

10.7 +/- ACRES

CITY OF MUSTANG RIDGE

Contact Us for Pricing Information

KEY HIGHLIGHTS

- 10.75 acres approved for 11 10,000SQFT buildings
- Near Toll Road 130 & Highway 183
- 12 miles south of Tesla
- Construction plans available
- Owner financing available



OFFERING SUMMARY

ADDRESS	11727 Von Quintus Rd. Mustang Ridge, TX 78719
PRICING	\$1,900,000
OWNER FINANCING	Available with 25% down
PARCEL ID	03562107010000
TAX ID	901983
JURISDICTION	City of Mustang Ridge
ZONING	Commercial
GROSS ACRES	10.754 acres - survey available
WATER	4" waterline at the street with plenty of capacity
ELECTRICITY	3 phase electric at the street
SEWER	Septic permit available



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SUBJECT PROPERTY LOCATION



Located just outside Austin in the City of Mustang Ridge, this property features a prime location with easy access to major roads, including Toll Road 130 and Highway 183. Near major employers and facilities, such as Tesla's headquarters, ABIA, COTA, and more all within 12 miles.

Distance to Major Cities

- Austin: 14.8 mi
- San Antonio: 76 mi
- Houston: 158 mi
- Dallas: 210 mi
- Fort Worth: 204 mi

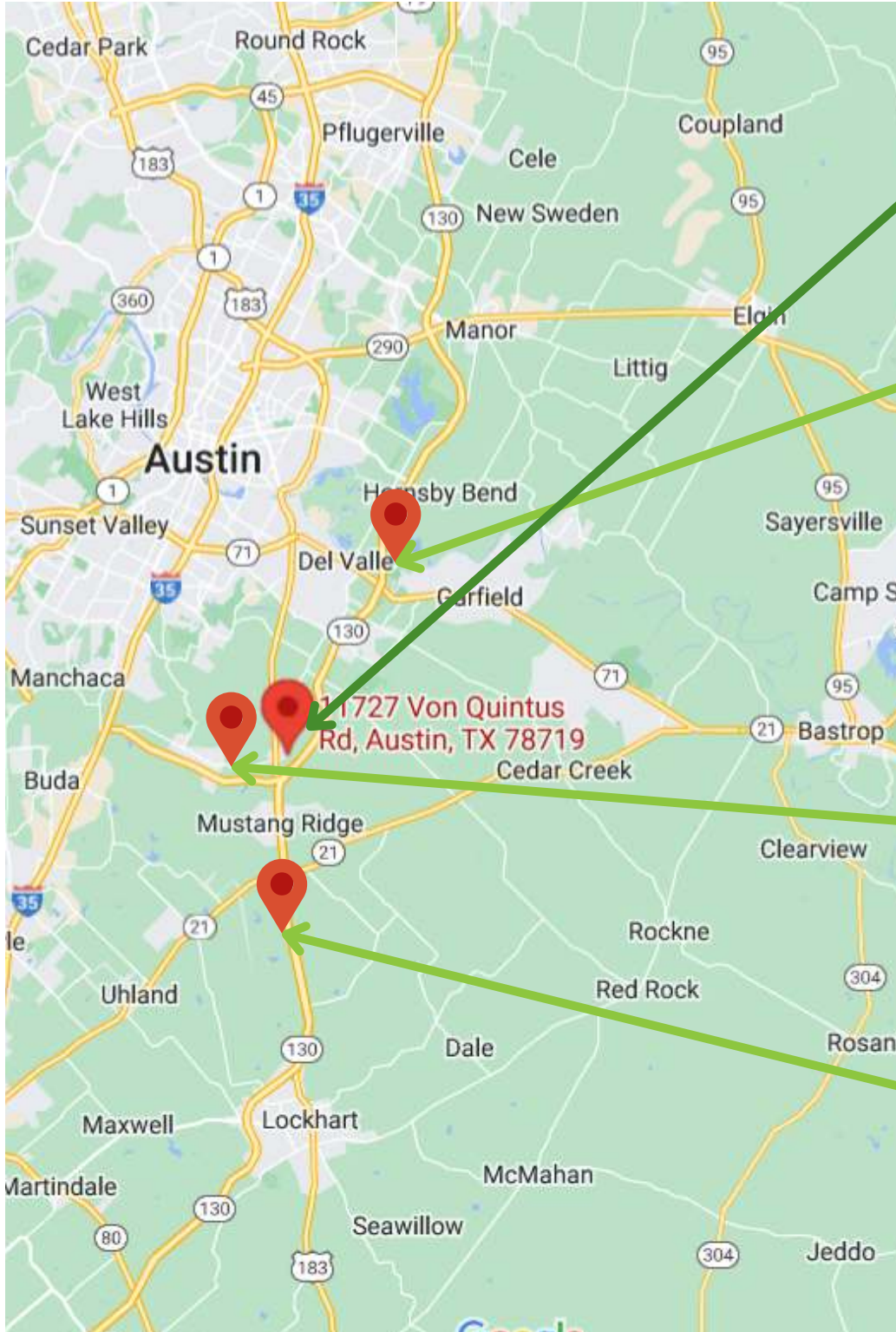
Distance to Highways

- Highway 183: 0.6 mi
- Toll Road 130: 1.1 mi
- SH-45: 1.3 mi
- Interstate 35: 8.9 mi
- Highway 21: 13.4 mi

Distance to Airports

- Austin: 11.4 mi
- San Marcos: 19.1 mi
- San Antonio: 71 mi
- Houston George Bush: 168 mi
- Houston Hobby: 172 mi

DEVELOPMENT OVERVIEW



Subject Property

Several Nearby Planned Developments Include

TESLA Factory

Tesla Gigafactory plans for a \$770M, 1.4M SQFT factory expansion

Clay Developments

Houston-based developer plans to build a 218.4K SQFT distribution center

Pura Vida Community

A large 400-acre development, featuring the "biggest surf park on the planet"

SH 130 Expansion

A 22-mile-long project to expand main and auxiliary lanes

DEVELOPMENT HIGHLIGHT

Tesla, one of Central Texas' largest manufacturers, recently announced their **plans to expand their Gigafactory outside of Austin**. The facility is currently the second-largest building by volume in the world, primarily used to assemble the Model Y vehicles. With the expansion, Tesla will create **new facilities for battery cell testing, cathode and drive units manufacturing, and a die shop**.

TESLA PLANS FOR A \$770M FACTORY EXPANSION

- The planned construction will create an additional 1.4 million square feet, covering a **total of 5.6 million square feet**.
- Tesla has said that the facilities **will need a total of approximately 10,000 workers**, bringing more high paying job opportunities to the area.
- Expected growth in their workforce will not just include Tesla, but also other **companies that supply parts**.
- Once the factory reaches volume production, Tesla will shift their focus to manufacturing their Cybertruck.



PROJECT HIGHLIGHTS

- **Jan 23 to Feb 12, 2023:** Cell 1 - 693,093sqft for \$368 million
- **Feb 6, 2023 to Jan 15, 2024:** Drive Unit - 423,032sqft for \$85 million
- **Aug 2023 to TBD:** Cathode - 281,315sqft for \$313 million
- **Jan 30 to Aug 25, 2023:** Cell Test Lab - 2,560sqft for \$3.7 million

DEVELOPMENT HIGHLIGHT

As prices in Central Texas' metropolitan areas continue to rise, **residents and businesses alike are gravitating toward adjacent cities.** The Houston-based real estate firm, Clay Developments, recently filed with the Texas Department of Licensing and Regulation for a shell building. The building is said to be the site of a new warehouse and/or office space, intended to be used as a distribution center.

CLAY DEVELOPMENT'S 218,400SQFT DISTRIBUTION CENTER

- » The Texas Department of Licensing and Regulation filing estimated the project to **cost approximately \$10.9 million.**
- » The development project is still in its early stages, with steps and updates to be provided within the next year.



DEVELOPMENT HIGHLIGHT

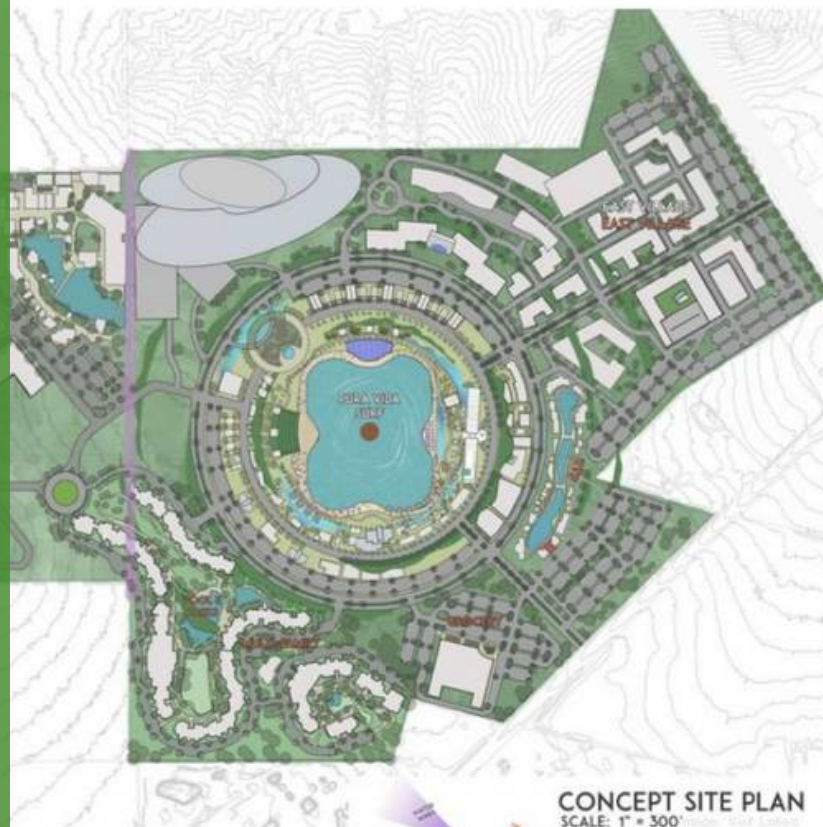
In October 2022, Australia-based Surf Lakes Holdings Ltd. announced their plans to build **"the biggest surf park development on the planet," within an upcoming 400-acre community called Pura Vida.** The community will be located where Austin's ETJ meets the ETJs for Mustang Ridge and Creedmoor.

THE "BIGGEST SURF PARK DEVELOPMENT ON THE PLANET"

- Pura Vida is expected to be built north of SH 45, south of the Austin-Bergstrom International Airport, 20 minutes from downtown Austin, and 15 minutes from Tesla and ABIA.
- The **surf park spans across 12 acres** within the new \$1.3 billion "high adventure" community.
- Construction will include sand beaches, hotels, boardwalks, retail space, restaurants, residential buildings, and more.

PROJECT HIGHLIGHTS

- Land, zoning, water, and wastewater are secured
- Groundbreaking is projected to be mid-2023
- Surf Lakes are designed to operate on 100% electricity, including energy sourced from sustainable solutions
- Similar projects are in the works across the U.S., Europe, and Asia



DEVELOPMENT HIGHLIGHT

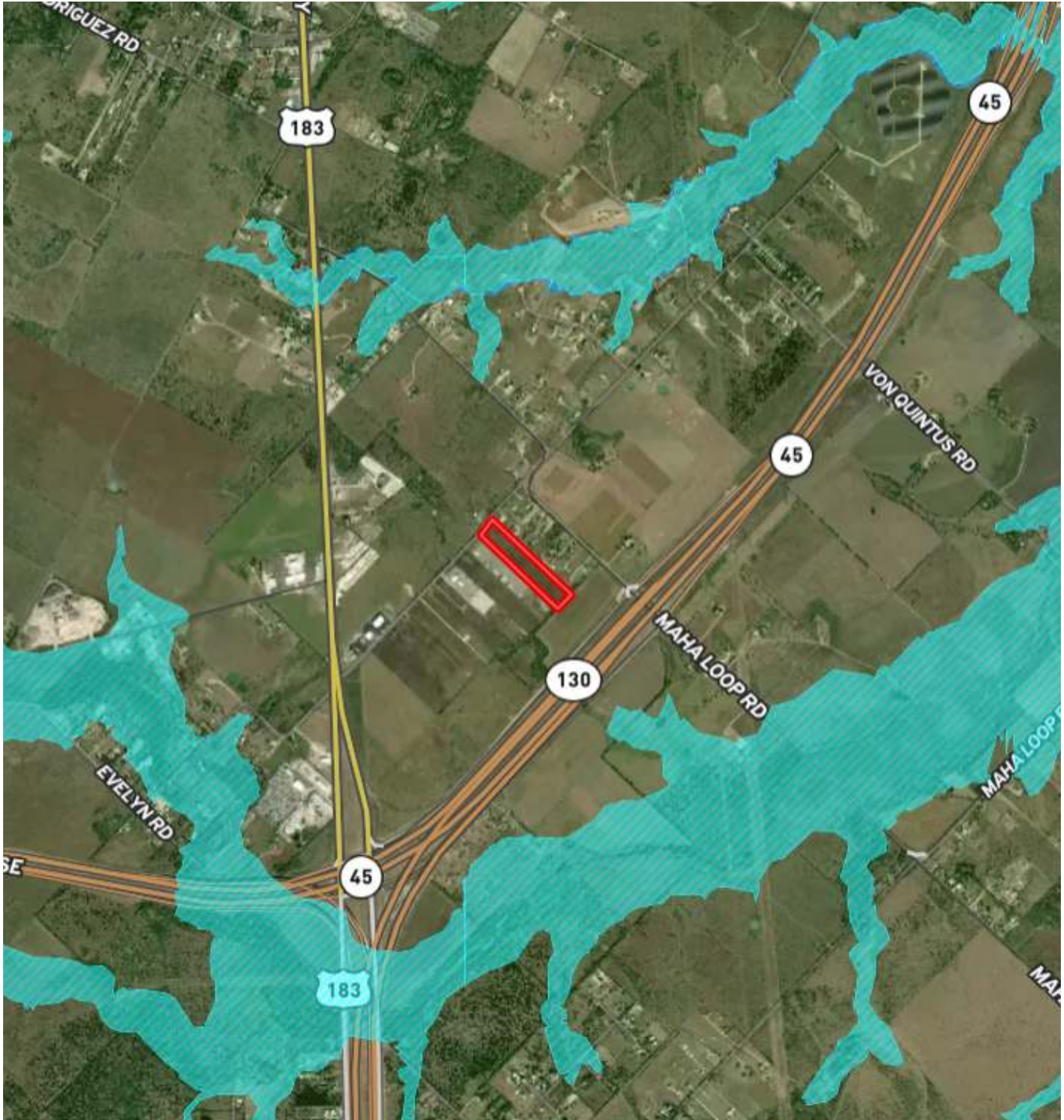
Travis County is the 5th largest county in Texas, with a population of 1,369,964 in 2023. Over the past 13 years, **the area has grown by 33.75% and shows no signs of slowing down.** To ensure the safety and capacity of the widely-used toll road, SH 130, TxDOT's Austin District has proposed significant changes and expansions.

THE STATE HIGHWAY 130 EXPANSION PROJECT

- The project will **extend for approximately 22 miles** along SH 130, from SH 45 North to SH 71.
- Proposed improvements include adding a lane in each direction, adding auxiliary lanes between ramps, widening bridges and cultures, and making crossover improvements.
- When completed, the main lanes of SH 130 will consist of three to five 12ft wide lanes in each direction, 12ft wide outside shoulders, and 10 to 12ft wide inside shoulders.



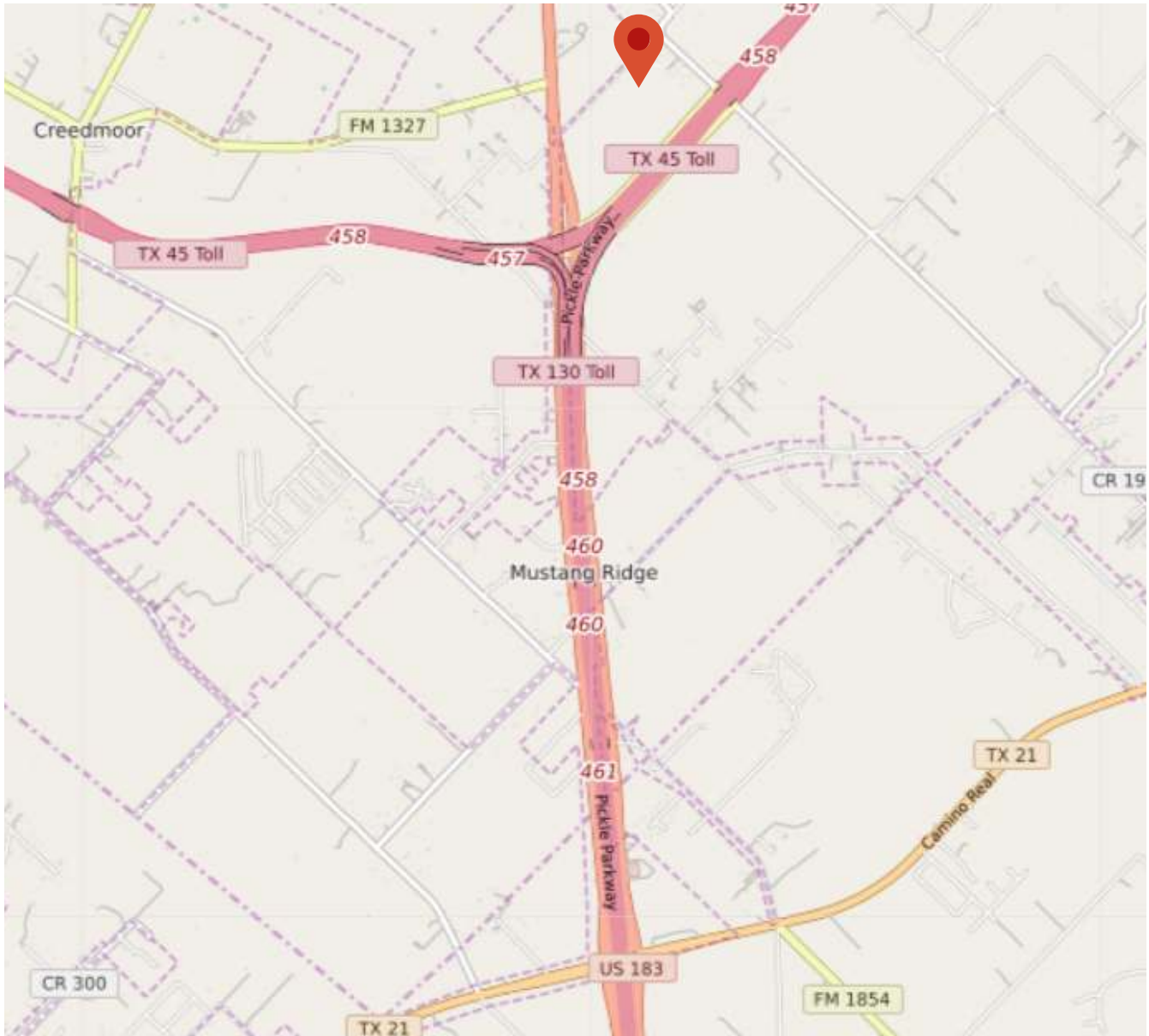
PROPERTY FLOODPLAIN MAP



PROPERTY IS OUTSIDE OF NEARBY FLOOD PLAINS

TRANSPORTATION MASTER PLAN

Mustang Ridge is currently growing at a rate of 0.83% annually and its population has increased by 2.54% since the most recent census. - World Population Review



INFRASTRUCTURE

- The nearest airport to Mustang Ridge is 10 miles away. The nearest coastline is 141 miles away.
- Compared to national averages, traffic on highways and roads in Mustang Ridge is the lowest. The road network is moderate.

RENDERINGS



ADDITIONAL DOCUMENTS & PLANS CAN BE SENT UPON REQUEST

PROPERTY PHOTOS



PROPERTY PHOTOS



BROKERAGE INFORMATION



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