

FOR SALE - COMMERCIAL/INDUSTRIAL LOTS

Hwy 183 South at Industrial Pkwy. Mustang Ridge, Texas 78640



LOCATION: Property is on the east side of Hwy. 183S @ Industrial Pkwy., immediately adjacent to the East side of SH-130, just S. of SH-45, Mustang Ridge, Tx. Lot 8 is next to the satellite discs and Lots 2, 3, & 4 are across the street.

APPROXIMATE SIZE: Lot 8 = 1.06 ac.
Lots 2 & 4 = 1.18 ac.
Lot 3 = 1.19 ac.

UTILITIES: Public water & electricity

ZONING: Industrial/Commercial.

TOPOGRAPHY: Cleared & fairly level.

FLOOD HAZARD: No portion of the property is in the FEMA floodplain.

SCHOOL DISTRICT: Lockhart ISD

JURISDICTION: City of Mustang Ridge.

PRICE: 3.00 psf for Lot 8 and \$2.50 psf for Lots 2, 3, & 4.

COMMENTS: Lot 8 is a corner lot with frontage on both Hwy. 183S as well Industrial Pkwy.. The other 3 lots have frontage on Industrial Pkwy.

See attached plat.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT John Doyal
Office: (512) 472-2100
JohnD@matexas.com

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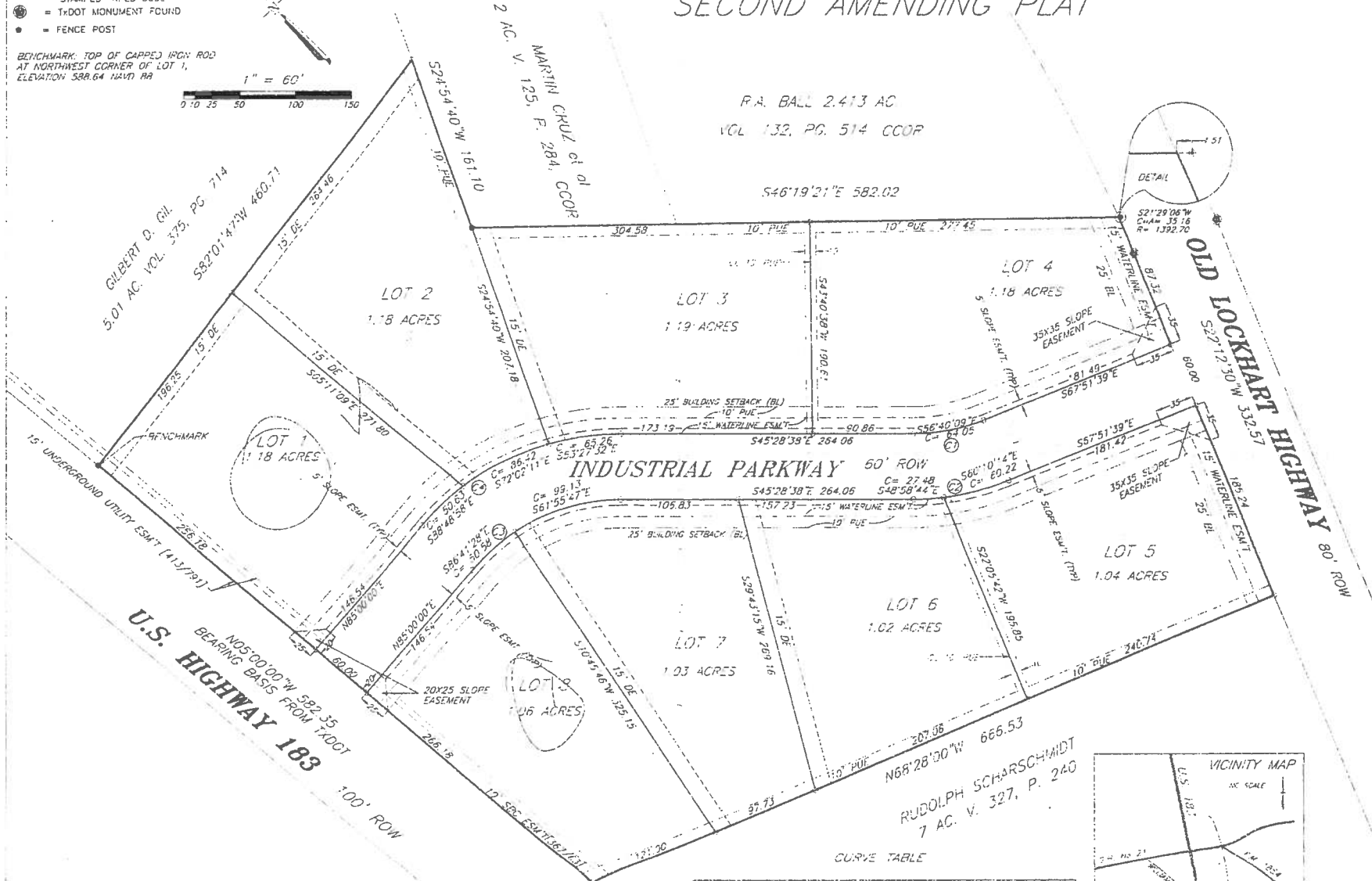
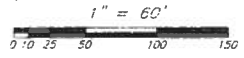
MUSTANG RIDGE INDUSTRIAL PARK

SECOND AMENDING PLAT

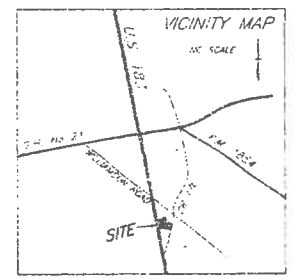
LEGEND

- = IRON ROD FOUND
- = 1/2" CAPPED IRON ROD SET STAMPED "RPLS 3593"
- ⊙ = TxDOT MONUMENT FOUND
- = FENCE POST

BENCHMARK: TOP OF CAPPED IRON ROD AT NORTHWEST CORNER OF LOT 1, ELEVATION 588.64 NAVD 88



#	C-CPD	A	R	Δ	T
C1	556°40'09"E C=64.05	64.46	165.00	22°23'	32.65
C2	556°40'09"E C=87.34	87.90	225.00	22°23'	44.52
C3	569°45'41"E C=146.59	151.36	175.00	49°31'	80.73
C4	569°45'41"E C=196.85	203.12	235.00	49°31'	108.39



SAMFORD & ASSOCIATES, INC
 LAND SURVEYING
 TEL: 441-5601 FAX 441-5603
 120 GREENFIELD ROAD
 KYLE, TEXAS 78640