



THE GROVE AT
MUSTANG RIDGE

9008 WILLIAMSON ROAD
CREEDMOOR TX 78610

INVESTMENT OVERVIEW

The Grove at Mustang Ridge is an exceptional 33.83 acre opportunity to invest in a rapidly growing South Austin suburb city known as Mustang Ridge. With its strategic location near the intersection of S.H. 21 and S.H. 130 and approved development agreement already in place, this property is a valuable development opportunity for enterprising investors. The proposed land use plan has been carefully crafted to offer a balanced mix of single family residential and commercial properties, making it an ideal investment for developers looking to create a thriving community.

OFFERING SUMMARY

LISTING PRICE: \$3,250,000

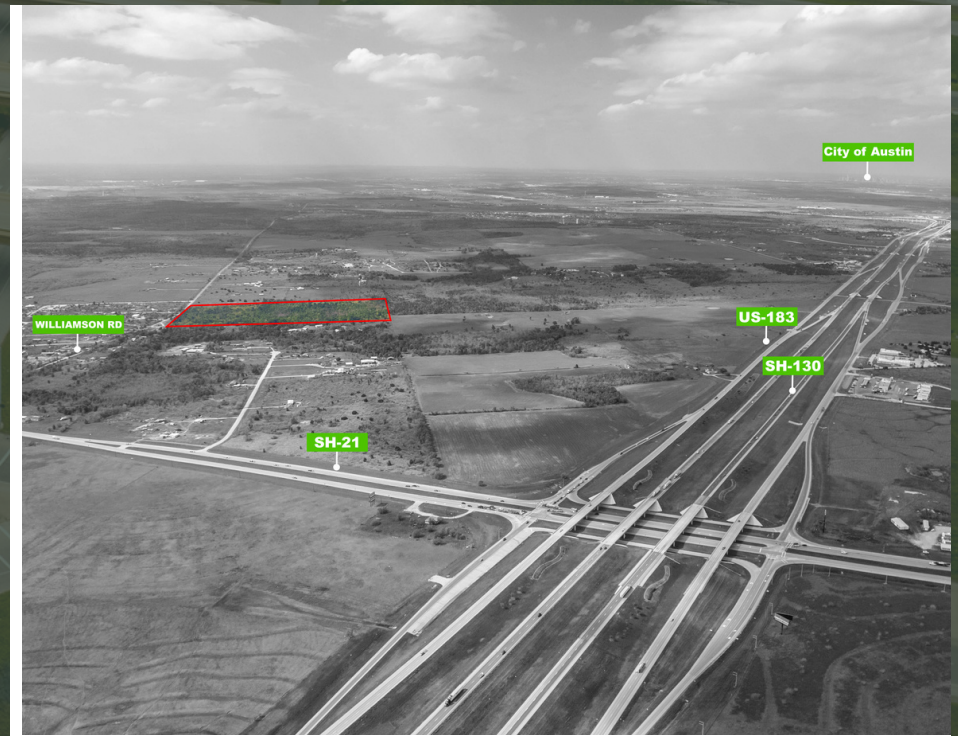
TOTAL SIZE: 33.83 ACRES

PRICE/ACRE: ~ \$96,000

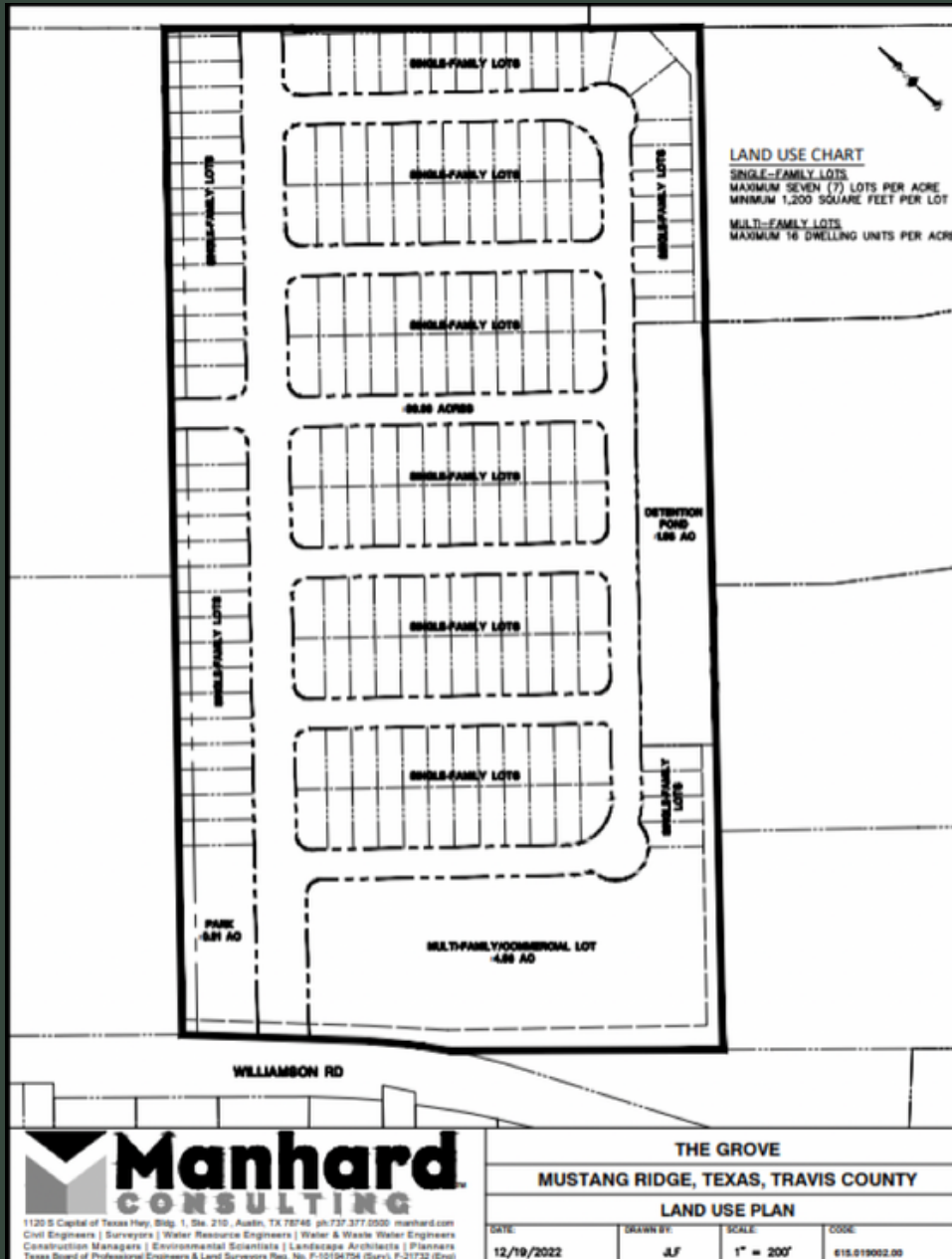
ZONING: MUSTANG RIDGE ETJ

APPROVED DEVELOPMENT AGREEMENT

FAST GROWING AREA NEAR AUSTIN, TX



PROPOSED LAND USE PLAN



- DEVELOPMENT AGREEMENT HAS BEEN APPROVED BY THE CITY OF MUSTANG RIDGE. THE AGREEMENT ALLOWS FOR UP TO 237 SINGLE FAMILY RESIDENTIAL UNITS PLUS APPROX. 4.56 ACRES MULTIFAMILY OR COMMERCIAL USE.

LAND USE PLAN AS FOLLOWS:

- ZONING DISTRICTS
 - RESIDENTIAL + COMMERCIAL
- 176 SINGLE FAMILY LOTS
 - 42 FOOT LOTS
 - ANTICIPATED TO START AT MID \$300'S
- MULTIFAMILY/COMMERCIAL
 - 4.56 ACRES SET ASIDE
- PARKLAND
 - 0.90 ACRES SET ASIDE

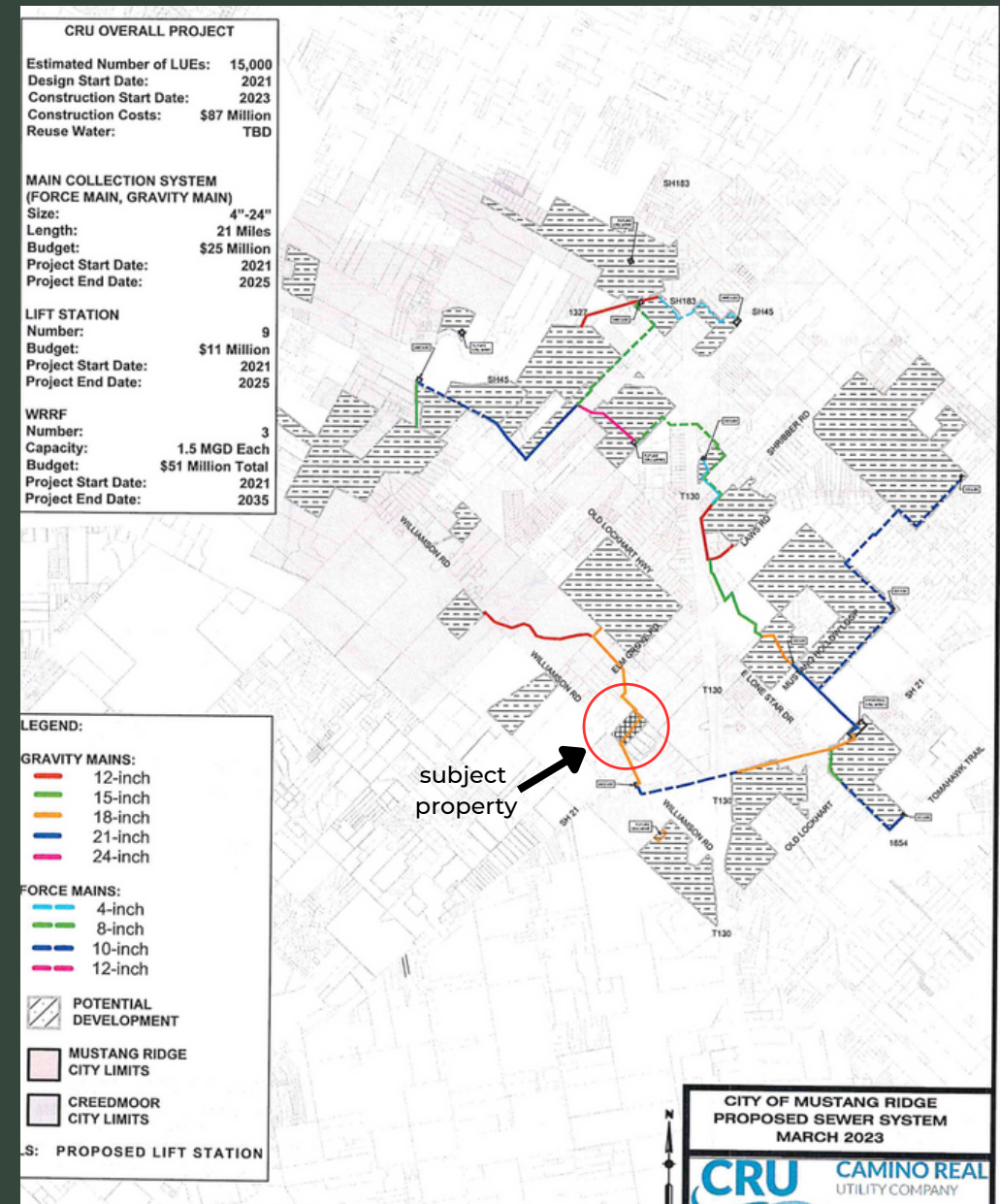
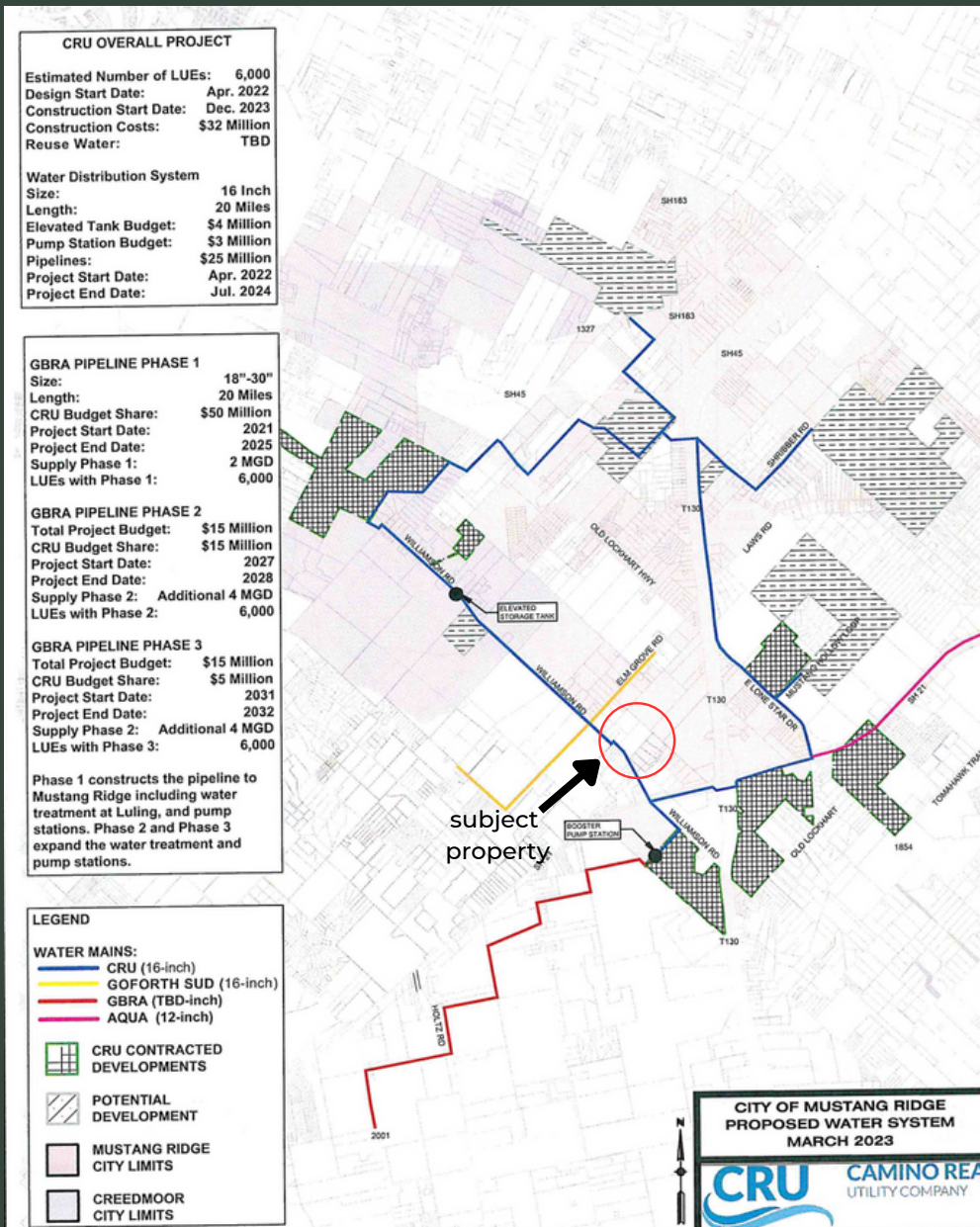
WATER UTILITIES

- A WATER STUDY DETERMINED THAT THE PROPERTY WILL NEED AN 8-INCH WATER LINE TO SUPPORT THE APPROVED DENSITY.
- THE NEAREST EXISTING LINE WILL NEED TO BE EXTENDED ABOUT 2,200 FEET AT AN ESTIMATED COST OF \$322,000.

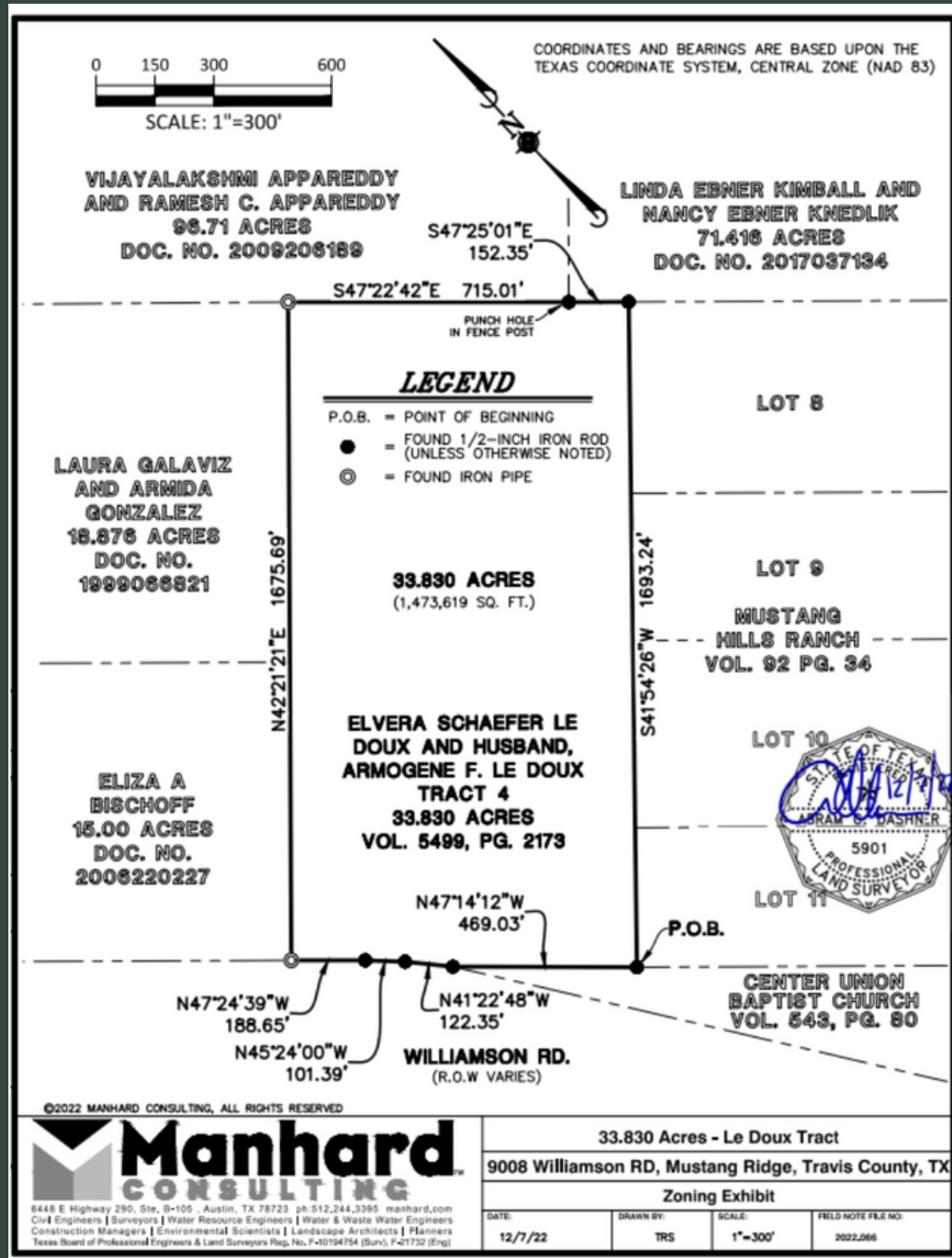
WASTEWATER UTILITIES

- THE AREA TO BE ANNEXED IS WITHIN THE CAMINO REAL UTILITY COMPANY ("CRU") CCN FOR WASTEWATER SERVICE AND WILL BE SERVED BY CRU.

WATER + WASTEWATER MAPS



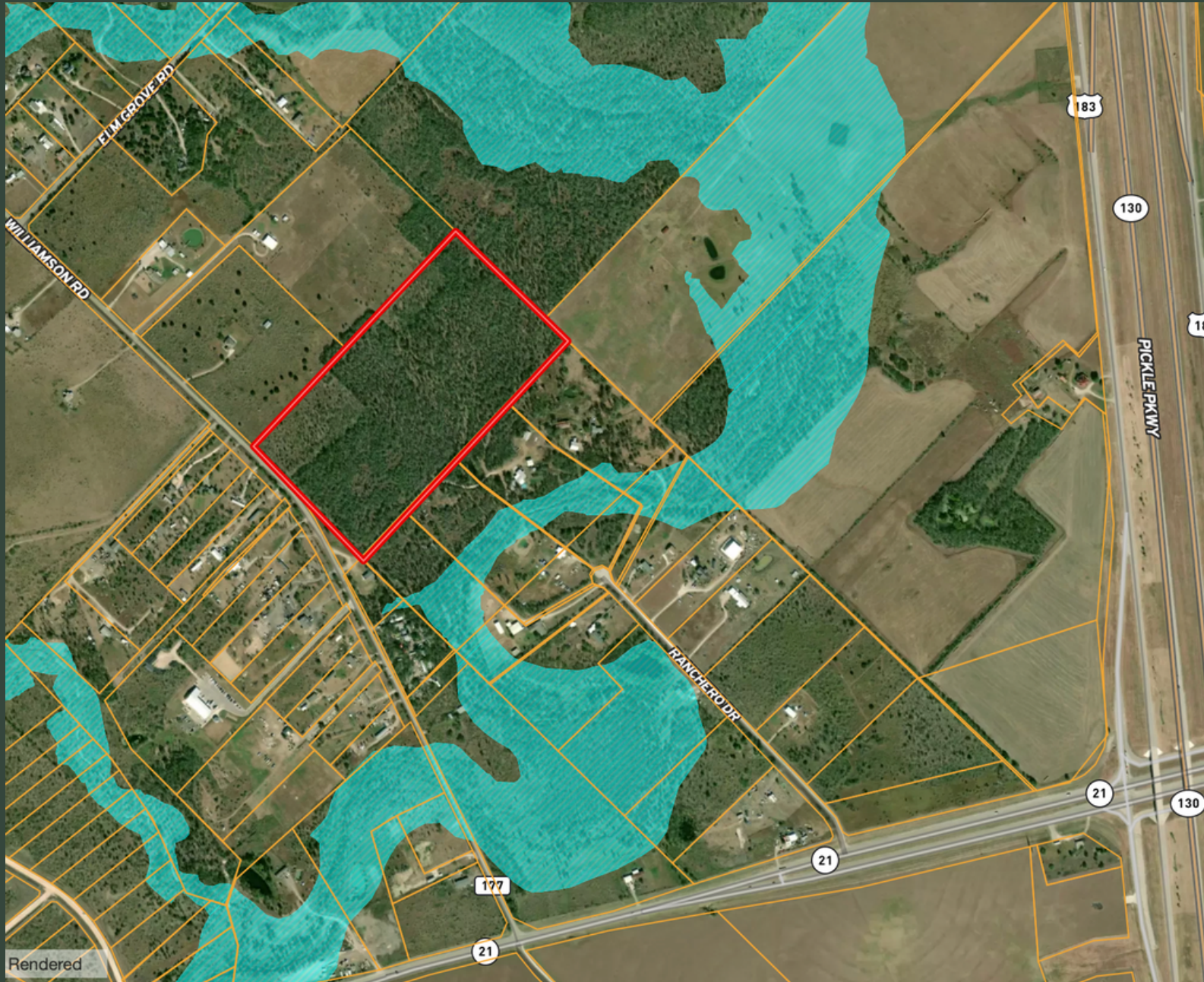
PROPERTY SURVEY AND LOCATION



LESS THAN A MILE FROM THE INTERSECTION OF S.H. 21 AND S.H. 130

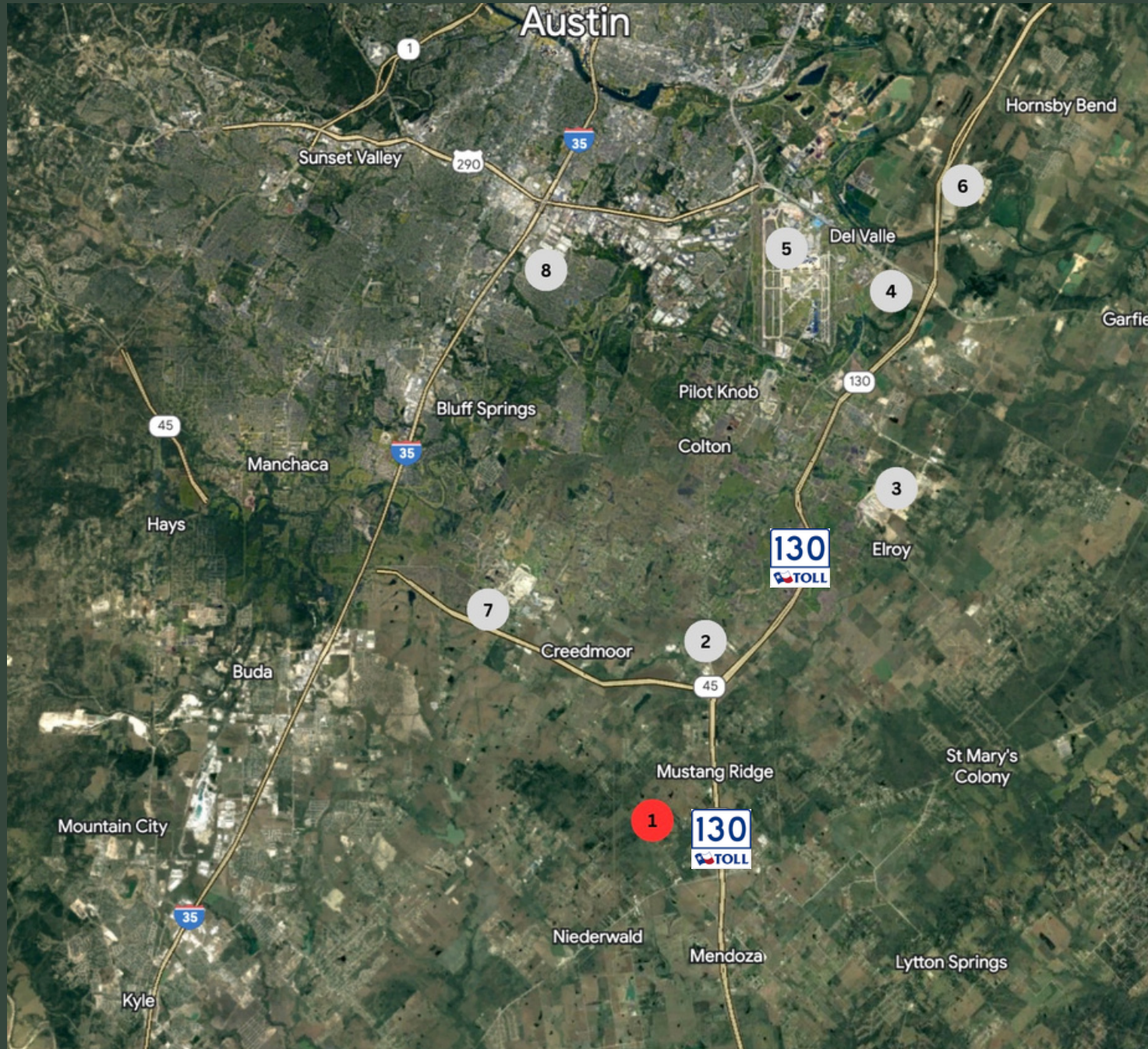



FLOOD PLAIN MAP



Entire
property sits
in Area of
Minimal
Flood
Hazard
(Zone X)

NEARBY DEVELOPMENTS



- 1 SUBJECT PROPERTY
9008 WILLIAMSON ROAD
- 2 MUSTANG RIDGE
INDUSTRIAL PARK
(167 ACRES)
- 3 CIRCUIT OF THE
AMERICAS™
- 4 VELOCITY
- 5 Austin-Bergstrom
International Airport
- 6 TESLA
- 7 SH-45 Business Park
- 8 SOUTHPARK
COMMERCE CENTER
(437 ACRES)





Exclusively listed by

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