

**FOR SALE**

2.33 AC with 1,751 SF Warehouse

749 and 751 Bastrop Highway, Austin, TX 78742

partners



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## Property Highlights

- 2.33 AC on US 183
- +/- 1,750 SF metal warehouse | 18' clear height | (1) 12' W x 14' H overhead door
- LI Zoning
- Ingress/Egress on US 183 frontage road
- Easy access to US-183, SH-71, IH-35, and SH-130

## Sale Price

Contact Broker

**Troy Martin**  
Vice President  
512.580.6249  
troy.martin@partnersrealestate.com



901 S MoPac Expwy, Suite 550 / Austin, TX 78746  
713.629.0500 / partnersrealestate.com

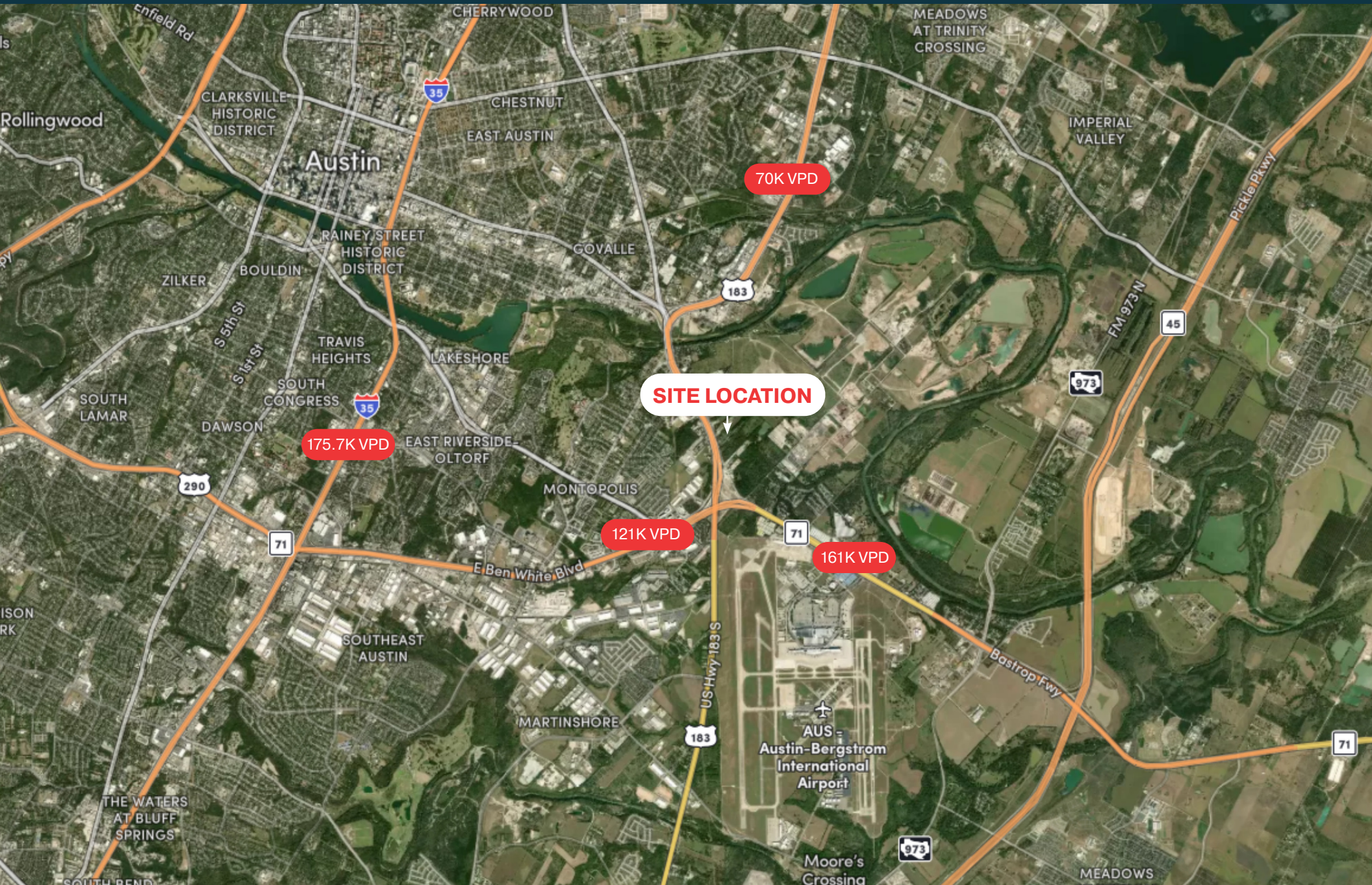
**BROKERAGE SERVICES**  
**partners**

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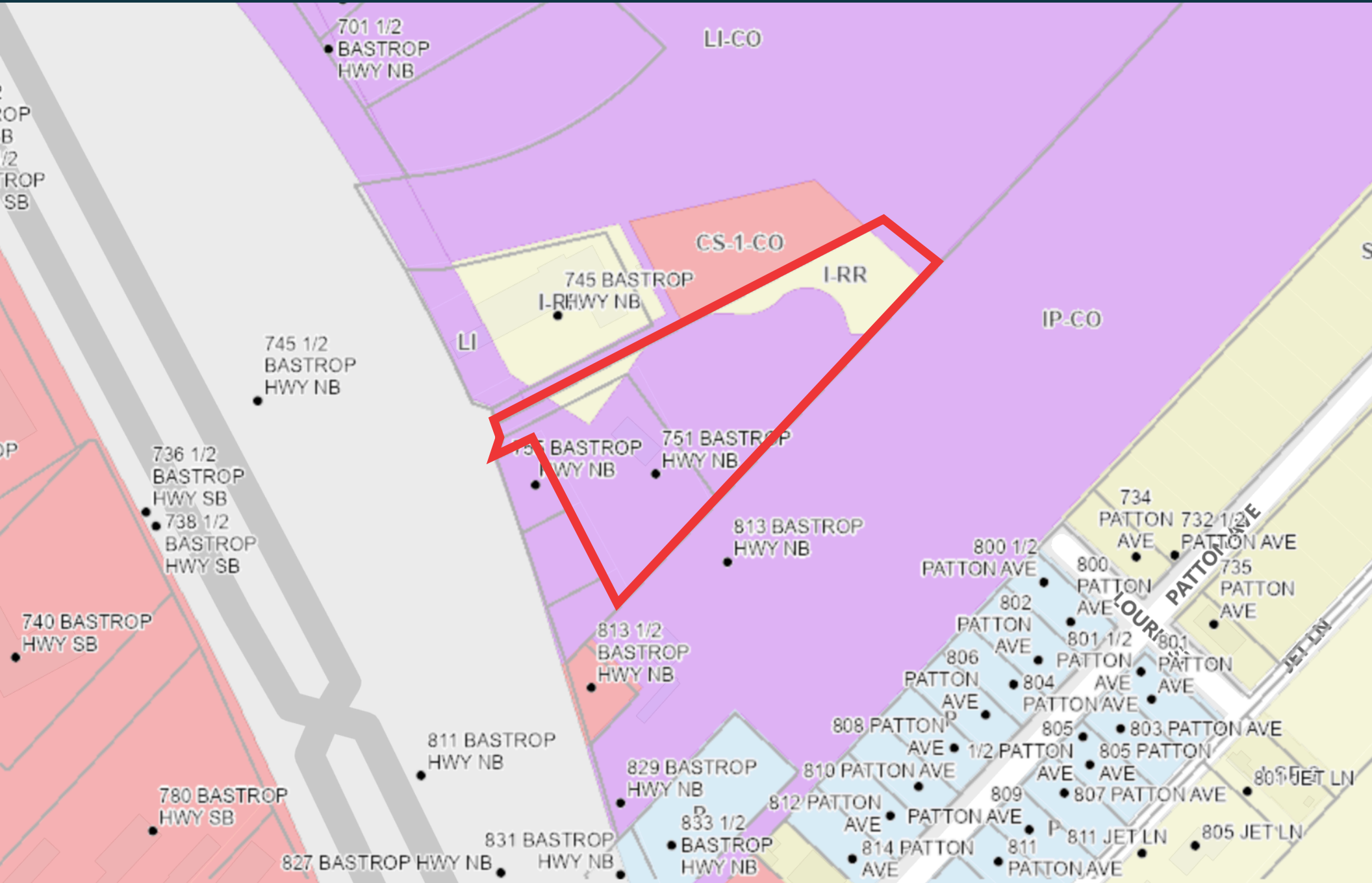
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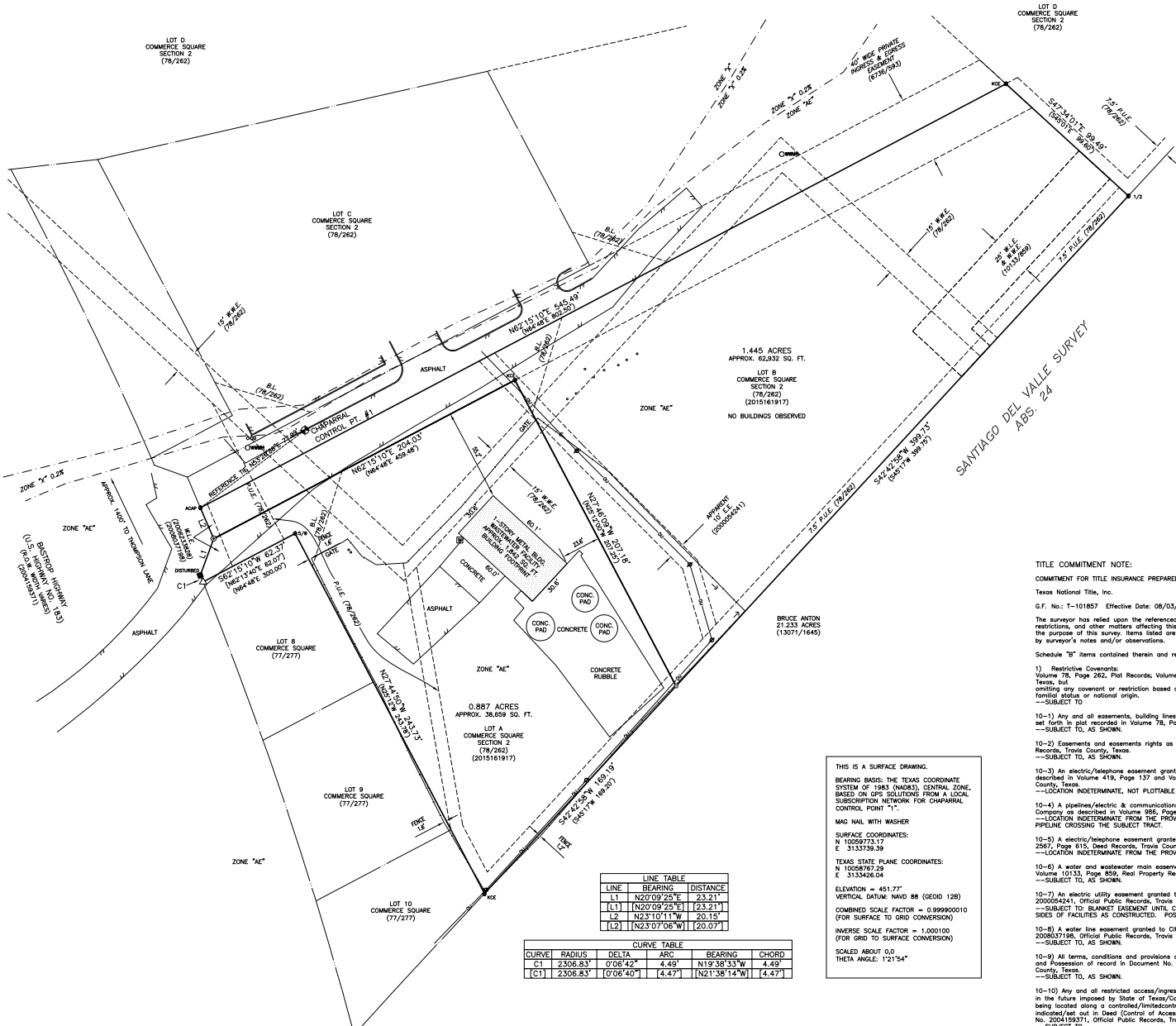


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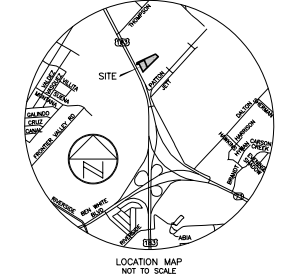
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ALTA/NSPS LAND TITLE SURVEY OF LOTS A AND B, OF COMMERCE SQUARE SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THEREFROM THOSE PORTIONS OF LOTS A AND B CONVEYED TO THE STATE OF TEXAS, BY DEED RECORDED IN DOCUMENT NO. 2004159371, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO JEFFERSON BANK, TRUSTEE OF THE BYPASS TRUST CREATED UNDER THE JOHNNY FOSTER LYON REVOCABLE TRUST AGREEMENT DATED NOVEMBER 24, 2010 AND RECORDED IN DOCUMENT NO. 2015161917, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



- LEGEND**
- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
  - 1/2" REBAR FOUND
  - 3/8" REBAR FOUND
  - 1/2" REBAR FOUND WITH ALUMINUM CAP
  - 1/2" REBAR WITH "KC ENGINEERING" CAP FOUND
  - CONCRETE HIGHWAY MONUMENT FOUND
  - 1/800" TYPE II DISK FOUND
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - △ MAG NAIL WITH "CHAPARRAL" WASHER SET
  - + BOLLARD
  - CHAIN LINK FENCE
  - CLEANOUT
  - EDGE OF ASPHALT PAVEMENT
  - ← GUY WIRE
  - OVERHEAD UTILITIES
  - UTILITY POLE
  - WASTEWATER MANHOLE
  - WATER METER
  - BL BUILDING SETBACK LINE
  - D.E. DRAINAGE EASEMENT
  - E.E. ELECTRIC EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - W.L.E. WATERLINE EASEMENT
  - W.W.E. WASTEWATER EASEMENT
  - ( ) RECORD INFORMATION: PLAT VOL. 78, PG. 262, PRCT
  - [ ] RECORD INFORMATION: TPOOT STRIP MAP ACCOUNT 8014-1-73, SHEET 38R



1.445 ACRES  
APPROX. 62,932 SQ. FT.

LOT B  
COMMERCE SQUARE  
SECTION 2  
(78/262)  
(2015161917)  
NO BUILDINGS OBSERVED

0.887 ACRES  
APPROX. 38,659 SQ. FT.

LOT A  
COMMERCE SQUARE  
SECTION 2  
(78/262)  
(2015161917)

BRUCE ANTON  
21.233 ACRES  
(13071/6445)

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N27°09'25"E | 23.21'   |
| L11  | N23°09'25"E | 23.21'   |
| L2   | N23°10'11"W | 20.15'   |
| L21  | N23°07'06"W | 120.07'  |

| CURVE | RADIUS   | DELTA    | ARC BEARING | CHORD             |
|-------|----------|----------|-------------|-------------------|
| C1    | 2306.83' | 0°08'42" | 4.49'       | N19°38'33"W 4.49' |
| C11   | 2306.83' | 0°08'42" | 4.47'       | N21°38'14"W 4.47' |

THIS IS A SURFACE DRAWING.  
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM A LOCAL SUBSCRIPTION NETWORK FOR CHAPARRAL CONTROL POINT "1".  
MAG NAIL WITH WASHER  
SURFACE COORDINATES:  
N 1009973.17  
E 3133739.39  
TEXAS STATE PLANE COORDINATES:  
N 1009973.29  
E 3133426.04  
ELEVATION = 451.77'  
VERTICAL DATUM: NAVD 88 (IGDD 128)  
COMBINED SCALE FACTOR = 0.99990010 (FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.000100 (FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0.0  
THEIR ANGLE: 121°54"

**TITLE COMMITMENT NOTE:**  
COMMITMENT FOR TITLE INSURANCE PREPARED BY:  
Texas National Title, Inc.  
G.F. No: T-101857 Effective Date: 08/03/2017 Issued: 08/15/17  
The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are noted according to the commitment, followed by surveyor's notes and/or observations.  
Schedule "B" items contained therein and re-listed below were considered:  
1) Restrictive Covenants:  
Volume 78, Page 262, Plat Records; Volume 6736, Page 593, Deed Records, Travis County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, marital status or national origin.  
---SUBJECT TO  
10-1) Any and all easements, building lines and conditions, covenants and restrictions as set forth in plat recorded in Volume 78, Page 262, Plat Records, Travis County, Texas.  
---SUBJECT TO, AS SHOWN.  
10-2) Easements and easement rights as set out in Volume 6736, Page 593, Deed Records, Travis County, Texas.  
---SUBJECT TO, AS SHOWN.  
10-3) An electric/telephone easement granted to Texas Power & Light Company as described in Volume 419, Page 137 and Volume 434, Page 148, Deed Records, Travis County, Texas.  
---LOCATION INDETERMINATE, NOT PLOTTABLE FROM THE PROVIDED INSTRUMENT.  
10-4) A pipeline/electric & communications easement granted to United Gas Pipe Line Company as described in Volume 886, Page 415, Deed Records, Travis County, Texas.  
---LOCATION INDETERMINATE FROM THE PROVIDED INSTRUMENT. NO VISIBLE EVIDENCE OF A PIPELINE CROSSING THE SUBJECT TRACT.  
10-5) An electric/telephone easement granted to City of Austin as described in Volume 2567, Page 615, Deed Records, Travis County, Texas.  
---LOCATION INDETERMINATE FROM THE PROVIDED INSTRUMENT.  
10-6) A water and wastewater main easement granted to City of Austin as described in Volume 10133, Page 859, Real Property Records, Travis County, Texas.  
---SUBJECT TO, AS SHOWN.  
10-7) An electric utility easement granted to City of Austin as described in Document No. 2000054241, Official Public Records, Travis County, Texas.  
---LOCATION INDETERMINATE FROM THE PROVIDED INSTRUMENT.  
10-8) A water line easement granted to City of Austin as described in Document No. 20080378, Official Public Records, Travis County, Texas.  
---SUBJECT TO, AS SHOWN.  
10-9) All terms, conditions and provisions of that certain Agreement for Right of Entry and Possession of record in Document No. 200623826, Official Public Records, Travis County, Texas.  
---SUBJECT TO, AS SHOWN.  
10-10) Any and all restricted areas/ingress and egress, as may be currently existing, or in the future imposed by State of Texas/County of Travis, relative to the subject tract being located along a controlled/limited-access highway, and as further indicated/set out in Deed (Control of Access), to State of Texas, recorded in Document No. 2004159371, Official Public Records, Travis County, Texas.  
---SUBJECT TO.

**FLOOD-PLAIN NOTE:**  
The tract shown hereon lies within Zone "AE" (SPECIAL FLOOD HAZARD AREAS (SFHA)) SUBJECT TO INDICATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS (BFE) DETERMINED, as shown on map no. 4843C06100, dated January 06, 2016, for Travis County, Texas and incorporated herein. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

**ALTA/NSPS SURVEY NOTES:**  
(Table A, Item 7a & 7b1)  
Square footage of buildings, if shown, is based on the outside, ground floor footprint. Unless noted otherwise, the surveyor has not accessed the inside of the building for measurement purposes.  
(Table A, Item 8)  
There was no observable evidence of earth moving work, building construction or building additions of time of ground survey.  
(Table A, Item 13)  
Information regarding proposed changes in street right of way lines not known to the surveyor at this time.  
(Table A, Item 14)  
There were no delineated wetland markers observed during the course of the survey.

**GENERAL SURVEY NOTES:**  
PROPERTY ADDRESS: 749 & 751 BASTROP HWY, AUSTIN, TX  
ATTACHMENTS: None  
SURVEYOR'S CERTIFICATE:  
CERTIFIED TO:  
Jefferson Bank, Trustee of the Bypass Trust created under the Johnny Foster Lyon Revocable Trust Agreement, dated November 24, 2010  
Miriam Fordeas  
Title Resources Guaranty Company  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7a, 7b1, 8, 9, 13 & 14 of Table A thereof.  
The field work was completed on March 29, 2018.  
*Bryan D. Newsome* 03 May 2018  
Bryan D. Newsome  
Registered Professional Land Surveyor  
State of Texas No. 5657  
bryan@chaparral.com

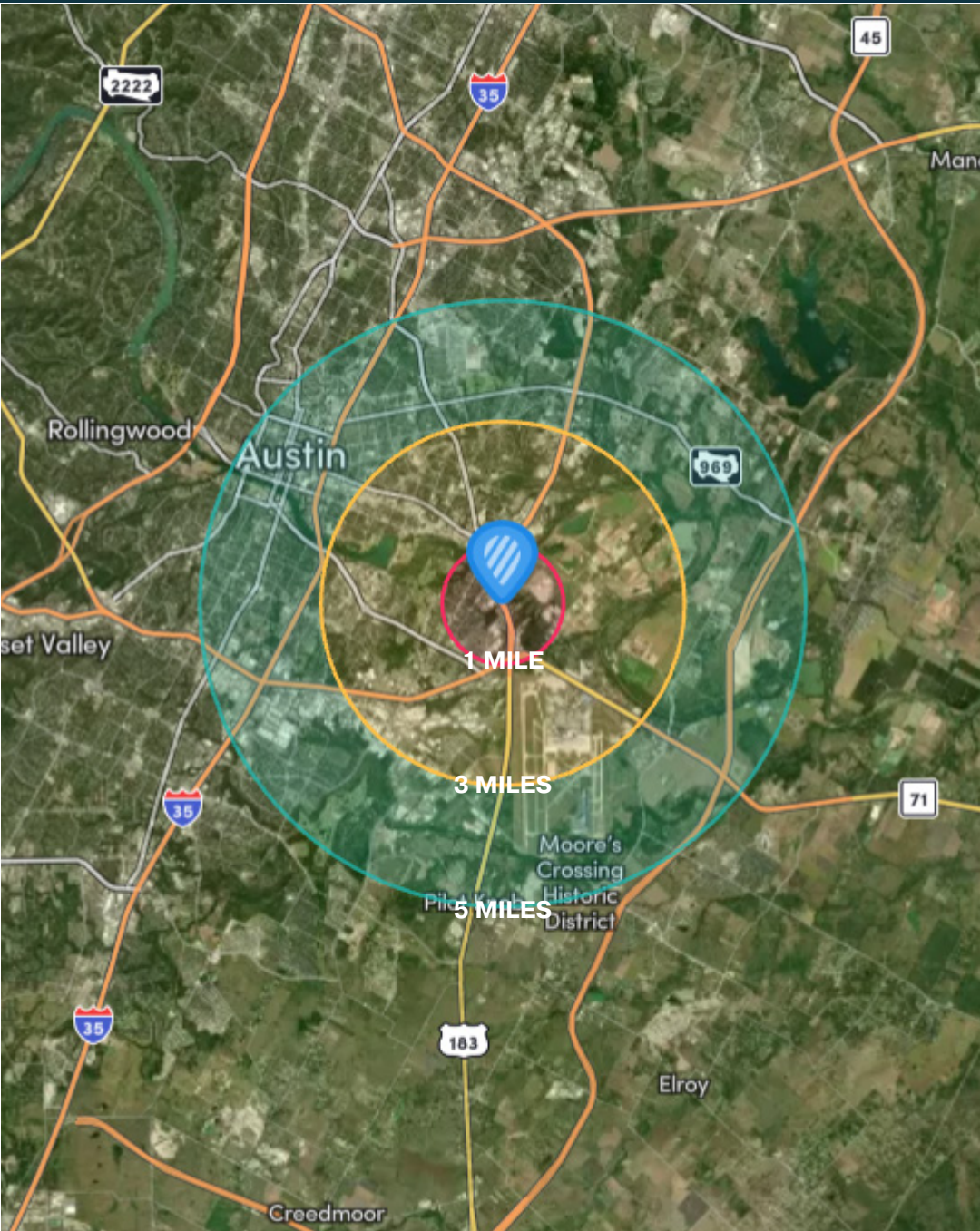
**Professional Land Surveying, Inc.**  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1774  
Firm No. 10124500

PROJECT NO.: 1395-001  
DRAWING NO.: 1395-001 BASE  
PLAT DATE: 05/03/2018  
FLOT SCALE: 1" = 30'  
DRAWN BY: MLT/RGW  
SHEET 01 OF 01

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## POPULATION

|                             | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| 2025 Population             | 5,613  | 73,242  | 238,245 |
| 2030 Population Projection  | 6,785  | 73,989  | 359,472 |
| Population Growth 2025-2030 | 3.136% | 7.677%  | 6.931%  |
| Median Age                  | 34     | 32      | 32      |

## HOUSEHOLD

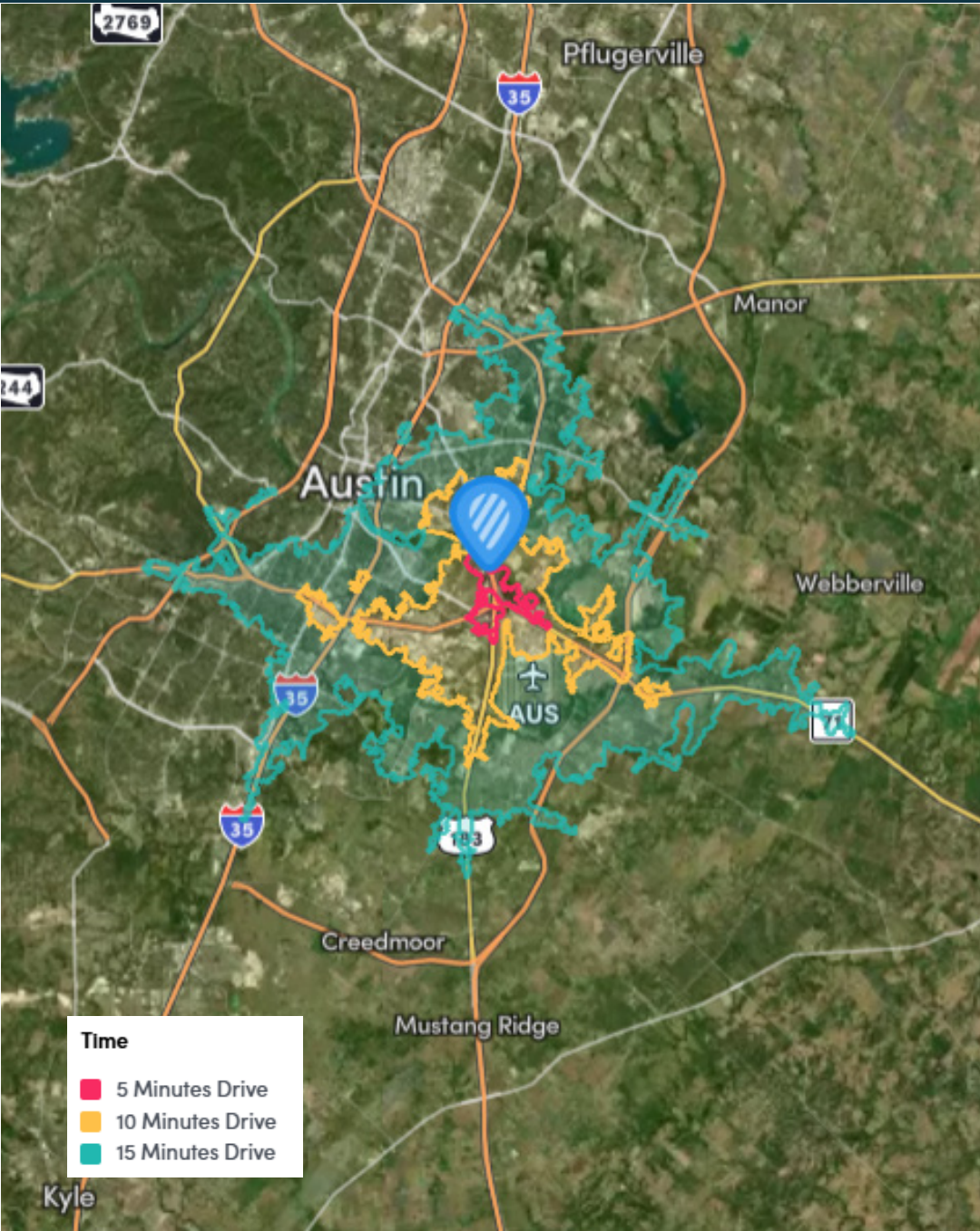
|                           |          |          |           |
|---------------------------|----------|----------|-----------|
| 2025 Households           | 1,884    | 32,278   | 101,725   |
| 2030 Household Projection | 1,969    | 35,269   | 110,731   |
| Avg Household Income      | \$76,700 | \$92,100 | \$114,100 |
| Median Household Income   | \$55,900 | \$69,400 | \$74,800  |

Source: AlphaMap

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## POPULATION

|                             | 5 MIN  | 10 MIN | 15 MIN  |
|-----------------------------|--------|--------|---------|
| 2025 Population             | 3,373  | 34,120 | 240,215 |
| 2030 Population Projection  | 3,410  | 37,362 | 255,319 |
| Population Growth 2025-2030 | 1.097% | 9.502% | 6.288%  |
| Median Age                  | 33     | 33     | 33      |

## HOUSEHOLD

|                           |          |          |          |
|---------------------------|----------|----------|----------|
| 2025 Households           | 1,071    | 12,250   | 102,392  |
| 2030 Household Projection | 1,098    | 12,250   | 102,392  |
| Avg Household Income      | \$68,000 | \$98,500 | \$99,100 |
| Median Household Income   | \$51,000 | \$77,200 | \$73,700 |

Source: AlphaMap