is home to The University of Texas' flagship institution, which boasts an enrollment of over 52,000 students and has top rated programs in Business, Engineering, Communications and Law. The University's top ranked Division I athletic program also provides sports entertainment opportunities in the city. With its desirable climate and abundance of entertainment options, the city is an attractive location both for current and potential residents and employers. Over the past decade the area has enjoyed a sustained period of economic and population expansion as local companies increase their business capacity and others relocate to this attractive central U.S. location.

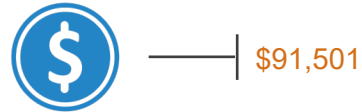
CITY POPULATION



TOTAL HOUSEHOLDS



MEDIAN HOUSEHOLD INCOME



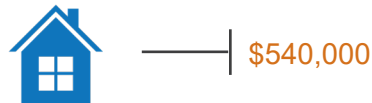
MEDIAN AGE



ANNUAL GROWTH



MEDIAN HOME SALE PRICE



EMPLOYED POPULATION



STUDENTS ENROLLED IN A UNIVERSITY



Source: Austin Demographics



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.

2-10-2025



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 others, including the broker's own interests;
- 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. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 opinions 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 ESTABLISH:

- 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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Robert Wayne Ashabraner	562388	washabraner@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____