

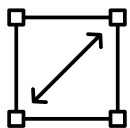
MUSTANG RIDGE

10777 S HWY 183, AUSTIN, TX

IOS OPPORTUNITY FOR LEASE



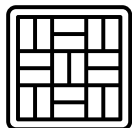
PROPERTY OVERVIEW



10.00
ACRES



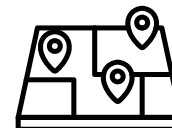
±8,370 SF
PULL THROUGH
/WASH BAY



±7.5 ACRES
STABILIZED PAVED
YARD



±52,000 SF
COVERED STORAGE*



COMMERCIAL
DISTRICT ZONING

*REMOVABLE

AREA OVERVIEW

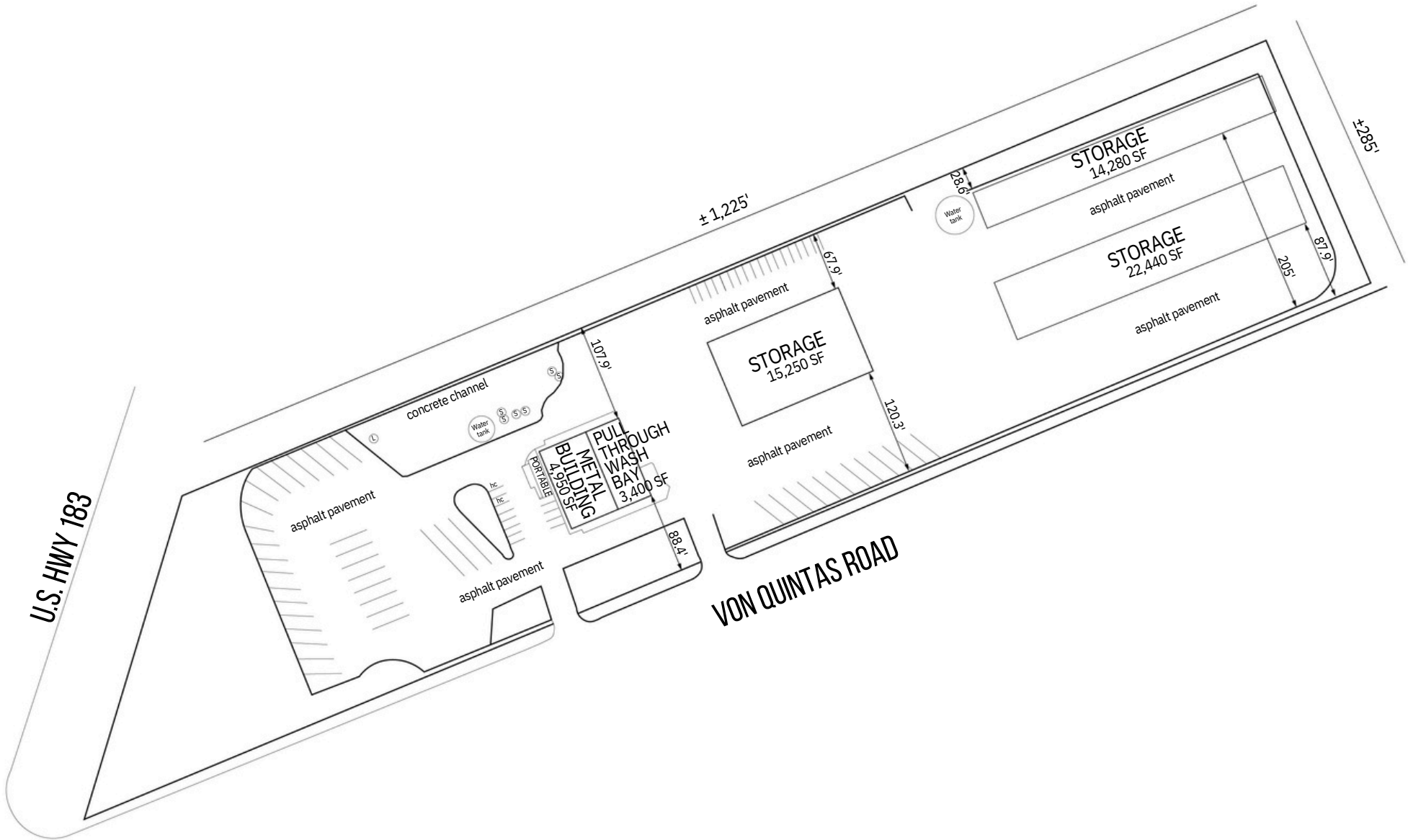


Site Address	10777 S Hwy 183 Mustang Ridge, TX
Site Size (Gross)	±10 Acres
Yard Acreage	±7.5 Acres
Parking	Abundant
Building Coverage	±8,370 SF: 4,950 SF Shop + 3,400 SF Pull Through/Wash Bay ±52,000 SF Removable Covered Storage
Zoning	Commercial C-District (truck terminal, building material storage, equipment rental)
Security	Fenced, Lighted, Camera System
Access	Quick to SH-45 Toll, IH-35, and US-290 Minutes to Downtown Austin & Austin-Bergstrom Airport
Visibility	US-183 S: ±370 ft Frontage with Electronic Pylon Sign Von Quintus Rd Frontage: ±1,518 ft ±26,000 VPD Dual curb cuts + potential for more

SITE DETAILS



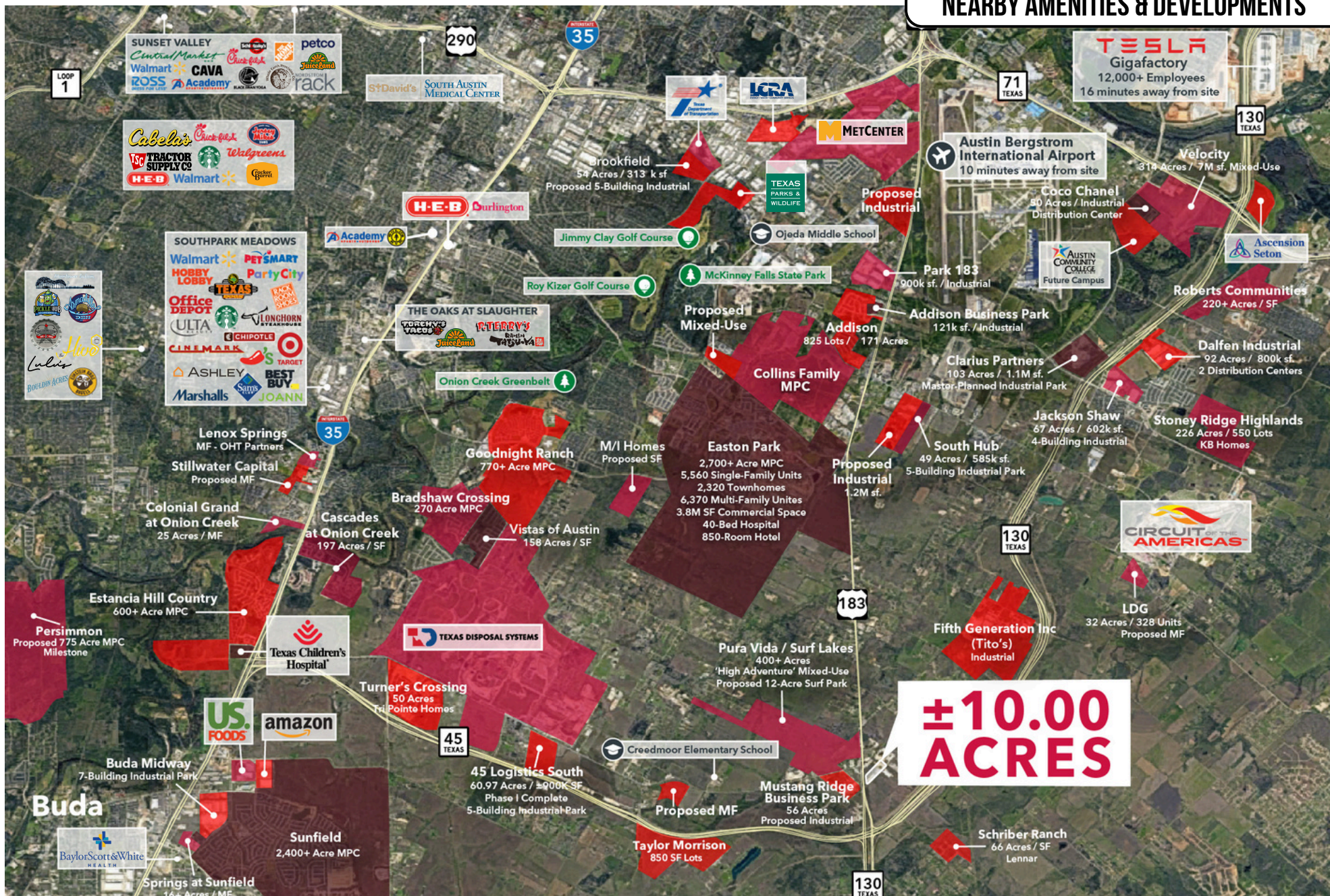
SITE PLAN



FLOOR PLAN



NEARBY AMENITIES & DEVELOPMENTS



29  MINS TO
DOWNTOWN
AUSTIN





PROPERTY PHOTOS

