

FOR SALE

±10.47-ACRE COMMERCIAL / INDUSTRIAL DEVELOPMENT SITE

Strategically Positioned near TX130 / SH45 / US 183

 Von Quintus Road, Mustang Ridge, TX 78719

130
TEXAS

\$3.00
— PSF —



*High-visibility development opportunity in the
fast-growing Mustang Ridge corridor.*



±10.47
ACRES



COMMERCIAL
ZONING



±290'
FRONTAGE ON
VON QUINTUS RD



NO FEMA
100-YEAR
FLOODPLAIN



WATER / ELECTRIC
AVAILABLE IN AREA

McALLISTER
& ASSOCIATES
REAL ESTATE SERVICES



Spence Collins

 (512) 789-0909

 Spence@matexas.com

**SELLER
INVITES
OFFERS**

PROPERTY OVERVIEW

±10.47-Acre Commercial / Industrial Development Site | Von Quintus Road, Mustang Ridge, TX 78719

LOCATION & DEVELOPMENT HIGHLIGHTS

• TEXAS OPPORTUNITY ZONE 1.0

Potential tax benefits for qualifying investment.

• MAJOR HIGHWAY CONNECTIVITY

Convenient access to TX 130, SH 45, US 183 and IH-35.

• SOUTHEAST AUSTIN LOCATION

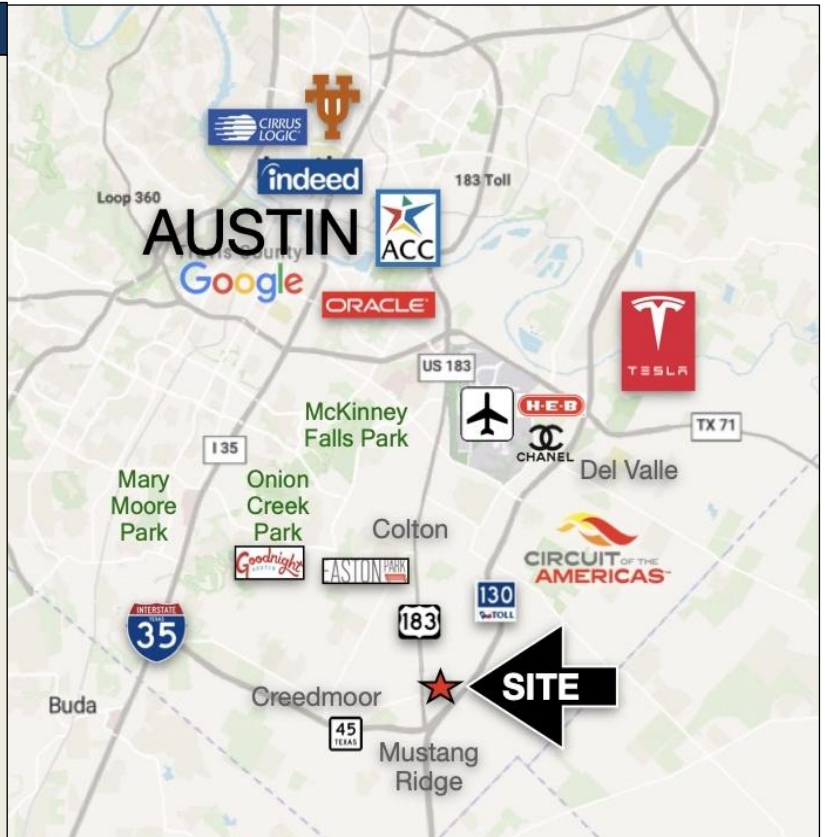
Positioned near the Austin employment corridor, ABIA, Tesla and Circuit of the Americas.

• COMMERCIAL ZONING

Commercial zoning within the Village of Mustang Ridge.

• DEVELOPMENT POTENTIAL

Well positioned for flex, warehouse, contractor/service and owner-user concepts, subject to use verification.



PROPERTY SUMMARY

PRICE:	\$3.00 PSF
SIZE:	±10.47 Acres
COUNTY:	Travis County
JURISDICTION:	Village of Mustang Ridge
LOCATION:	Von Quintus Road, Mustang Ridge, TX 78719
PHYSICAL LOCATION:	Located on Von Quintus Rd, approximately 0.23 miles north of the US 183 and Von Quintus intersection
FRONTAGE / ACCESS:	±290 feet of frontage on Von Quintus Rd
UTILITIES:	Water - Creedmoor Maha (4" line); Electricity - Bluebonnet Electric; Wastewater – Likely OSSF; however the property is located within the Camino Real Utility Co Service Area
ZONING:	Commercial (Village of Mustang Ridge)
FEMA:	No portion of the property lies within the FEMA 100-year floodplain

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of all aspects of this property. This report is for your use if you have need of it, but always remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

LOCATION & DEVELOPMENT

Von Quintus Road | Mustang Ridge, Texas | Direct Access to the TX 130 / SH 45 / US 183 Corridor



DEVELOPMENT OPPORTUNITY

Positioned for growth along the TX 130 / SH 45 corridor, this ± 10.47 -acre Commercial-zoned tract offers developers a strategic opportunity in Mustang Ridge. Direct Von Quintus Road frontage, convenient access to TX 130, SH 45, U.S. 183 and IH-35, and area utility availability make the site well suited for flex, warehouse, contractor/service, owner-user and other commercial development. Seller invites developers and investors to evaluate the opportunity and submit offers.

SELLER INVITES OFFERS

Contact **Spence Collins** for additional information, exhibits and development details.

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McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

CITY OF MUSTANG RIDGE, TEXAS

GRANDFATHERED COMMERCIAL "C" DISTRICT

PERMITTED USES SUMMARY – ORDINANCE NO. 44

The following uses are permitted within the Commercial - C District, as defined in Ordinance No. 44 of the City of Mustang Ridge.

LEGEND



Permitted Use under Ordinance No. 44

1 COMMERCIAL / SERVICE USES

Bakeries, retail sales only	P
Banking and Financial Institutions	P
Business or commercial school	P
Business service	P
Eating establishments	P
Electrical goods such as supplies, apparatus, appliances, electronics, or parts	P
Florist shop or greenhouses	P
Miscellaneous repair such as watches, shoes, furniture, bicycles, upholstery, or small appliances	P
Office buildings	P
Personal service uses including barber shops, beauty parlors, photographic or artist studios, messengers, taxicabs, laundry and dry cleaning and pressing, dressmaking, tailoring, catering, and other similar personal service uses	P
Printing and Publishing	P
Retail stores	P
Sign shop	P
Studio such as radio, music, dancing, physical culture, or health	P

2 AUTOMOTIVE / EQUIPMENT / CONTRACTOR / TRADE

Automobile parking lots	P
Building material storage yards	P
Carpentry, painting, or plumbing shop	P
Gasoline service stations	P
Glass and cutting shop, mirror silvering	P
Lumber, construction materials, millwork, cabinet shop	P
Machine shop	P
Machinery such as commercial, construction, industrial, farm, professional, or transportation equipment	P
Motorized vehicle sales - new/used and vehicle accessory sales	P
Plumbing, heating, air-conditioning, refrigeration, supplies, or repair	P
Trailer or equipment rental	P

3 WAREHOUSE / TRANSPORTATION / STORAGE

Bus station	P
Carting, crating, hauling, and storage	P
Cold storage plant	P
Ice plants	P
Truck terminal	P
Warehouse	P
Wholesale house	P

4 HOSPITALITY / ENTERTAINMENT / MEDICAL / CIVIC

Ambulance service	P
Amusement, commercial: including dancing, bowling, golf recreation, carnivals, or skating rink	P
Animal hospital, pound, or shelter	P
Arena, coliseum, rodeo grounds, baseball park, or auditorium	P
Clubs or lodges	P
Hotels, Motels	P
Medical clinic, dental clinic, and associated laboratory facilities	P
Monument sales with incidental processing	P
Mortuaries	P

Source: City of Mustang Ridge Zoning Ordinance No. 44

[View City of Mustang Ridge Zoning Ordinance No. 44](#)

<https://www.mustangridgetx.gov/media/2121>



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

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spence Collins	345335	spence@matexas.com	512-789-0909
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date