

10001 S US HWY 183 | 10001 S US HWY 183, MUSTANG RIDGE, TX 78640

Features

- Land for Sale: 9.5 Acres
- Access from 183 and Maha
- Water on site
- 20 Minutes to Tesla Giga Factory

- 25 Minutes to Downtown Austin
- Located in Rapidly growing Mustang Ridge
- Easy access to 130 & 45

Traffic Counts		Demographics	YEAR:	1 MILE	3 MILE	5 MILE
183	19,978 VPD	Total Population		857	4,946	36,724
		Total Households		260	1,741	11,882
		Avg HH Income		\$110,867	\$122,565	\$111,489
		Daytime Population		804	4,201	24,027

FOR SALE/GROUND LEASE

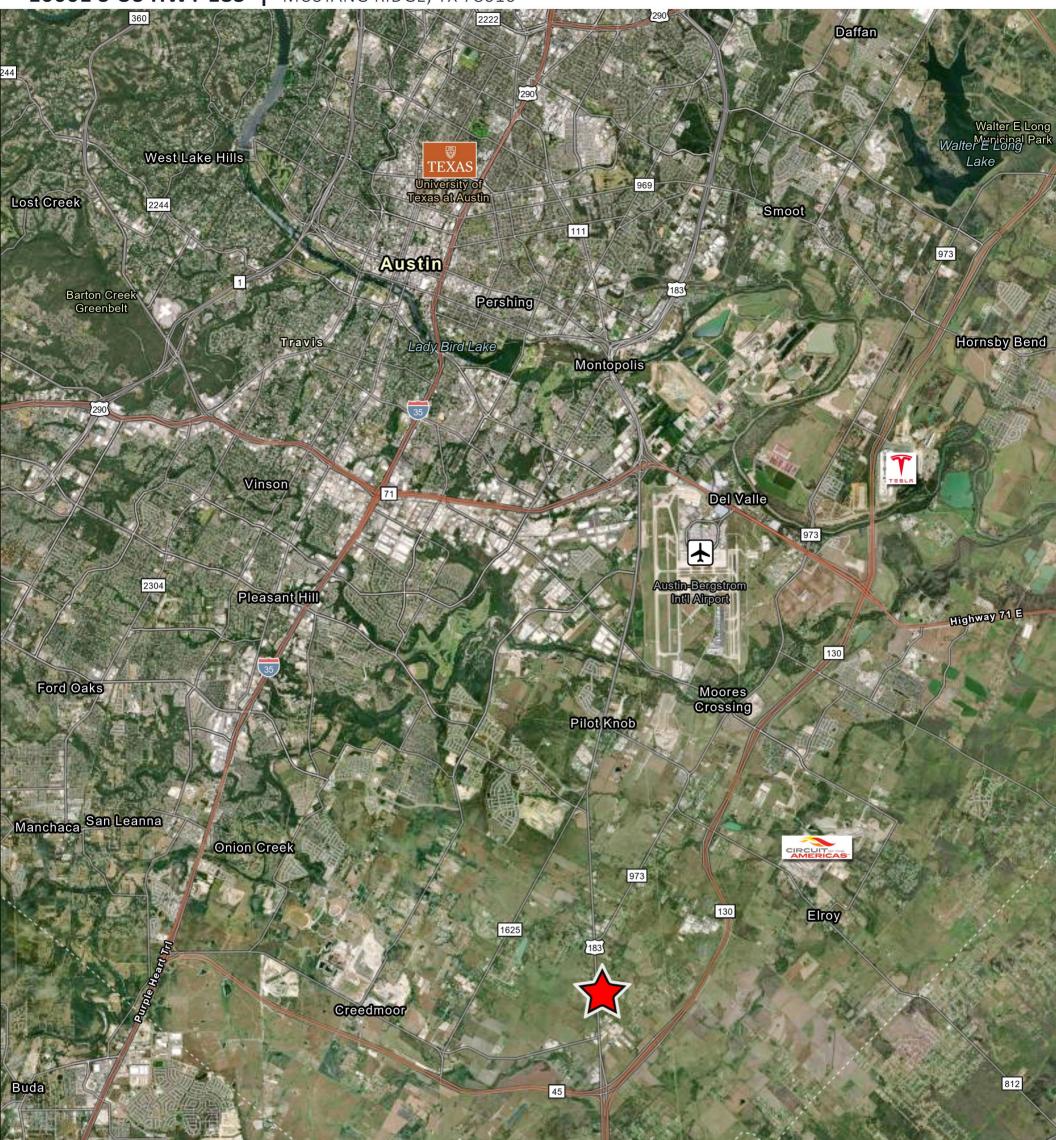
Taylor Ponton Associate 512.482.6119 tponton@weitzmangroup.com

Andrew Alvarado

Vice President 512.482.6131 *aalvarado@weitzmangroup.com*

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

10001 S US HWY 183 | MUSTANG RIDGE, TX 78610

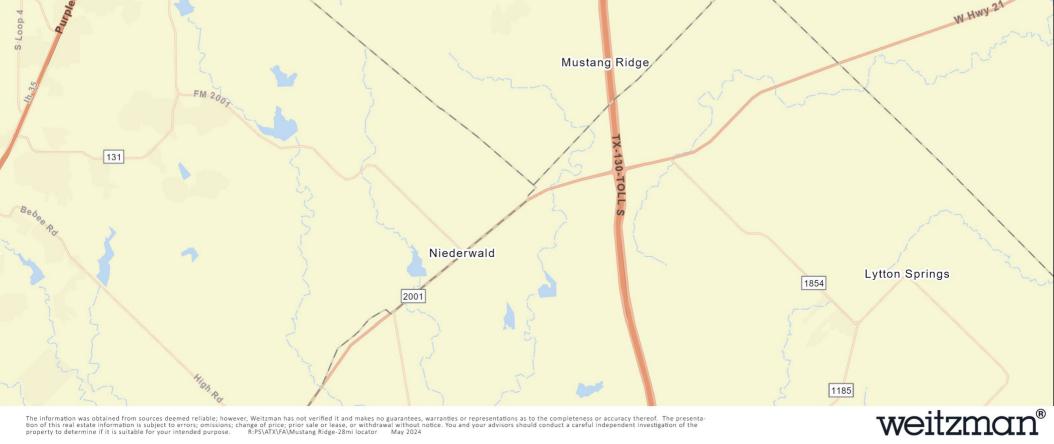




The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:PS\ATX\FA\Mustang Ridge-28mi locator May 2024



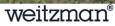
10001 S US HWY 183 | MUSTANG RIDGE, TX 78610 360 S 2222 Daffan W 45th 244 4Val St E 57st St Walter E Long Walter ^{Municipal} Park E 51st St West Lake Hills Lake Enfield TEXAS Manor Rd **ö**University 2 Cale Texas at A Lost Creek Lake Rd Smoot E 12th St W 5th St Mopac Blvd Barton Austin Springs Rd 183 Barton Creek Greenbelt 130 Pershing E 1st St Hornsby Bend Lady Bird Lake FM-973 Montopolis E Riverside Dr S FM 973 Vinson 71 Del Valle 1st St Stassney Ln Austin-Bergstrom Int'l Airport rleson Rd Pleasant Hill Highway 71 E E Willis W Dittmar Rd ghter 130 Rd Ford Oaks Moores Crossing Bluff Pilot Knob 1st St San Leanna Manchaca FM 812 **Onion Creek** AMERIC plo 130 San Elroy 1625 FM-1327 Creedmoor FM 1327 812 Buda



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presenta-tion of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:PS\ATX\FA\Mustang Ridge-28mi locator May 2024



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:P/ATX/FA/Mustang Ridge-10001 S US 183-1mi May 2024



2-10-2025

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 actives, 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 others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's guestions 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 writen 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. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writting 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 ESTABLISH:

- 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 purposes. 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.

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688
Designated Broker of Firm	License No.	Email	Phone
Nicholas Lawrence Naumann	680404	Nnaumann@weitzmangroup.com	(512) 482-6118
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Taylor Ponton	775553	tponton@weitzmangroup.com	(512) 482-6119
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV

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 actives, 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 others, including the broker's own interests;
- 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

W/oitzmon

2-10-2025

through an agreement with the owner, usually in a writen 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. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act

as an intermediary between the parties the broker

1.02705

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 opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writting 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.

tware@woitzmanaroup.com

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 ESTABLISH:

- 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 purposes. 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.

402795	twgre@weitzmangroup.com	214-954-0600	
License No.	Email	Phone	
292229	byoung@weitzmangroup.com	214-720-6688	
License No.	Email	Phone	
680404	Nnaumann@weitzmangroup.com	(512) 482-6118	
License No.	Email	Phone	
738896	aalvarado@weitzmangroup.com	(512) 482-6131	
License No.	Email	Phone	
	292229 License No. 680404 License No. 738896	License No.Email292229byoung@weitzmangroup.comLicense No.Email680404Nnaumann@weitzmangroup.comLicense No.Email738896aalvarado@weitzmangroup.com	

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-0

21/-05/-0600

