

+/- 214 Acre Development Parcel

SW Corner of TX-130 and TX-45
Mustang Ridge, TX



± 214 ACRES

- + ±214 acres of undeveloped commercial land
- + Located at the SW intersection of TX-130 and TX-45
- + Development Jurisdiction of Travis County
- + Water service area of Creedmor-Maha & Electric service area of Pedernales Electric – WW through on-site septic
- + Fronting Evelyn Road and TX-45



CONTACT US

CARTER BREED

Vice President
+1 512 499 4923
carter.breed@cbre.com

HUNTER BARRON

Associate
+1 512 499 4975
hunter.barron2@cbre.com

± 214 ACRES FOR SALE

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OFFERING SUMMARY

Highway Frontage Property

PROPERTY DESCRIPTION	The Property consists of +/- 214 acres of undeveloped land at the SW corner of TX-130 and TX-45. While the Property lies within the boundaries of the City of Mustang Ridge, it is under the development jurisdiction of Travis County. Access to the property is via Evelyn Road.
LOCATION	The Property is located at the SW intersection of TX-130 and TX-45. TX-130 is a major north/south corridor that connects to I-10 west of San Antonio to the south and to I-35 north of Georgetown to the north; making it an ideal route for cars and trucks to bypass Austin traffic. TX-45 is an ongoing project designed to form a highway loop around the City of Austin. Upon its completion it will be roughly 80 miles long.
AREA AMENITIES	The Property's location offers several benefits including: 1) Convenient access to major roadways such as TX-45, TX-130, and US-183 2) 7 mile drive on TX-45 to I-35 3) 15 mile drive to Austin CBD 4) Close proximity to the Austin Aquaplex
SCHOOLS	The property is located within the Del Valle Independent School District, which serves much of unincorporated southeast Travis County as well as incorporated areas including Creedmoor, Webberville, most of Mustang Ridge, and parts of Austin. The property is served by Creedmoor Elementary, Ojeda Middle School, and Del Valle High School.
UTILITIES	<ul style="list-style-type: none">• Water service in this area is provided by Creedmoor-Maha Water Supply Corp.• The property doesn't fall into any existing Wastewater Service Area. In the property's current state, sewer services will need to be provided by on-site septic systems.• Electrical service is provided by the Pedernales Electric Cooperative (PEC).
FLOODPLAIN	A portion of the Property is considered Zone A of a 100-year flood plain as defined by the FEMA flood insurance maps. A future drainage study will be needed to determine the base flood elevation as well as what portion of the Property could potentially be recovered. A conceptual lotting plan showing the Property within the floodplain is attached on page 4.
PRICING	Contact our Land Service Group at CBRE, Inc. Hunter Barron, +1 512 499 4975, hunter.barron2@cbre.com Carter Breed, +1 512 499 4923, carter.breed@cbre.com
ADDITIONAL LISTING	Additional 47 acre property available as well at the NE corner of TX-130 and SH-183 (see broad aerial map on pg. 3).

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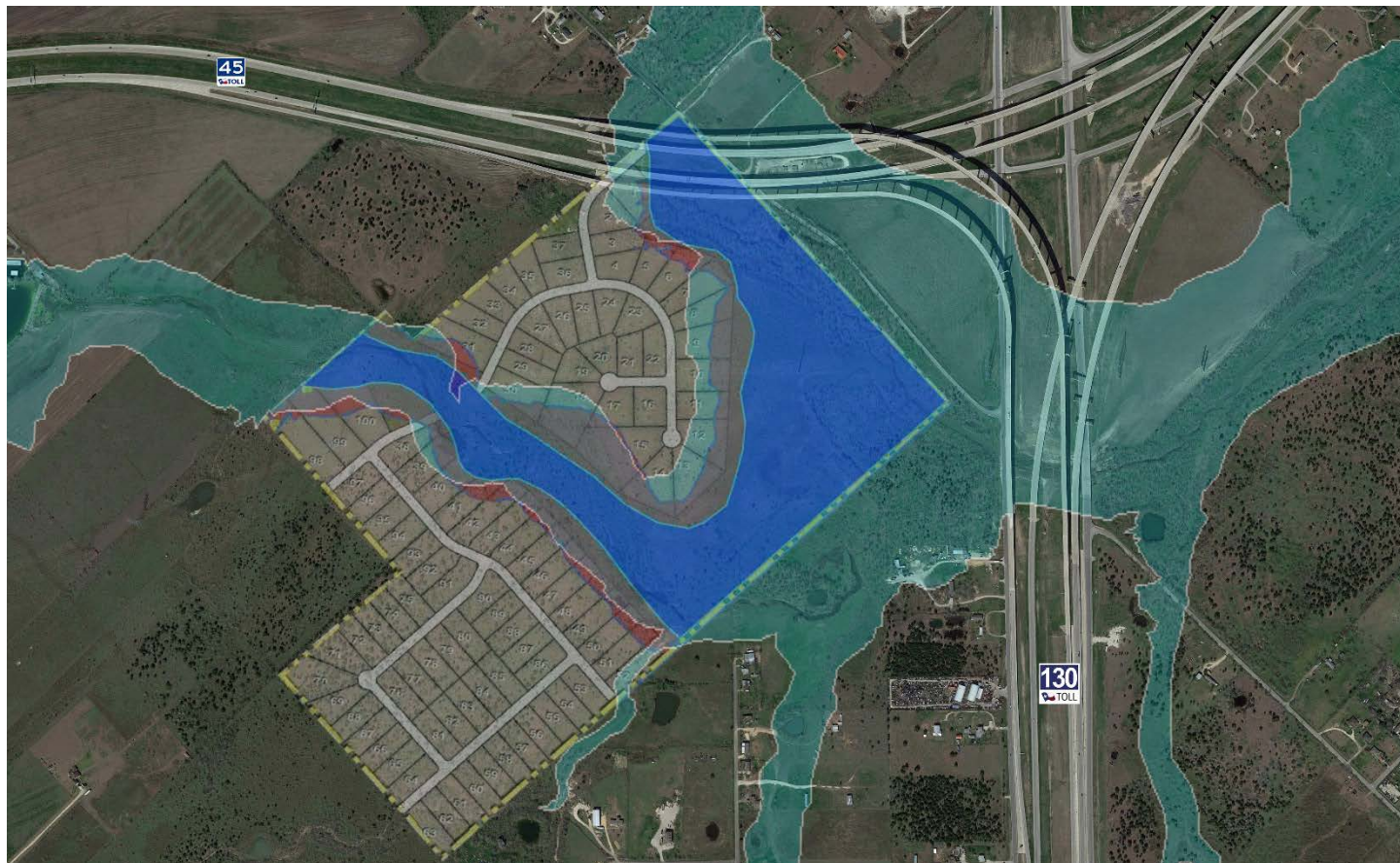
SITE BOUNDARIES



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Concept Plan with Flood Plain

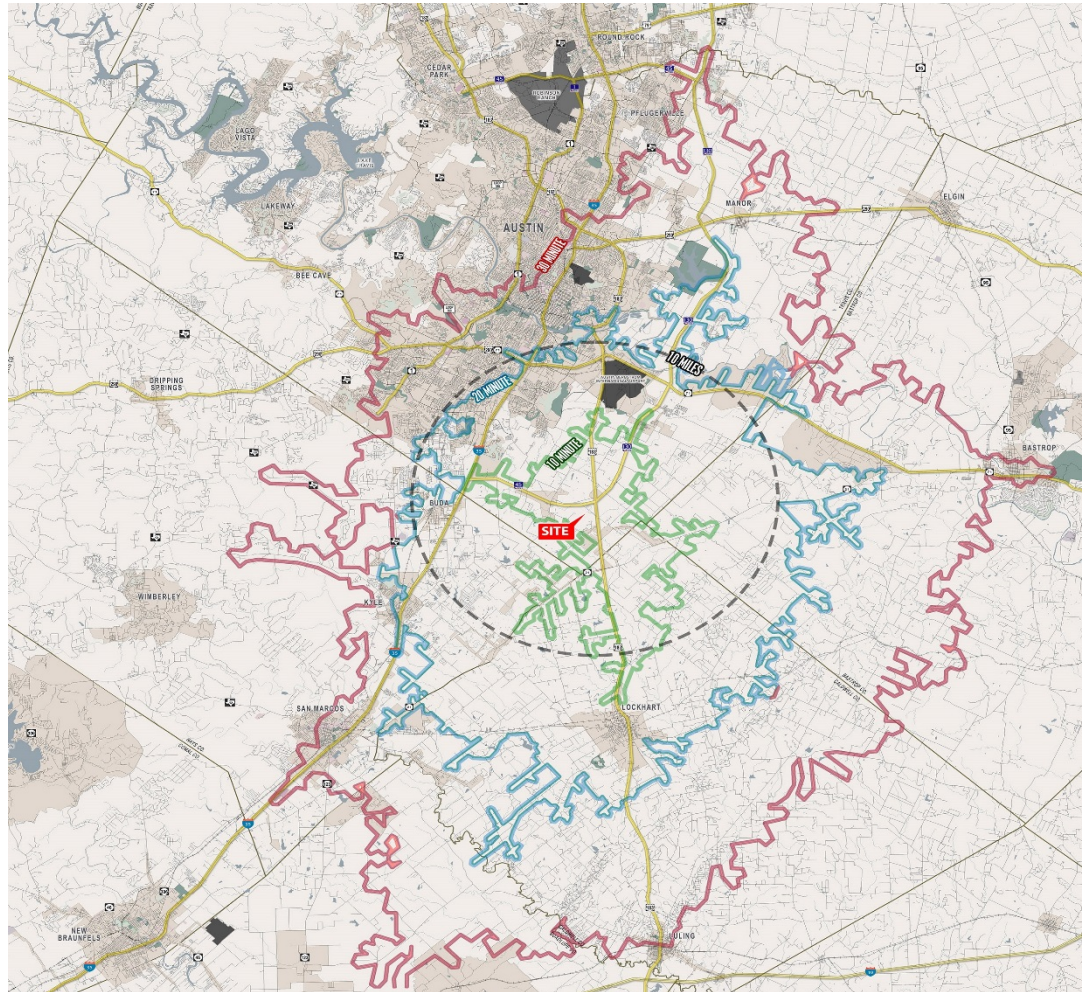


CBRE

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Property Drive Time Map



Highway Traffic Counts
(cars/day):

- SH-45 – 11,290
- TX-130 N – 22,815
- TX-130 S – 25,599

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