

**FOR SALE**

**±27.86 Acres**  
**US Hwy-183 & Evelyn Rd**  
**Mustang Ridge, TX 78610**

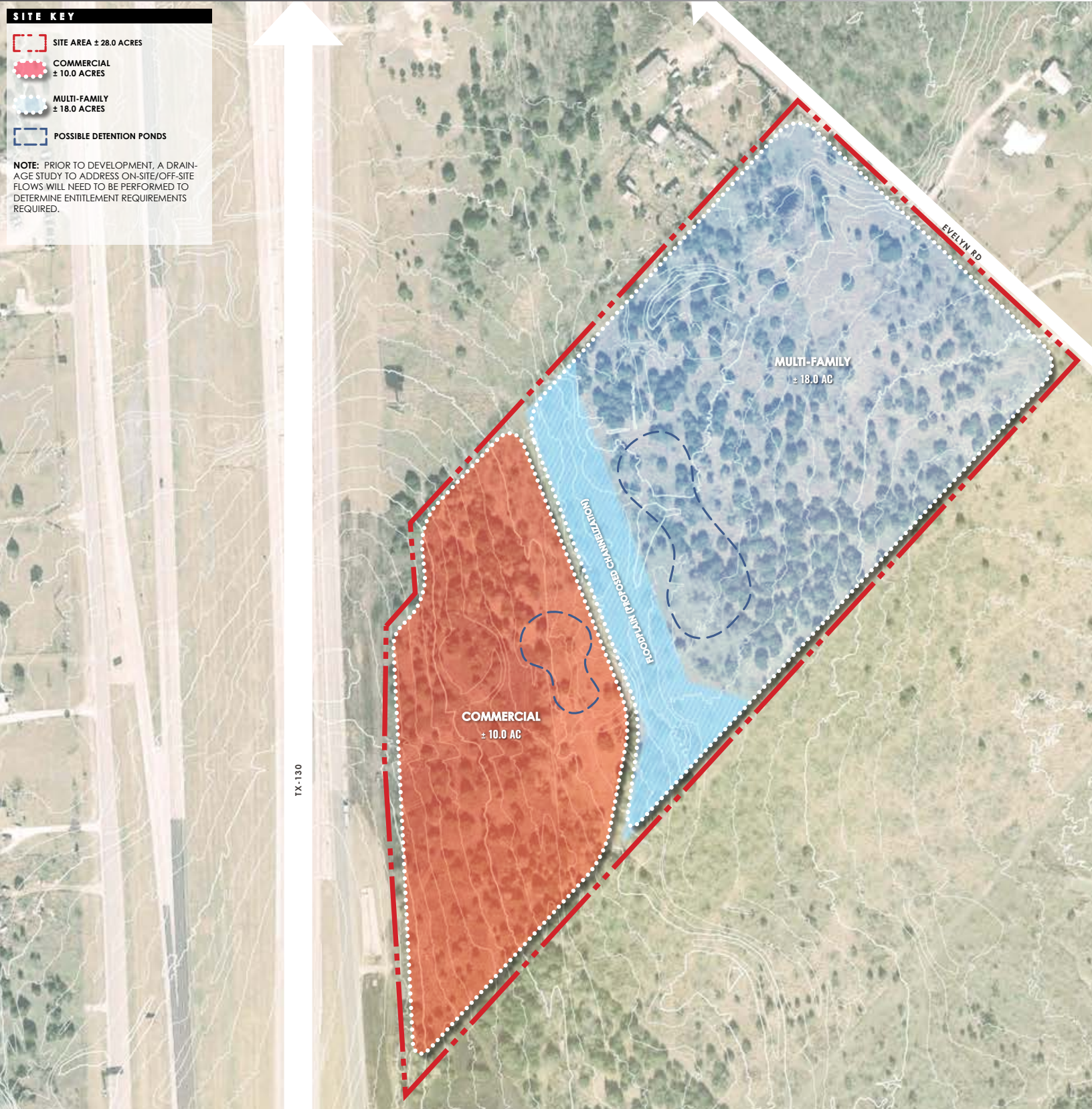


**REPUBLIC  
COMMERCIAL**  
*Land & Brokerage*

**SITE KEY**

- SITE AREA ± 28.0 ACRES
- COMMERCIAL ± 10.0 ACRES
- MULTI-FAMILY ± 18.0 ACRES
- POSSIBLE DETENTION PONDS

**NOTE:** PRIOR TO DEVELOPMENT, A DRAINAGE STUDY TO ADDRESS ON-SITE/OFF-SITE FLOWS WILL NEED TO BE PERFORMED TO DETERMINE ENTITLEMENT REQUIREMENTS REQUIRED.



Contact For More Information:  
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**Republic Commercial Land & Brokerage**  
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**SITE KEY**

SITE AREA ± 27.6 ACRES

**GARDEN MULTI-FAMILY: ±387 UNITS**

**1** GARDEN STYLE MULTI-FAMILY  
± 387 DU / ± 18 AC = ± 21.5 DU/ACRE  
1.8 PKG. SPOTS/DU = 697 PKG. SPOTS REQ.  
697 PKG. SPOTS PROVIDED

**COMMERCIAL SPACE: ±9.5 ACRES**

**2** RETAIL AND NEIGHBORHOOD SERVICES  
± 25,000 SF, PARKED @ 1:250  
100 SPACES REQUIRED, 107 SPACES PROVIDED

**3** RETAIL AND NEIGHBORHOOD SERVICES  
± 25,000 SF, PARKED @ 1:250  
100 SPACES REQUIRED, 111 SPACES PROVIDED

FLOODPLAIN: ± 3.6 ACRES

**NOTE:** PRIOR TO DEVELOPMENT, A DRAINAGE STUDY TO ADDRESS ON-SITE/OFF-SITE FLOWS WILL NEED TO BE PERFORMED TO DETERMINE ENTITLEMENT REQUIREMENTS REQUIRED.



TX-130  
(630' R.O.W.)

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