



MUSTANG RIDGE

BUSINESS PARK



For Sale or Lease

Building 2 | 538,720 SF

Hwy 183 & FM 1327, Mustang Ridge, TX

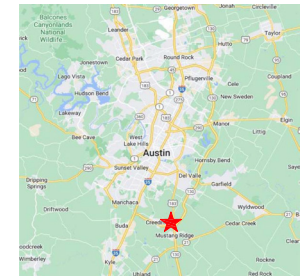
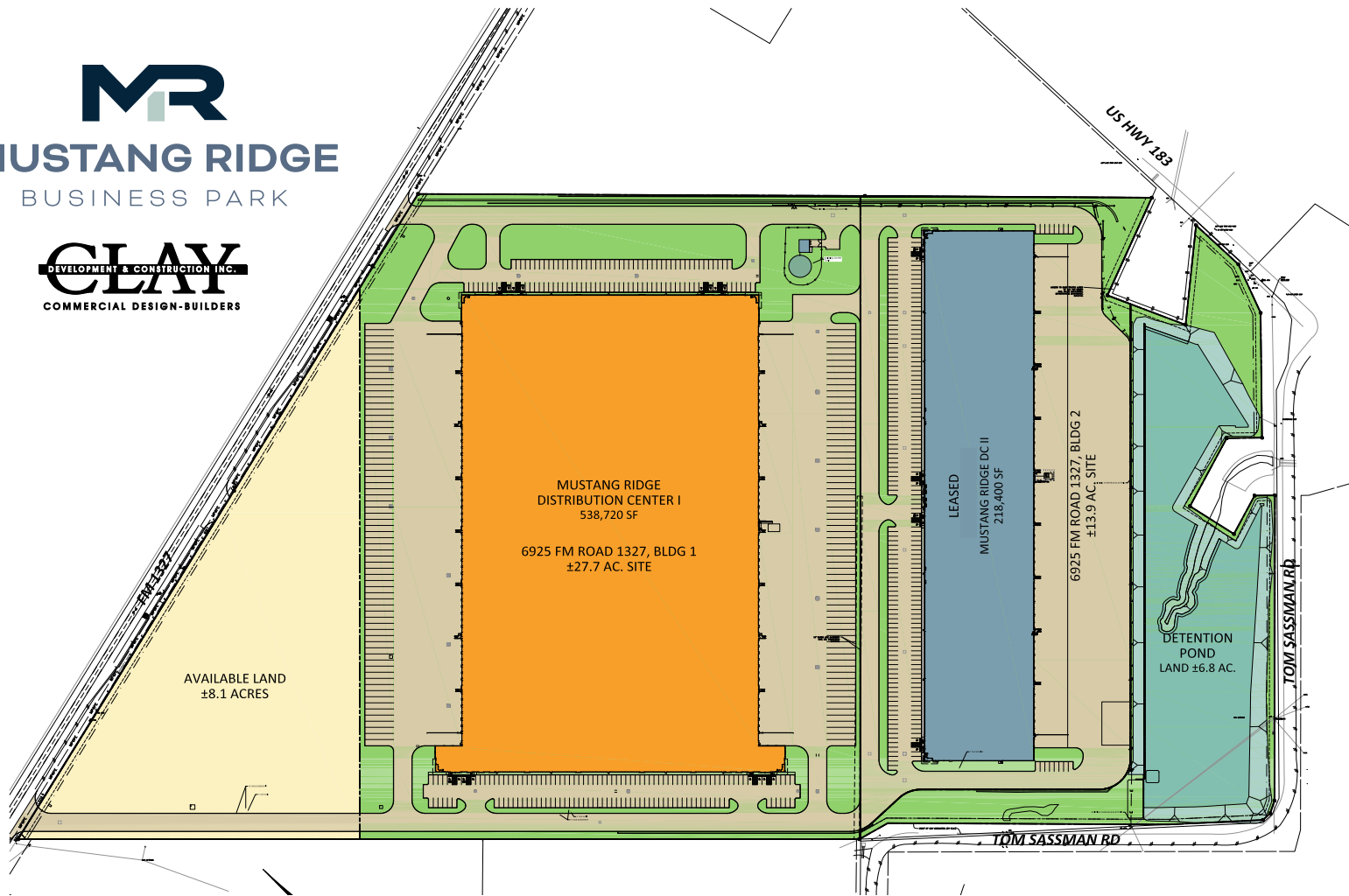


MR MUSTANG RIDGE BUSINESS PARK

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS

MUSTANG RIDGE BUSINESS PARK

MUSTANG RIDGE, TEXAS
±56.6 AC.
2 BUILDINGS - 757,120 S.F.



KEY

- LEASE SPACE AVAILABLE
- LAND AVAILABLE
- PROPOSED BUILDING / LAND AVAILABLE
- LEASED/SOLD BUILDING

SITE PLAN

Park Features



Triple Freeport
Tax Exempt



Excellent access to Hwy
183, FM 1327, Toll Roads 45
& 130, Hwy 71, and I-35



Prime access to affordable labor
throughout southeast Travis, Hays
and Bastrop counties



Mustang Ridge jurisdiction has
favorable planning and
permitting timelines



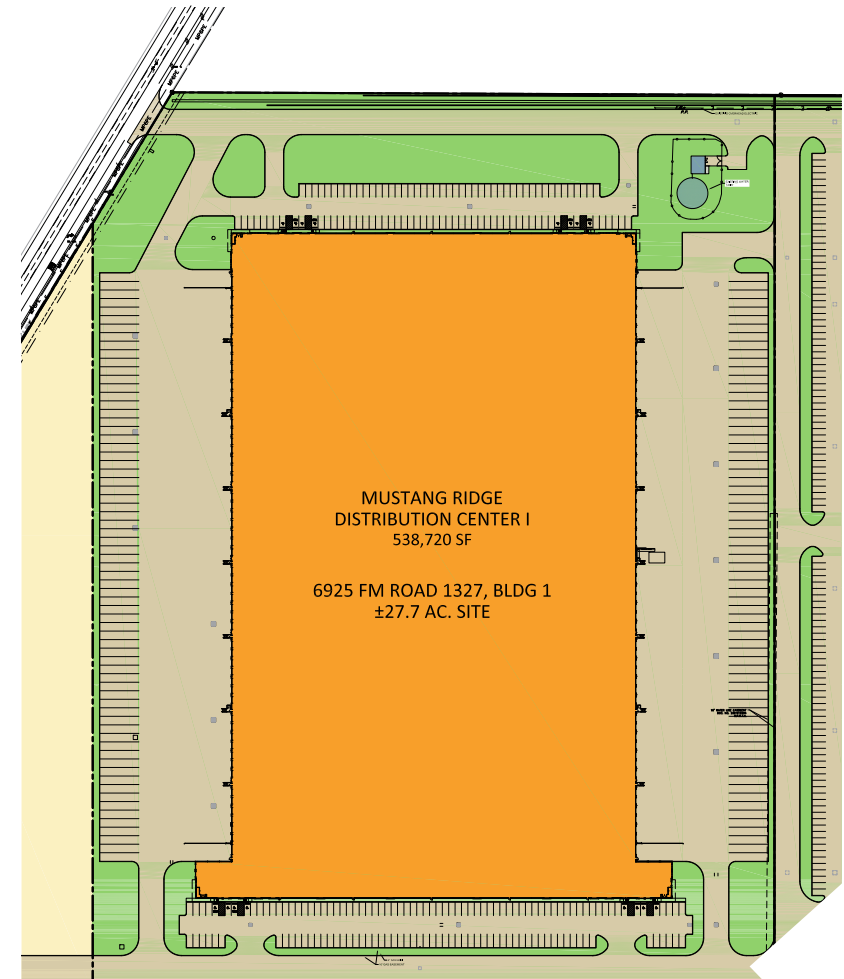
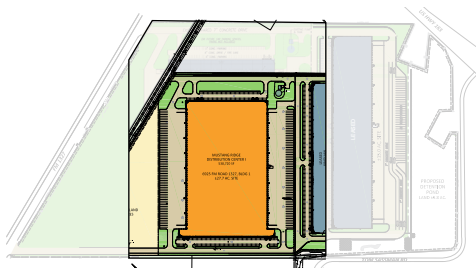
Abundant trailer parking
available at all buildings

Building 2




Building Features

- + 538,720 SF distribution building on 27.7 acres
- + 36' clear height, 55'x52' column spacing with 65' loading bay
- + 105 - 9'x10' dock doors; 4 - 14'x16' drive-in overhead doors
- + 130' truck court
- + 241 automobile parking spaces on site (0.44/1000)
- + 138 trailer parking spaces on site
- + ESFR sprinkler system
- + 7' Reinforced Slab with 4,000 psi rating
- + 480V 3-Phase Power with 3,000 amps
- + Excellent access to Hwy. 183, FM 1327, Toll Roads 45 & 130, and I-35



Ingress/Egress



 AUSTIN-BERGSTROM
INT'L AIRPORT

Location Map



Drive Times/ Distance

ABIA AUSTIN- BERGSTROM INT'L AIRPORT		10 MIN		9.5 MI
TESLA		15 MIN		14 MI
DOWNTOWN AUSTIN		20 MIN		15 MI
SAMSUNG		28 MIN		26 MI
SAN MARCOS		30 MIN		27 MI
SAN ANTONIO		1 HR 12 MIN		76 MI
HOUSTON		2 HR 30 MIN		163 MI
DALLAS		3 HR		212 MI



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.

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 other, including the broker's own interest;
- 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/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/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.

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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

<u>Colliers International Austin, LLC</u>	<u>9003290</u>	<u>austin.info@colliers.com</u>	<u>(512) 539-3000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Daniel D. Taylor</u>	<u>474735</u>	<u>daniel.d.taylor@colliers.com</u>	<u>(214) 217-1254</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

<u>Chase Clancy</u>	<u>680153</u>	<u>chase.clancy@colliers.com</u>	<u>(512)539-3023</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



MUSTANG RIDGE

BUSINESS PARK

A DEVELOPMENT OF:



Contact Us

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