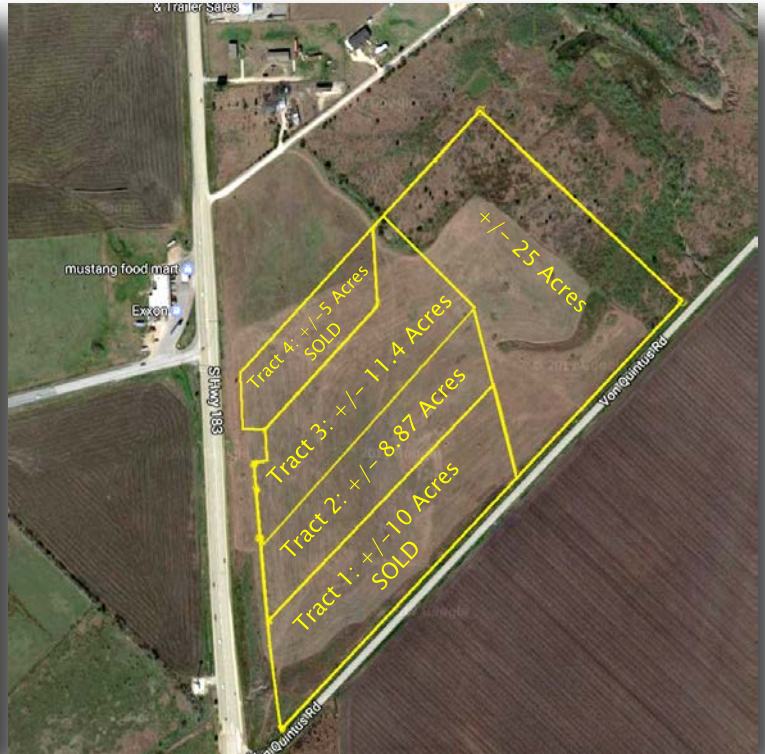
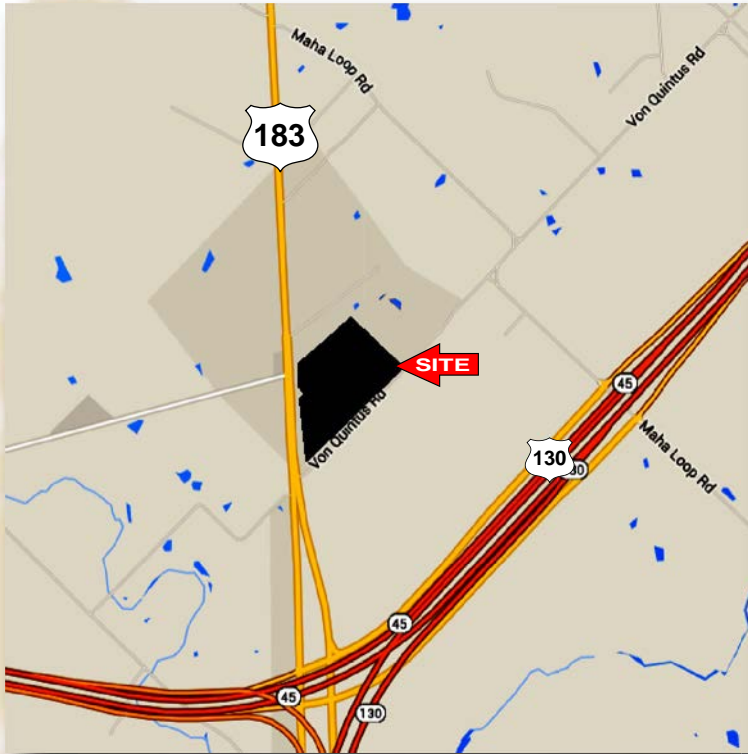


# TWO COMMERCIAL TRACTS - HWY 183 & VON QUINTUS RD. Mustang Ridge, TX 78619



**LOCATION:** NE corner of Highway 183 South and Von Quintus Rd., just north of SH-130 (SH-45), Mustang Ridge, Texas. Property is almost directly across from where FM 1327 dead-ends into Hwy 183.

**FRONTAGE:** Tract 2&3 have approximately 648' on Hwy 183.  
The rear portion has ample frontage on Von Quintus Rd.

**LEGAL DESCRIPTION:** Tracts out of a 60.916 ac. master tract described by metes & bounds.

**UTILITIES:** Public electricity, Creedmore-Maha Public Water, individual septic

**TOPOGRAPHY:** See attached topo map.

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

**SCHOOL DISTRICT:** Del Valle ISD

**JURISDICTION:** City of Mustang Ridge

**ZONING:** Commercial

**PRICE:**

Tract 1: ±10 Acres	SOLD
Tract 2&3: ±20.27 Ac.	\$1,520,250 (\$75,000/Ac.)
Tract 4: ±5 Acres	SOLD
25 AC. Rear Portion:	\$865,550 (\$35,000/Ac.)

**COMMENTS:** Easy permitting

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

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 **johnd@matexas.com**

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