

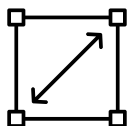
MUSTANG RIDGE

10777 S HWY 183, AUSTIN, TX

IOS OPPORTUNITY FOR LEASE



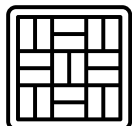
PROPERTY OVERVIEW



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

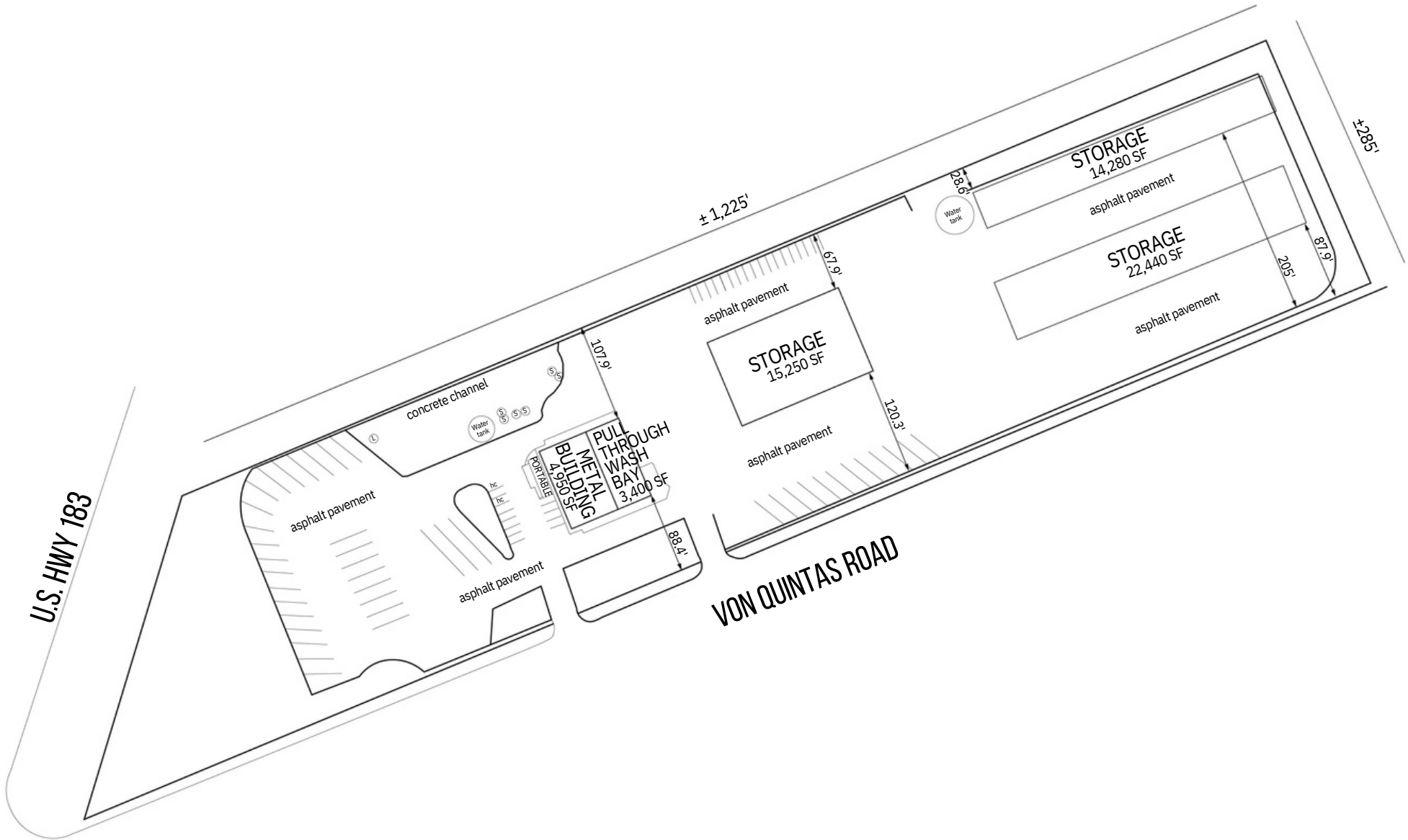


Site Address	10777 S Hwy 183 Mustang Ridge, TX
Site Size (Gross)	±10 Acres
Yard Acreage	±7.5 Acres
Parking	Abundant
Building Coverage	±8,370 SF: 4,950 SF Shop + 3,400 SF Pull Through/Wash Bay ±52,000 SF Removable Covered Storage
Zoning	Commercial C-District (truck terminal, building material storage, 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

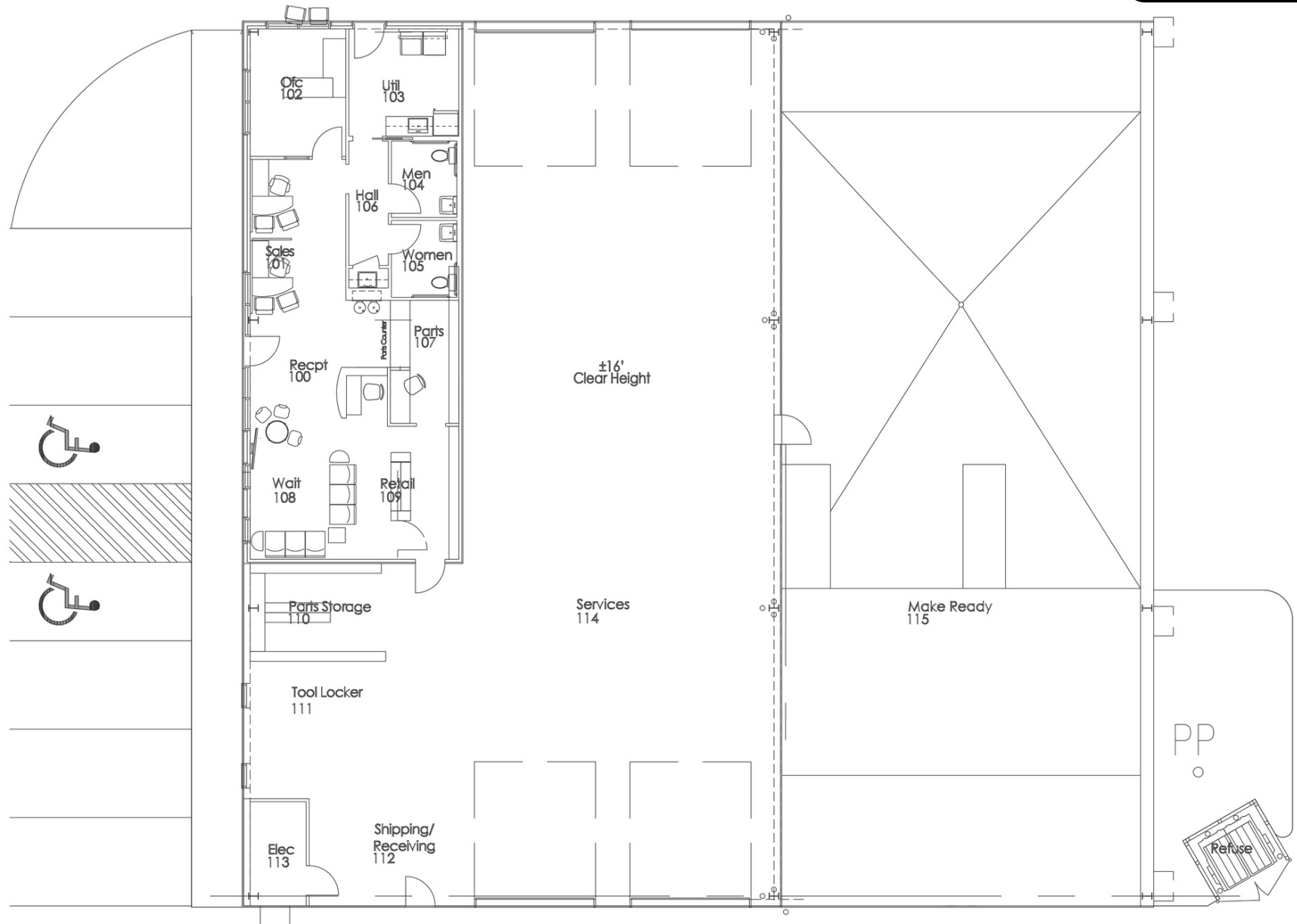
SITE DETAILS



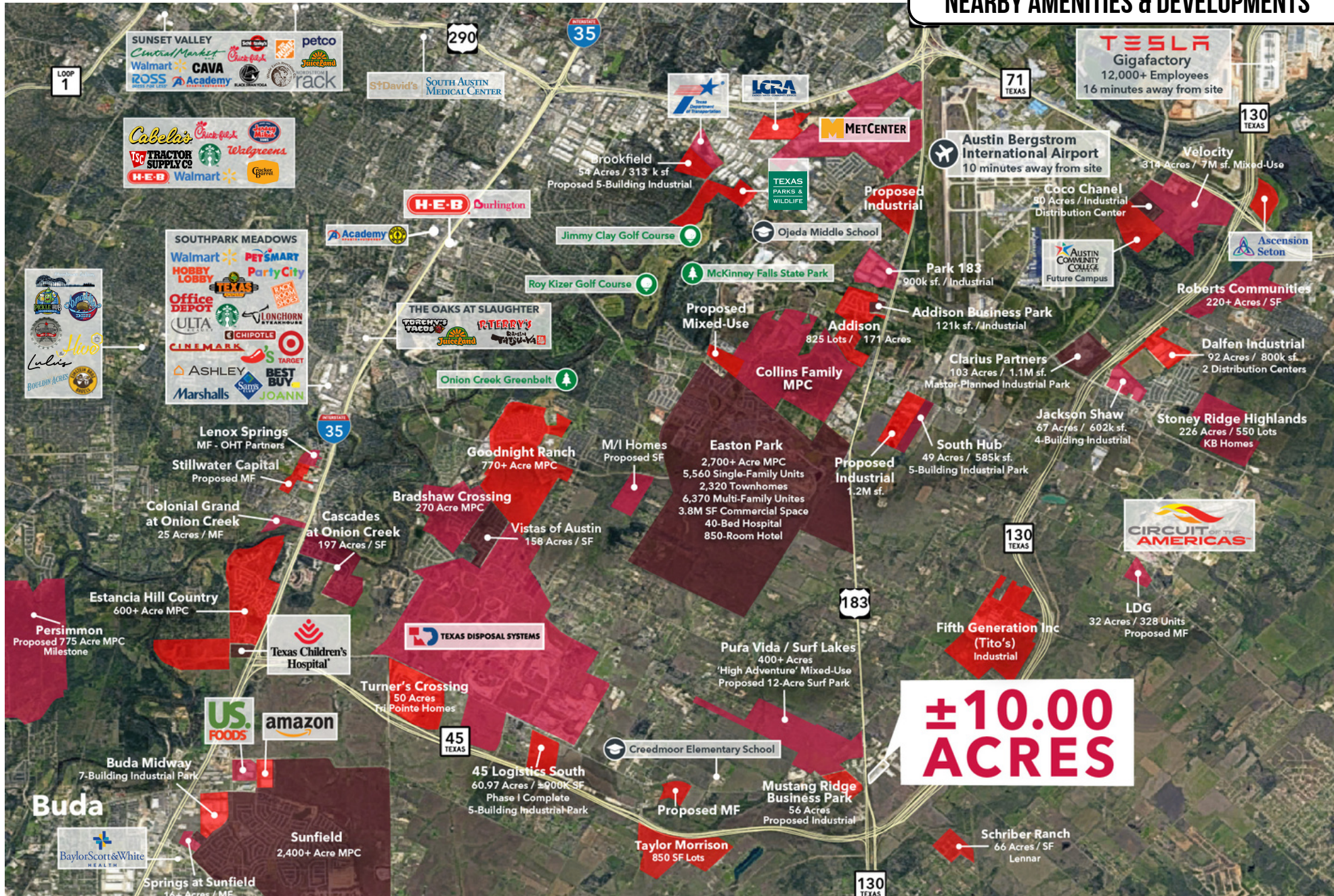
SITE PLAN



FLOOR PLAN



NEARBY AMENITIES & DEVELOPMENTS





DRIVE TIMES

08  MINS TO INTERSTATE I-35

10  MINS TO AUSTIN BERGSTROM INTERNATIONAL AIRPORT

12  MINS TO FEDEX GROUND FACILITY

13  MINS TO TESLA GIGA FACTORY

27  MINS TO SAMSUNG AUSTIN SEMICONDUCTOR

29  MINS TO DOWNTOWN AUSTIN



PROPERTY PHOTOS

