



MUSTANG RIDGE

BUSINESS PARK

For Sale or Lease

Building 1
218,400 SF

Class A Industrial Development
210' Rear Load

Hwy 183 & FM 1327
Mustang Ridge, TX

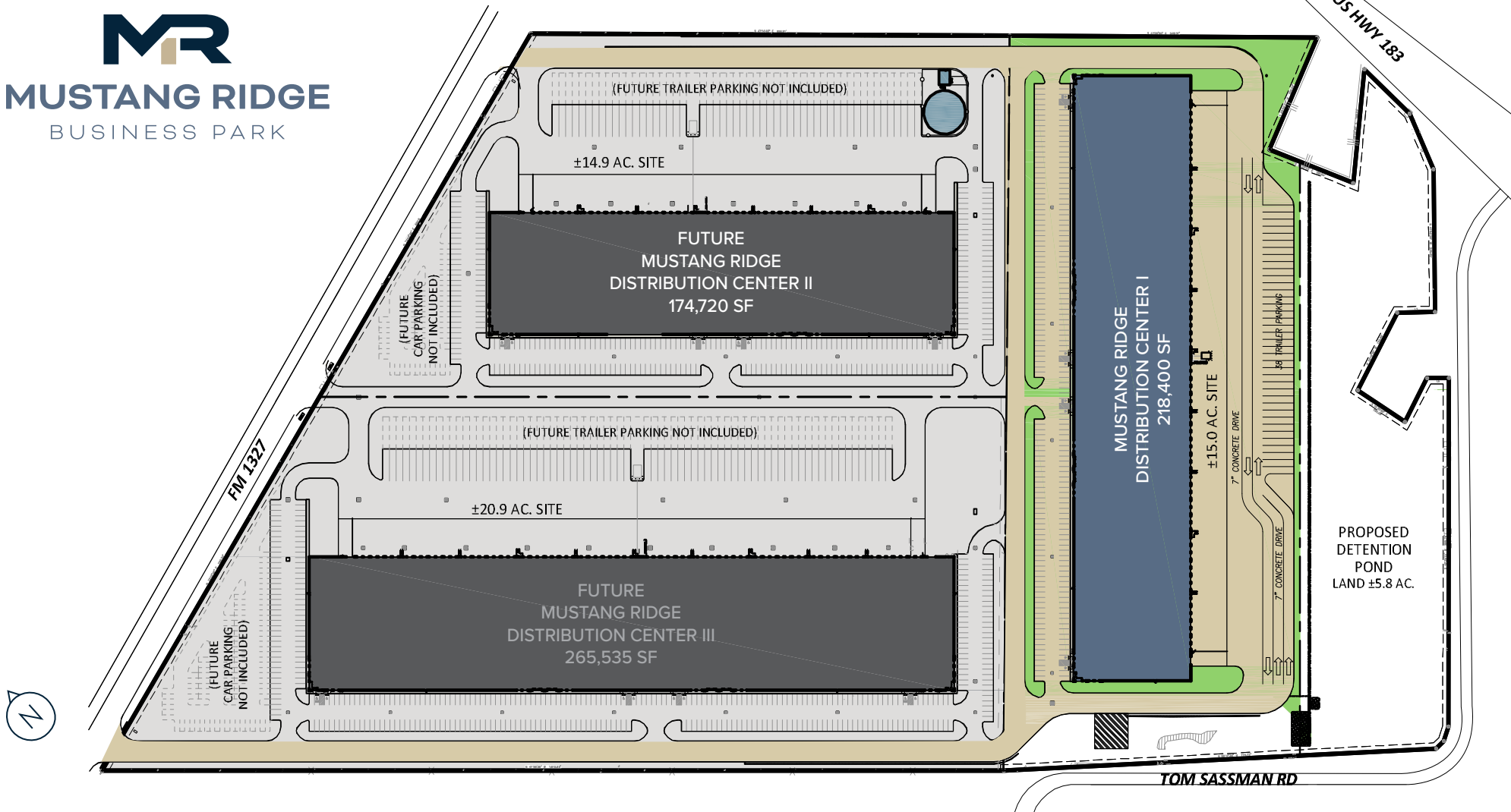
Phase II:

Available for Build to Suits
From +/- 174,720 to +/- 420,000 SF

Colliers



MR
MUSTANG RIDGE
 BUSINESS PARK



Park Features



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

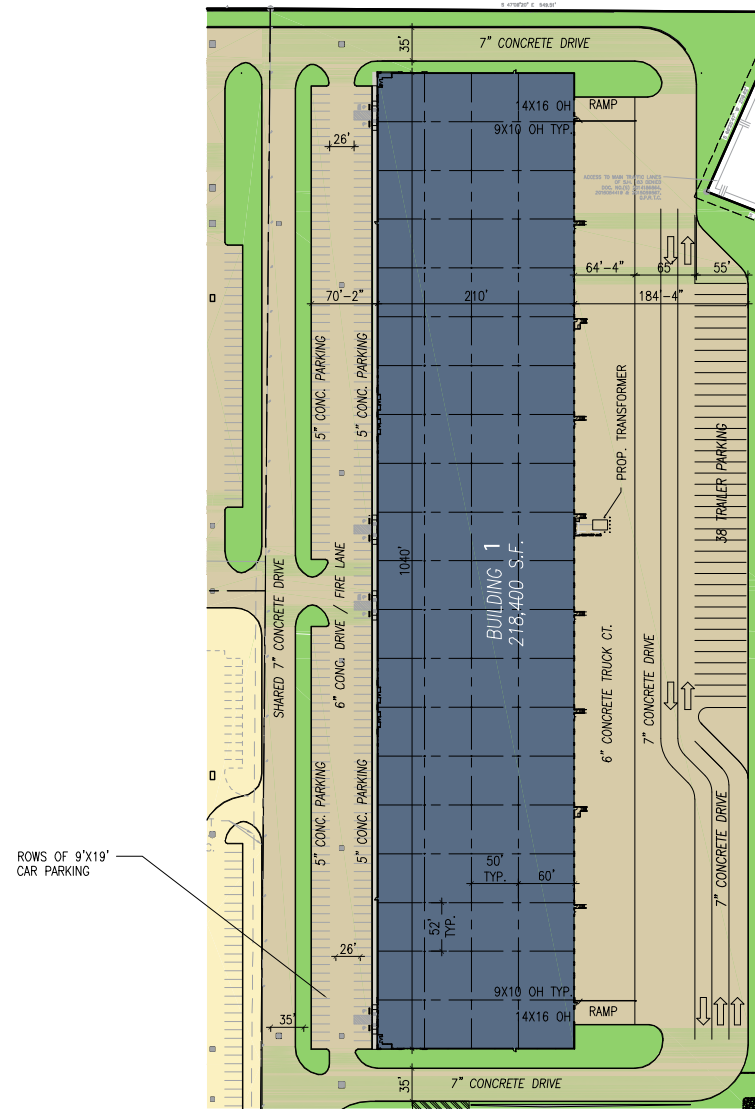
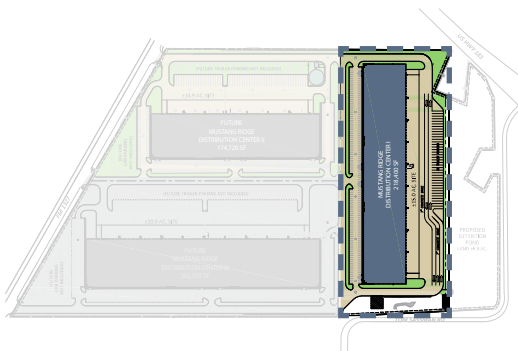


Abundant trailer parking available at all buildings

Building 1

Building Features

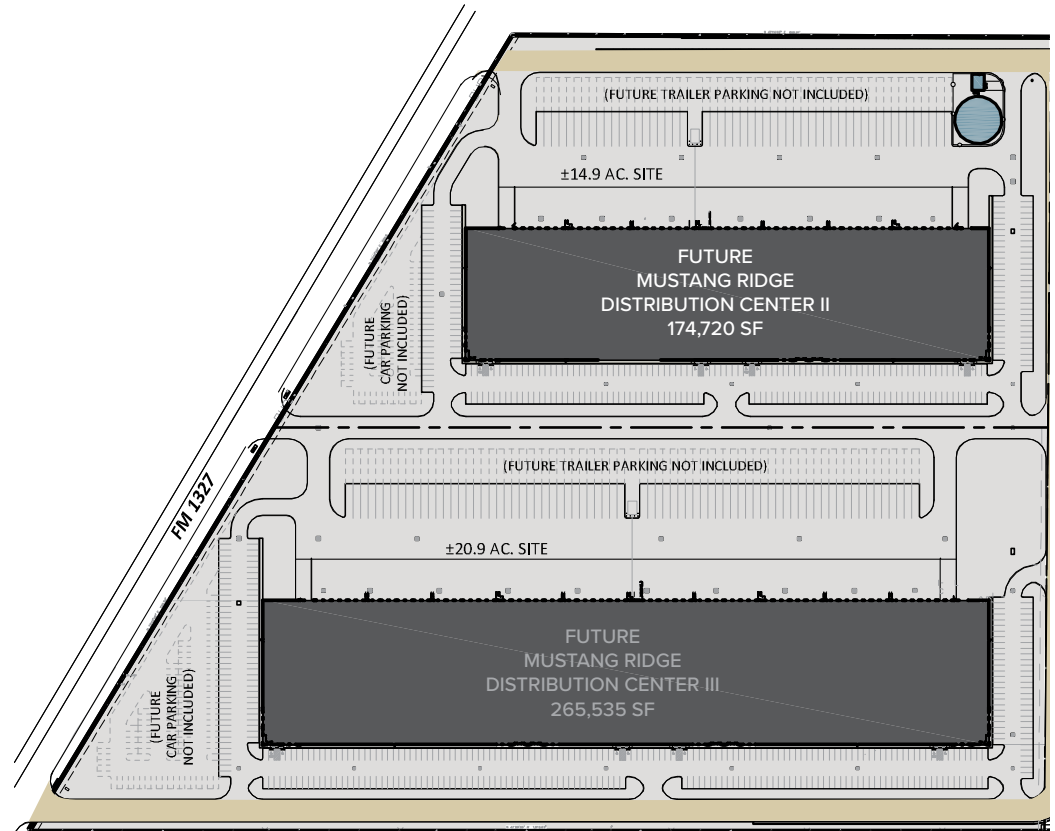
- + 218,400 sf distribution building on 15.0 acres
- + 32' clear height
- + 50'x52' column spacing with 60' loading bay
- + Fifty-nine (59) 9'x10' dock doors / two (2) 14' x 16' drive-in doors
- + 233 automobile parking spaces
- + 185' truck court with trailer parking available
- + ESFR sprinkler system
- + Thirty-eight (38) on-site trailer storage locations, with ability to expand



Phase II - available for build-to-suit

FOR SALE / LEASE

- + Build to Suits of 174,720 to 420,000 SF available
- + Extremely fast permitting timeline in Mustang Ridge Jurisdiction
- + Ability to accommodate unique building designs, outside storage requirements, and much more
- + ESFR sprinkler system



Ingress/Egress



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.

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Date



MUSTANG RIDGE

BUSINESS PARK

A DEVELOPMENT OF:



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