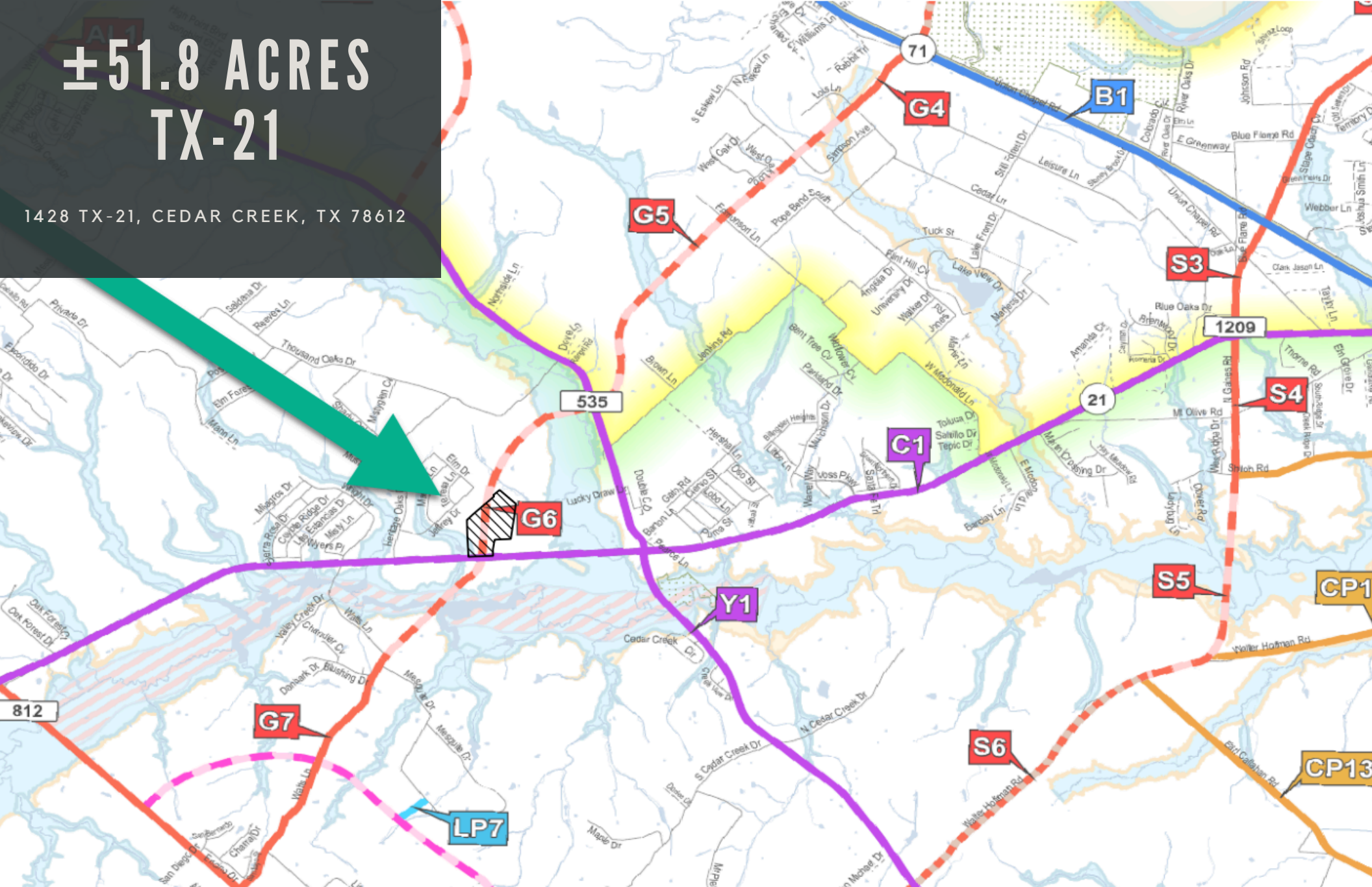


±51.8 ACRES TX-21

1428 TX-21, CEDAR CREEK, TX 78612



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1428 TX-21, CEDAR CREEK, TX 78612

PROPERTY SUMMARY

± 51.8 acres positioned in the immediate path of growth. The site fronts TX-21 just W of the TX-21 & FM-535 intersection. The property is a short drive to Bastrop and Austin. [Bastrop Long Range Transportation Plan](#) notes expansion of TX-21 & FM-535 to divided 6-lane highways and proposes a new divided 4-lane arterial running through the subject property connecting the two.

Proximities:

- +/- 24 minutes to Austin Airport
- +/- 16 minutes to Downtown Bastrop
- +/- 1 mile to FM-535 / Pearce Ln (7,115 VPD '23)
- +/- 6.7 miles to Hwy-71 (54,508 VPD '23)
- +/- 3.5 miles to FM-812 (13,409 VPD '23)

HIGHLIGHTS

• Property

- 1428 TX-21, Cedar Creek, TX 78612
- ± 51.8 acres of BCAD Parcel [36664](#) to be sold
- Min slope ~2.7%, max slope ~3.1%

• Utilities

- **Water:** Aqua WSC
 - 14" distribution main along TX-21
 - [Aqua impact fees table](#)
- **Waste water:** OSSF currently
- **Electrical:** Bluebonnet Coop

• Transit

- **Traffic Counts:**
 - TX-21: 18,381 (2023 TXDoT)
- **Proposed expansions:**
 - New 4-lane divided facility (running through property, connecting TX-21 & FM-535)
 - TX-21 (expansion to 6-lane divided highway)
 - FM-535 (expansion to 6-lane divided highway)

• Jurisdictions

- Bastrop County
- Cedar Creek (unincorporated)

• Size

- +/- 51.8 acres
- Subject to change following survey. Sellers intend to holdback 15 acres from the 66.797 parcel.

• Frontage

- +/- 455 ft on TX-21

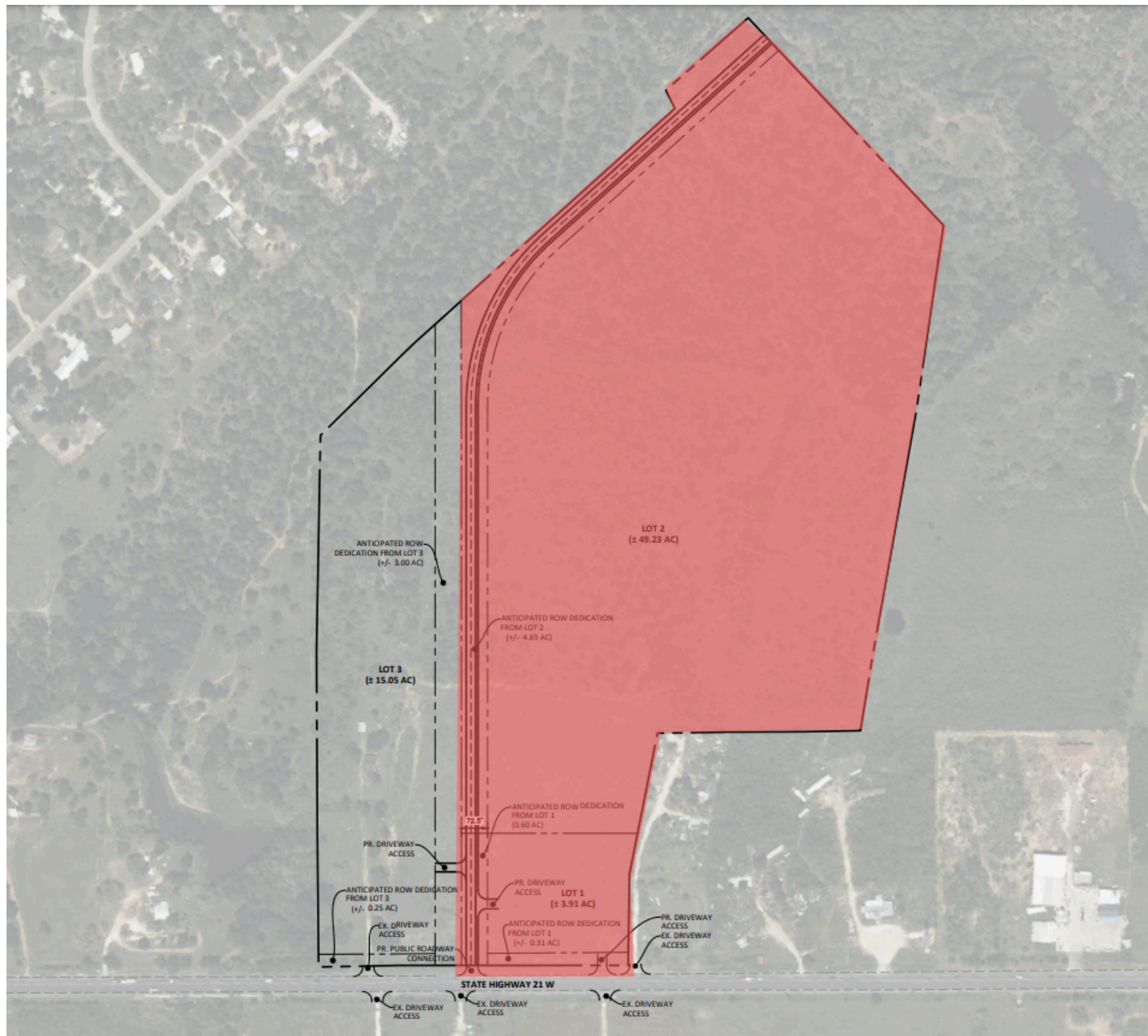
• FEMA: None

• School District: Bastrop ISD

• Existing Zoning: N/A

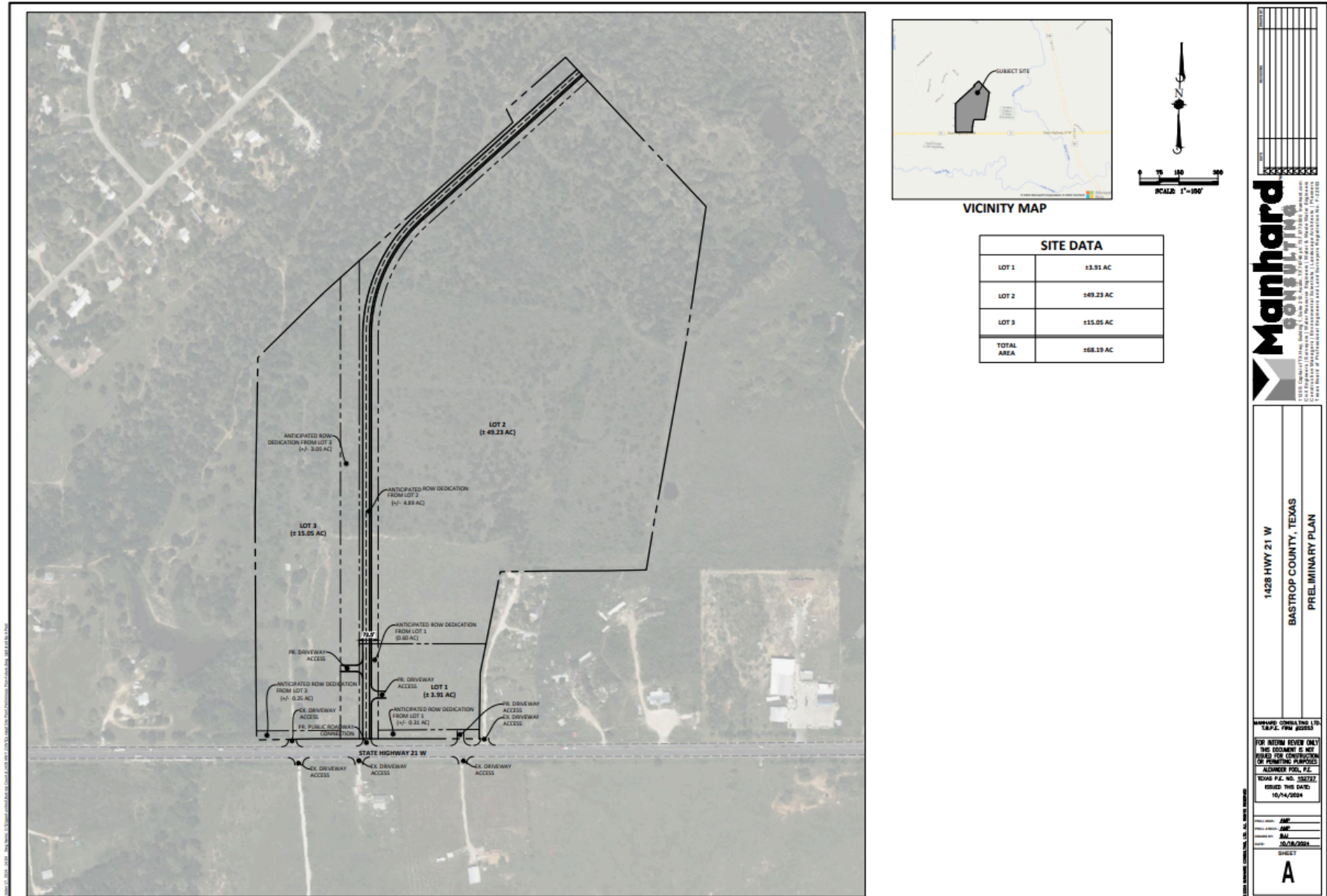
OFFERING

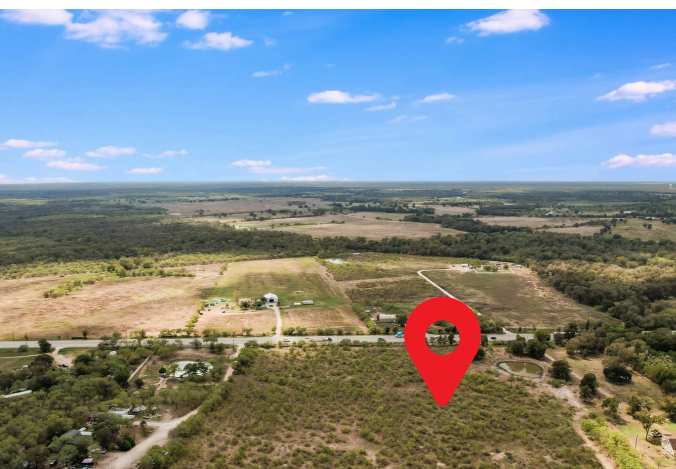
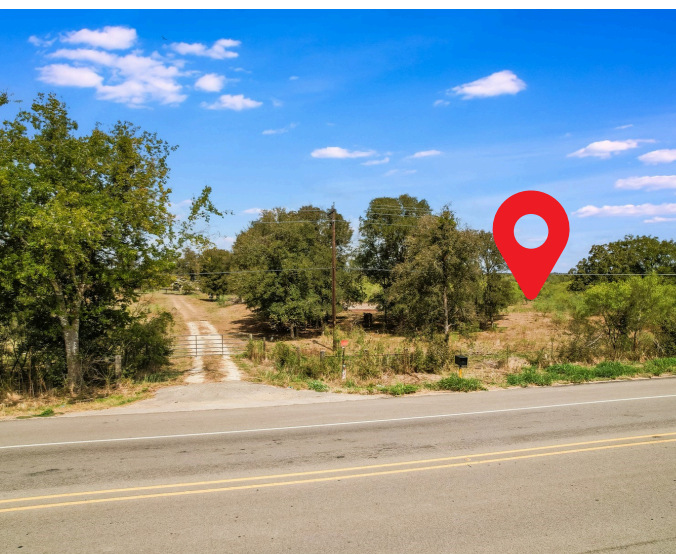
± 51.8 acres of BCAD Parcel [36664](#) to be sold. Approximate area shaded in red below.
Sellers intend to retain western 15 acres.

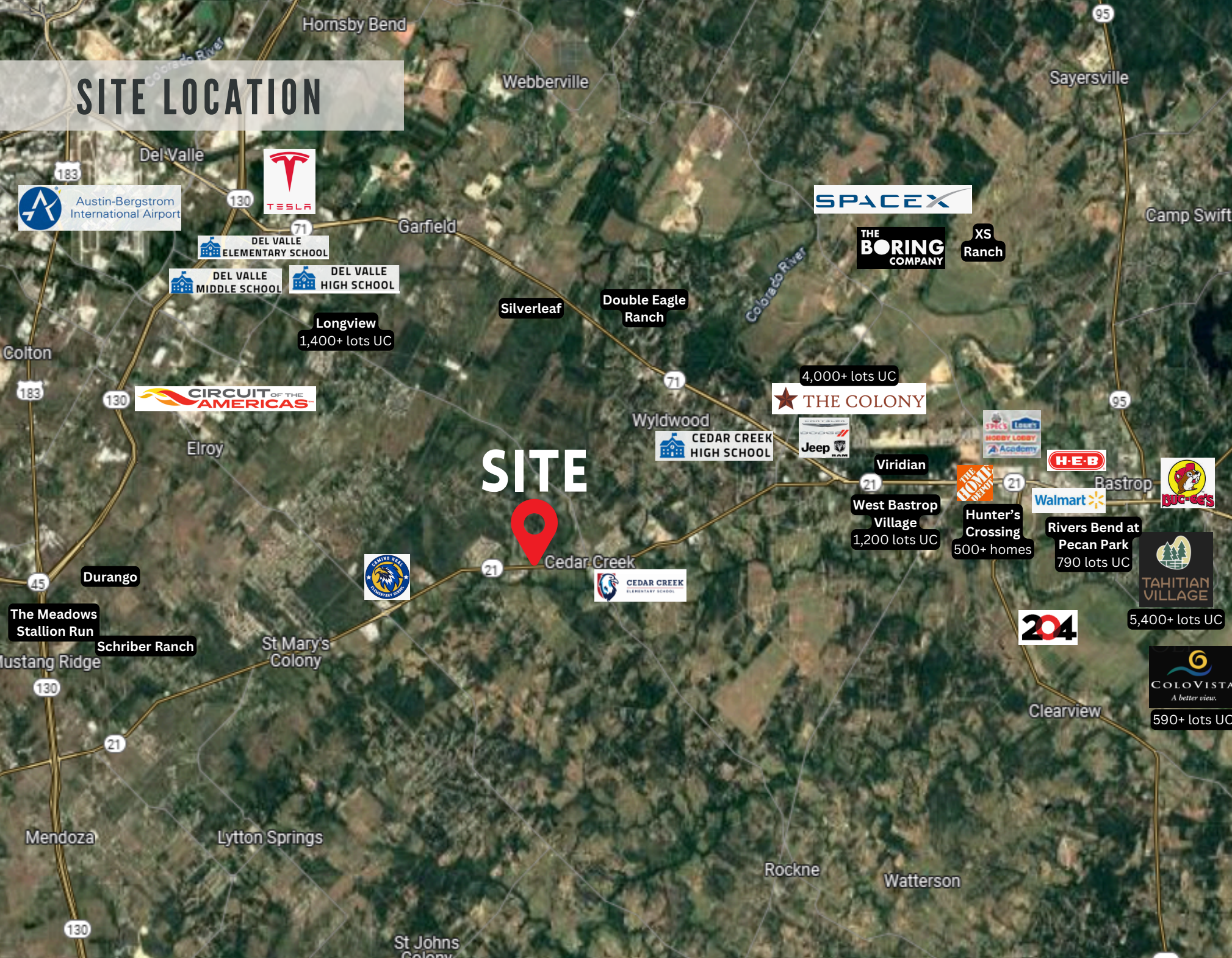


PRELIMINARY CONCEPT PLAN

The below concept plan is meant to illustrate a preferred scenario with regards to the Bastrop LRTP "G6" proposed 4-lane new facility. The path below is not agreed upon or finalized. The intent is to use this to begin discussions with TXDoT / Bastrop County.







LOCATIONS AND FIGURES ARE APPROXIMATE

BASTROP COUNTY LONG RANGE TRANSPORTATION PLAN

SITE



Draft 2023 Transportation Plan

- Bridge
- Roadway**
 - Local, Extension
 - Local, New Facility
 - Local with Hike/Bike Trail
 - Collector, New Facility
 - Collector, Realignment
 - US 290/SH 71
 - 6 Lane Divided
 - 4 Lane Divided
 - 4 Lane Divided, Realignment
 - 4 Lane Divided, New Facility
 - 2 Lane Divided
 - 2 Lane Divided, Realignment
 - 2 Lane Divided, New Facility
 - 2 Lane Undivided
 - 2 Lane Undivided, Realignment
 - 2 Lane Undivided, New Facility



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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.

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Buyer/Tenant/Seller/Landlord Initials

Date