

MUSTANG RIDGE BUSINESS CENTER



Another Quality
Project By
Symcox
Development

8511 Maha Ct., Mustang Ridge, TX

BUILDINGS & UNITS FOR SALE OR LEASE

Mustang Ridge Business Center Features Newly Designed, Modern Shell Buildings That Provide Owners With The Ultimate Flexibility To Customize Their Space To Fit Their Unique Business Needs. Whether Expanding, Relocating, Or Starting Fresh, Our Versatile Spaces Are Built To Support Your Success.

PROJECT HIGHLIGHTS

- Project Completion Spring 2026
- Fantastic Accessibility to Austin, Buda, Kyle, & Lockhart
- 2 Buildings With up to 14 units
- Unit Sizes from 2,875–25,000 s.f. +/-
- Grade Level and High Dock Available
- Large 14'x 12' Roll Up Doors
- Clear Height 24'
- High Speed Fiber Internet Access
- 3 Phase Power Available

For Additional Information:

Call Lee Idom: 512-993-0071 • Email: mustangridgecp@gmail.com • License: TX653936
Website: www.symcoxdevelopment.com/mustangridgebusinesscenter

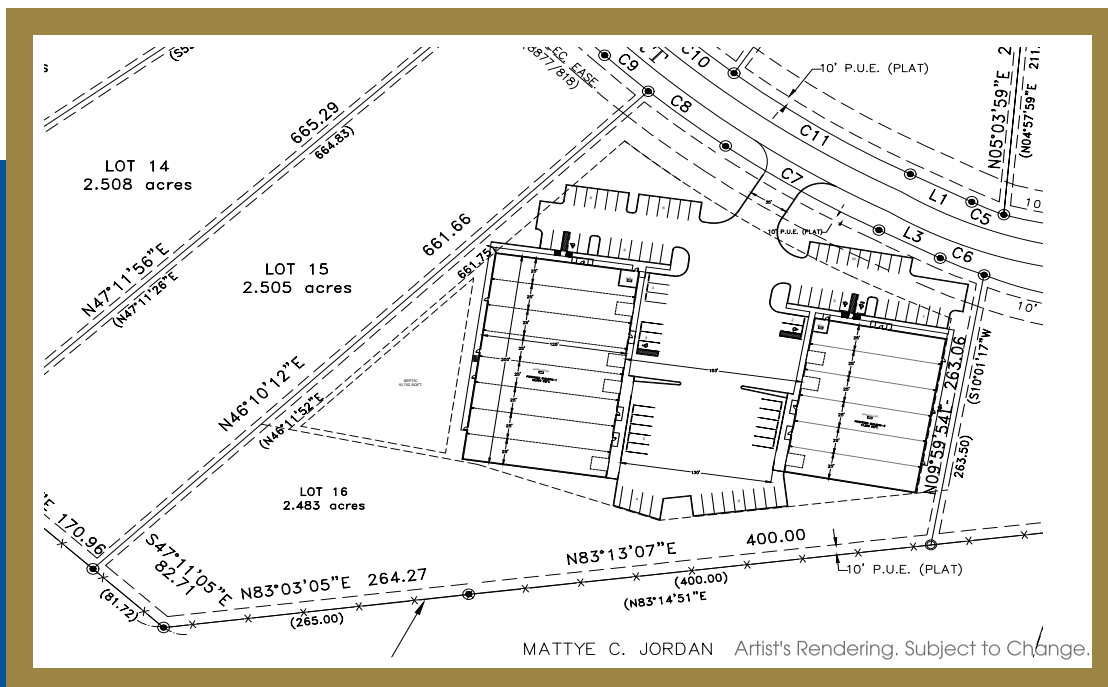
한국어 가능



The information contained herein has been obtained from sources believed reliable the broker and owner makes no guarantees or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract. Buyer to verify.

MUSTANG RIDGE BUSINESS CENTER

OFFICE WAREHOUSE MAP



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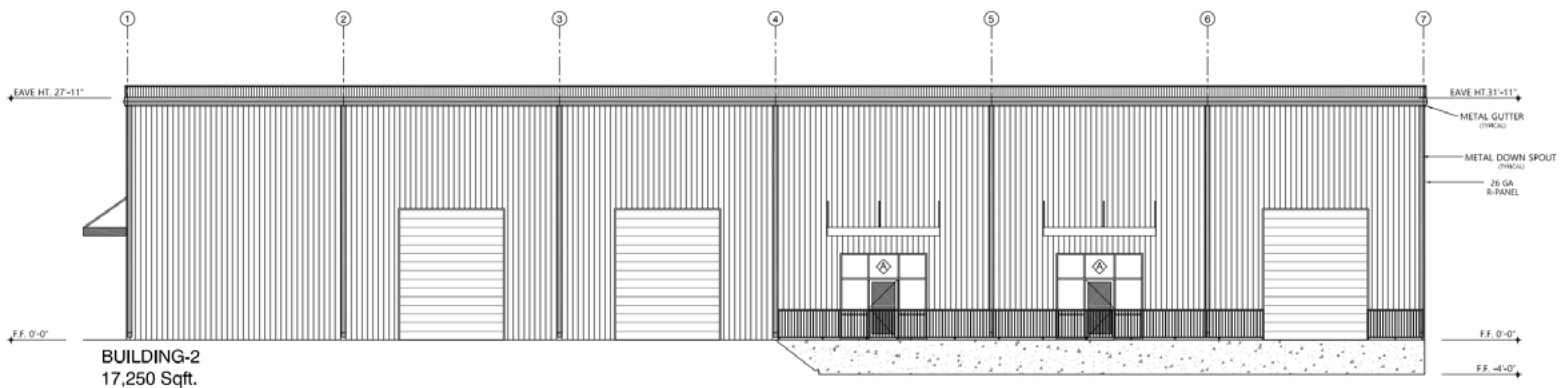
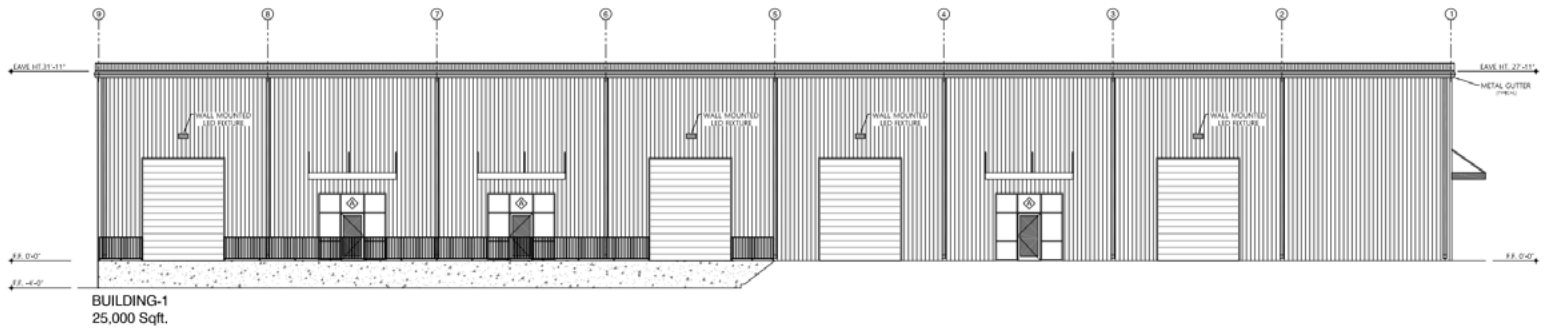
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BUILDING LAYOUTS



Artist's Rendering. Subject to Change.

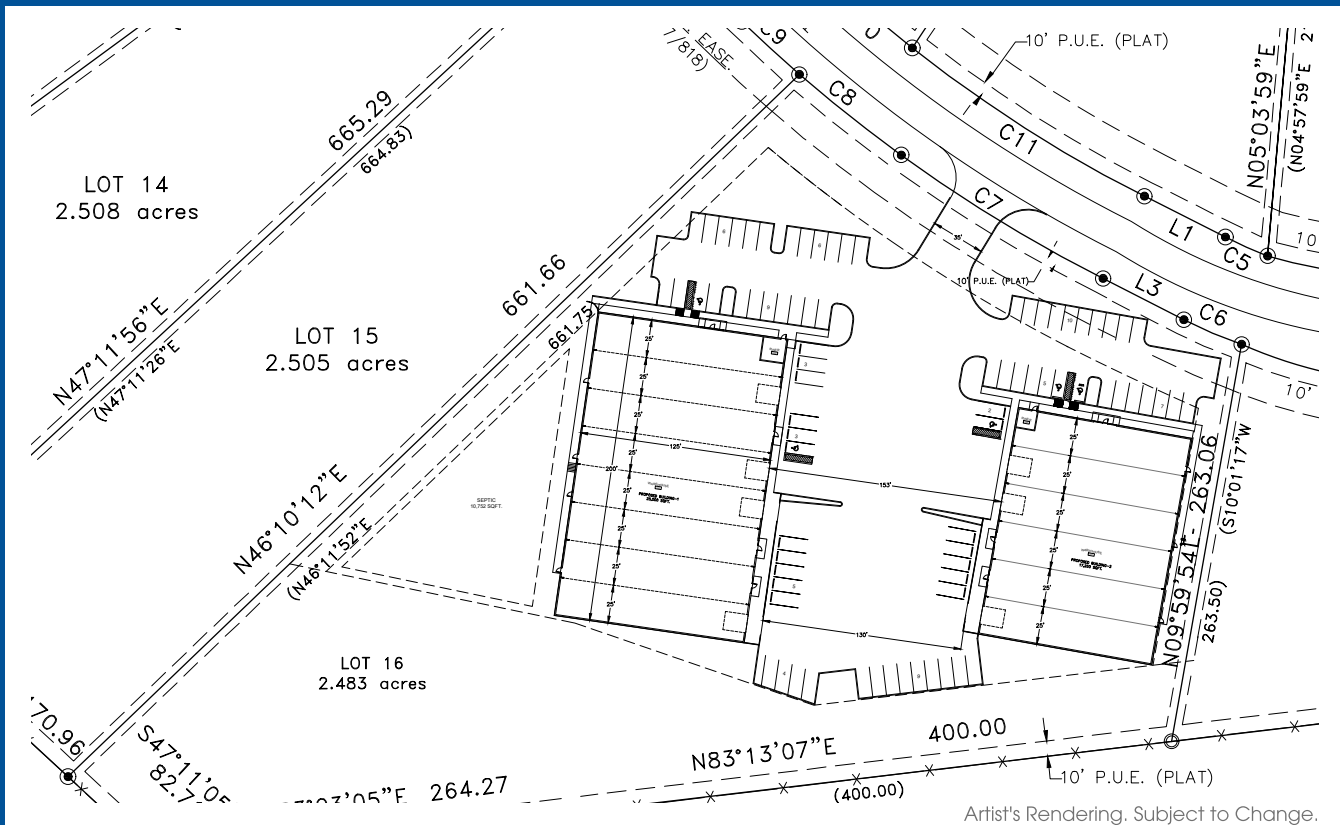
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SHELL CONDOMINIUM UNIT FEATURES INCLUDE:

- **Insulated Exterior Walls** - Ability to climatize the entire building.
- **Three Phase Electrical** - Delivered to site with the capacity to add 4-12 meters per building.
- **Roughed in Plumbing** To building ready for your customization with foundation leave out for future expansion.
- **Roll Up Doors** - Each unit includes a 14'Hx12'W roll up door.

All buildings are in shell condition with no demising walls.

Each condo unit can be purchased separately

Call for Questions on Pricing & Design

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LOCATION MAP

MUSTANG RIDGE BUSINESS CENTER

Flex/Industrial Development with Fantastic Access to Austin



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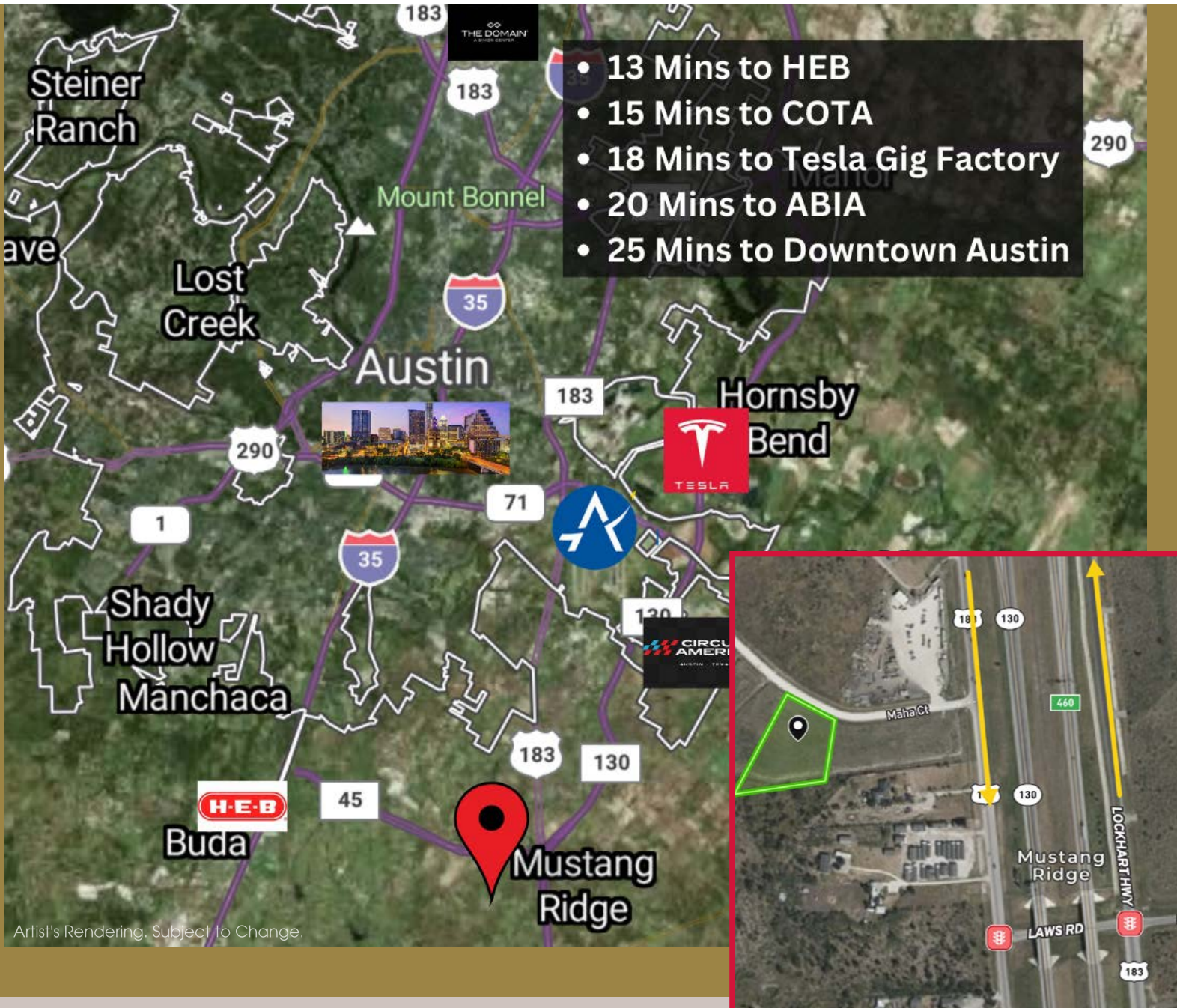
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POINTS OF INTEREST SURROUNDING MUSTANG RIDGE BUSINESS CENTER

Flex/Industrial Development with Fantastic Access to Austin



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RENTING vs OWNING

A commercial space is a real estate investment that should appreciate just like a home or an office building does, building your equity. Similar to a residential condominium, a business condominium is a piece of real estate that you own, and you still receive a deed at closing.

» Your business and storage requirements can now be an investment in desirable commercial real estate! Turn your rental expenses into an appreciating asset!

If your space is used for business purposes, the interest expense is deductible. The purchase is a depreciating business asset, effectively lowering the amount you pay on your income taxes. Each Flex Space unit is part of a Condominium regime with some shared amenities and expenses for which owners typically pay monthly dues to maintain in the same manner as an HOA.

» After the initial down payment, the cost of ownership is normally less than renting a comparable space. Plus, you can build your net worth and balance sheet as well as improve your financial statement and borrowing capabilities.

Other benefits of owning rather than renting include:

- ➡ Rental rates should only continue to rise, so now you can enjoy no annual rent increases!
- ➡ Reap the tax advantages of owning versus leasing.
- ➡ Realize property appreciation, build equity, recapture your investment, and ultimately profit!
- ➡ Hedge against inflation with low, fixed monthly payments.
- ➡ Utilize the depreciation of your unit's total cost to provide significant deductions to your yearly income taxes (if your building is used for commercial/business usage).
- ➡ Individual control of your space and its design.
- ➡ Your expenses for customization and improvements can be recaptured at the time of sale rather than lost, as is the case with tenant funded improvements to a lease property.



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Consult your tax/financial advisor — figures are illustrative and not tax or investment advice.