

Mesa Ridge Ranch

DEL VALLE, TX



LAND FOR SALE

PRESENTED BY:

KW COMMERCIAL
7801 N. Capital of TX. Hwy.
Ste. 390
Austin, TX 78731

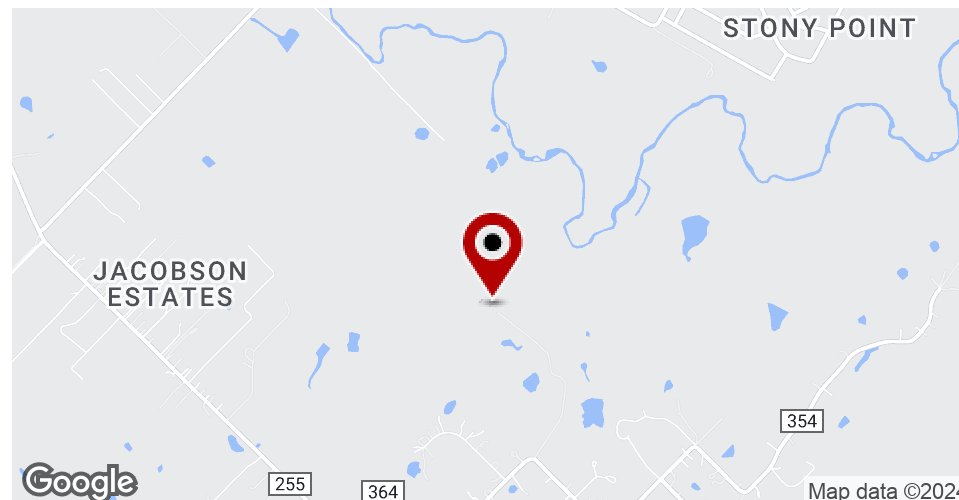
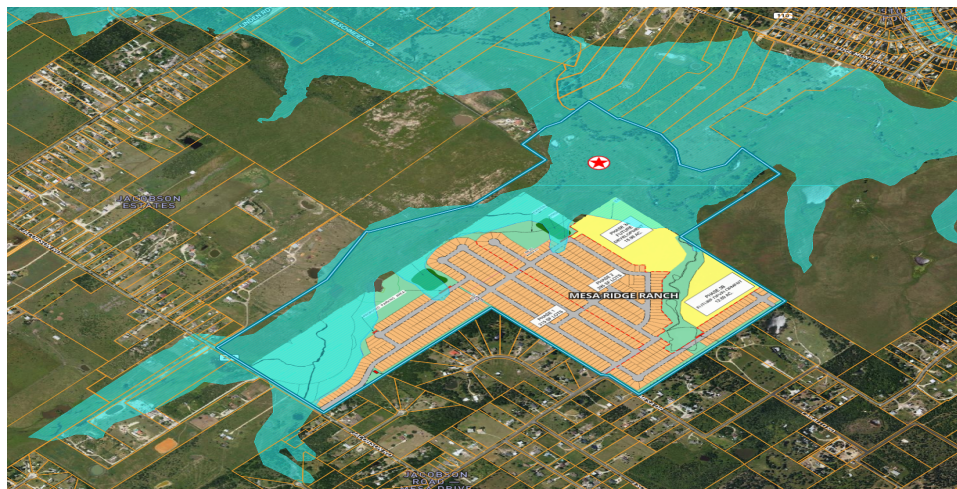


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LAND FOR SALE

MESA RIDGE RANCH

488 Mesa Dr, Del Valle, TX 78617



PROPERTY DESCRIPTION

Mesa Ridge Ranch is an exceptional opportunity for developers and national home builders. This expansive 338-acre property nestled in a prime location boasts the perfect blend of natural beauty, strategic positioning, and potential for a wide range of development opportunities. The property features picturesque natural surroundings, and ample green spaces/amenity areas, and satisfies a strong demand for a rural feel with close proximity to city amenities and employers.

This property offers significant investment potential for residential and/or commercial mixed-use development. The combination of its strategic location, flexible use, and ample acreage creates a unique opportunity for those with the vision to shape this land into a thriving community.

LOCATION DESCRIPTION

A399 Green, M., Acres 337.727

OFFERING SUMMARY

Sale Price: Subject to Offer
Lot Size: 337.7 AC

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	248	5,492	23,627
Total Population	1,067	20,036	79,864
Average HH Income	\$73,475	\$101,082	\$84,651

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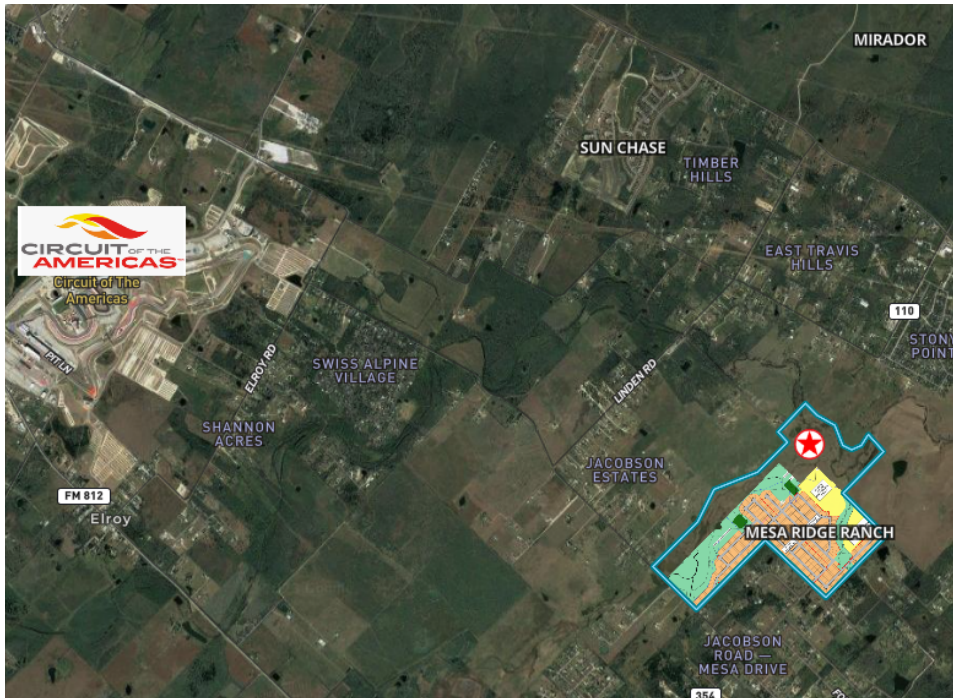
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PROPERTY HIGHLIGHTS

- A preliminary site concept demonstrates a conservative plan for 1,150 residential units comprised of 600 SFR lots, including ample green space for parks and trails, and flexible development on 32 acres including options for 350 MF units and 200 BTR Townhomes.
- Bastrop County is known for being developer-friendly
- Strategic Location: Close proximity to SH 130/45, Hwy 71, COTA, ABIA, and other high-growth areas of Bastrop, Kyle/Buda, Manor, and East Austin
- Flexible Development Possibilities: SFR, BTR, MF, Mixed-use, Retail, Flex
- Growth: proximity to urban center and several surrounding cities make this an attractive option
- Leases: Ag, Radio, and Residential in place
- QOZ- Qualified Opportunity Zone for the right investor
- Topo: mostly flat
- Low Taxes, Ag exempt and located in a QOZ which can offer additional tax benefits for the right investor.
- Kimley Horn is already engaged in the preliminary engineering and has a budget available for the remaining studies
- 100YR Floodplain present on ~140 acres
- Jurisdiction: ETJ, City of Bastrop & City of Austin
- Utilities: Electric through Bluebonnet, Water and Sewer provided by Aqua
- Easement: Electric, Communications Tower, and Natural Gas pipeline

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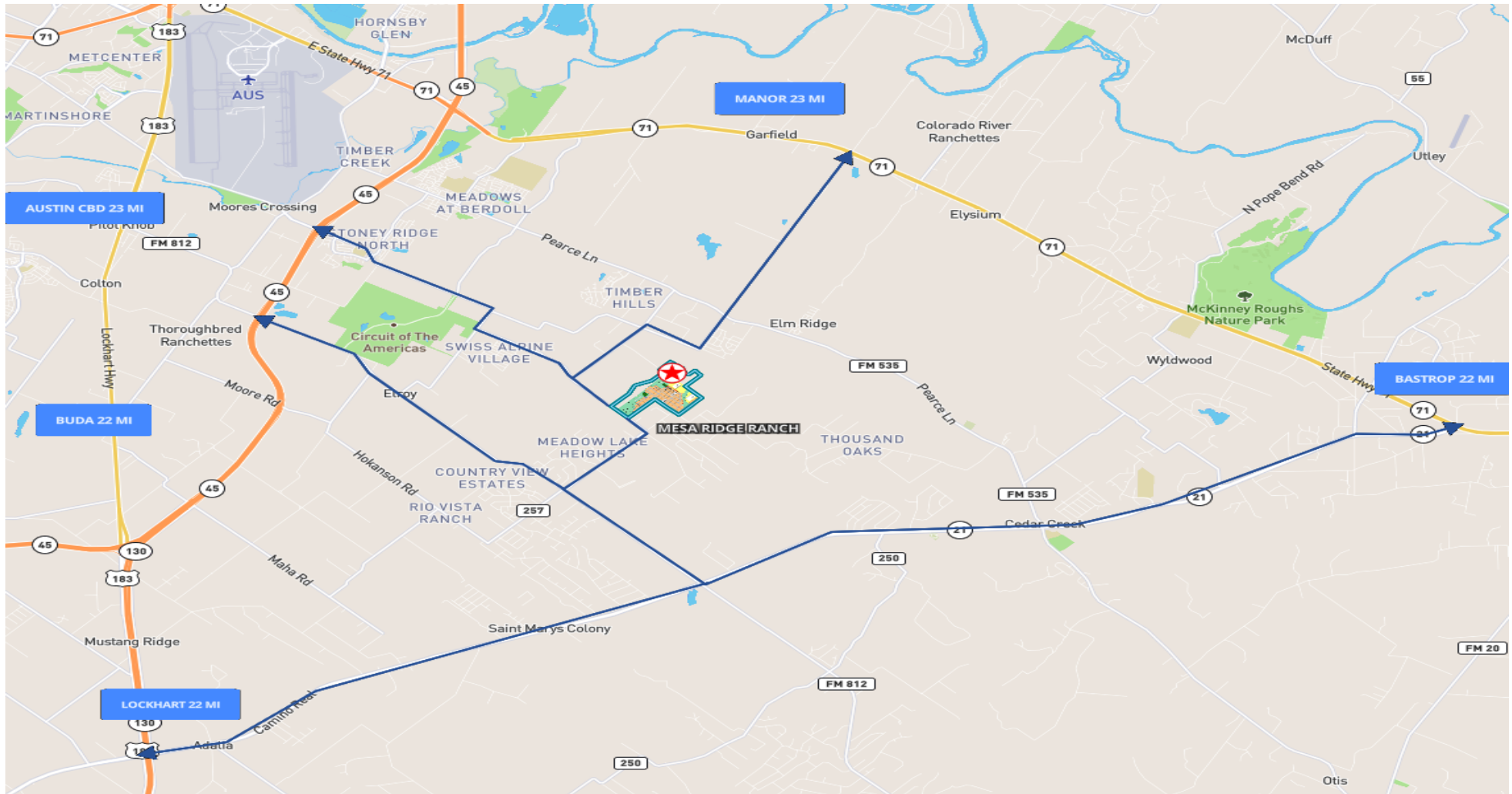
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Information About Brokerage Services

Texas law requires all real estate licensees 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 activities, 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 through an agreement with the owner, usually in a written 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.

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.

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 writing 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richard Gary	0675838	richgary@kwcommercial.com	(512)415-9367
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date