

Mesa Ridge Ranch

DEL VALLE, TX



LAND FOR SALE

PRESENTED BY:

KW COMMERCIAL
12515-8 Research Blvd.
Ste. 100
Austin, TX 78759

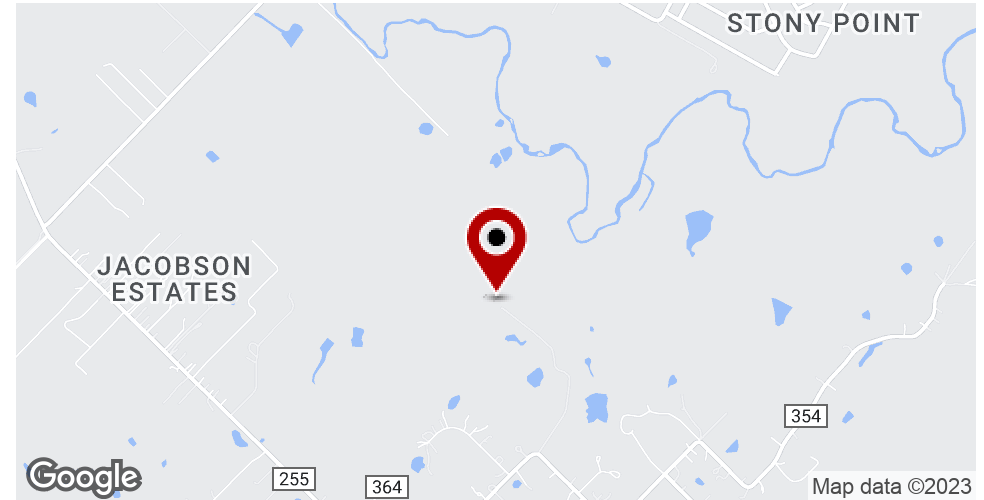
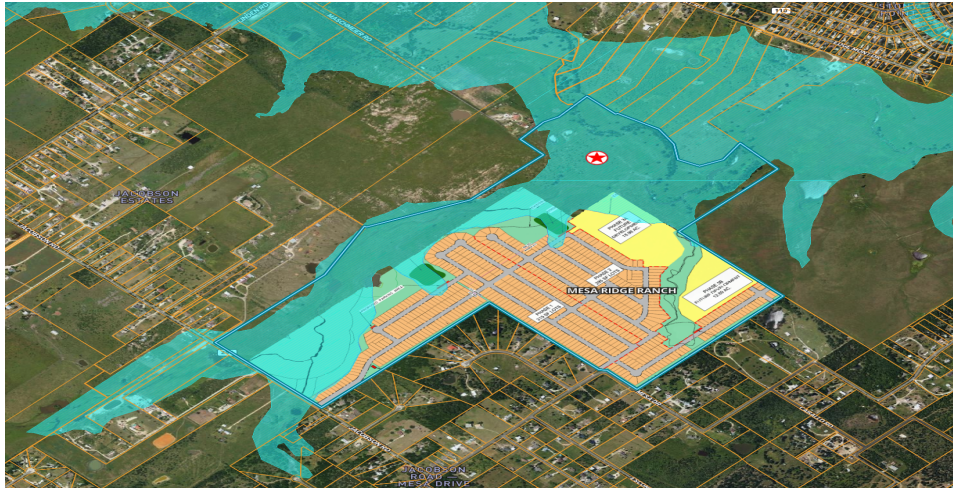
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488 Mesa Dr, Del Valle, TX 78617



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, 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.

PROPERTY HIGHLIGHTS

- 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 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.

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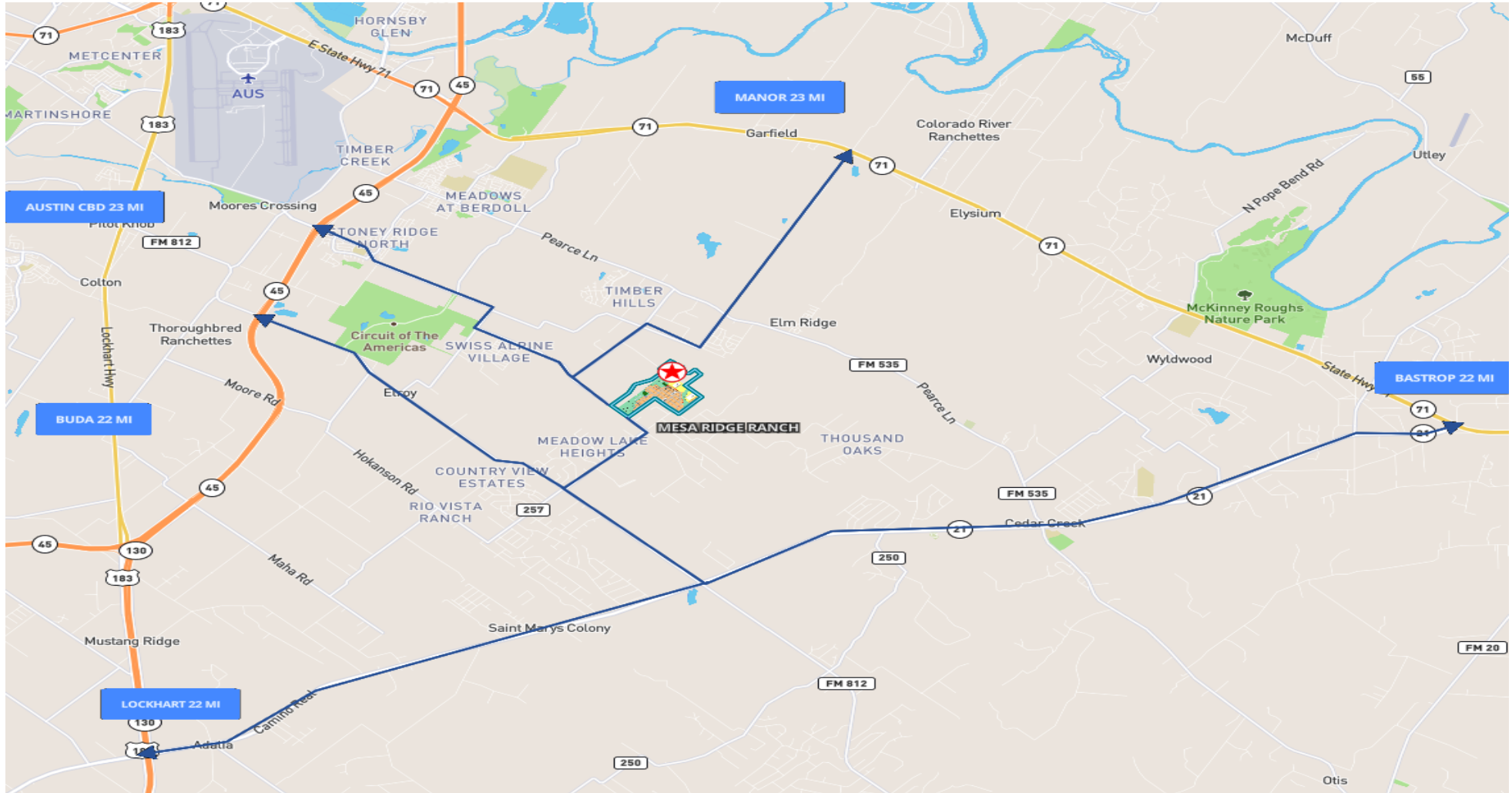
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