

# LAND FOR SALE - ADELTON MF SITE

FM 20, Bastrop Texas 78602



ADELTON



ADELTON

SITE

± 14.187

|                  |   |                         |  |
|------------------|---|-------------------------|--|
| <b>LOCATION</b>  | Located on the west side of FM20; 0.6 miles south of the intersection of FM20 and SH 71.  | <b>FRONTAGE/ ACCESS</b> | ±313.62 feet on FM20<br>±1,373.85 feet on Farn Drive<br>±325.6 feet on Vogel Lane  |
| <b>SIZE</b>      | ±14.187 Acres   | <b>FLOOD HAZARD</b>     | No, portion of the Property lies within in the FEMA 100-year floodplain.   |
| <b>ZONING</b>    | Planned Development Agreement   | <b>SCHOOL DISTRICT</b>  | Bastrop ISD, including Adelton Elementary School only 2 blocks away opening in 2025.   |
| <b>UTILITIES</b> | Water and Wastewater - West Bastrop Village MUD<br>Electricity - Bluebonnet Electric<br>Gas - CenterPoint Energy<br>Internet - AT&T High-Speed Fiber at 1 GIG speed   | <b>TOPOGRAPHY</b>       | See preliminary plat   |
| <b>PRICE</b>     |   | <b>PRICE</b>            | \$22,500 per unit with a minimum of 310 units.   |
| <b>LINKS:</b>    | <a href="http://www.adeltontx.com">http://www.adeltontx.com</a> View our website to learn more about the nearby Grocery, Convenience, Outdoor, Entertainment, and Retail Support Services.<br><br><a href="https://youtu.be/dZcLMXpNJAA">https://youtu.be/dZcLMXpNJAA</a> to see our drone video. | <b>COMMENTS</b>         | Located within the Adelton master-planned community in Bastrop, Texas, where there are approvals for over 50 acres of parkland, a robust trail system and 125,000 sf of commercial space within. With frontage along three roads, this approx. 14.187 acre tract is an ideal Multi-Family Development Site only minutes to downtown Bastrop and approximately 30 minutes to downtown Austin. |

# McALLISTER & ASSOCIATES

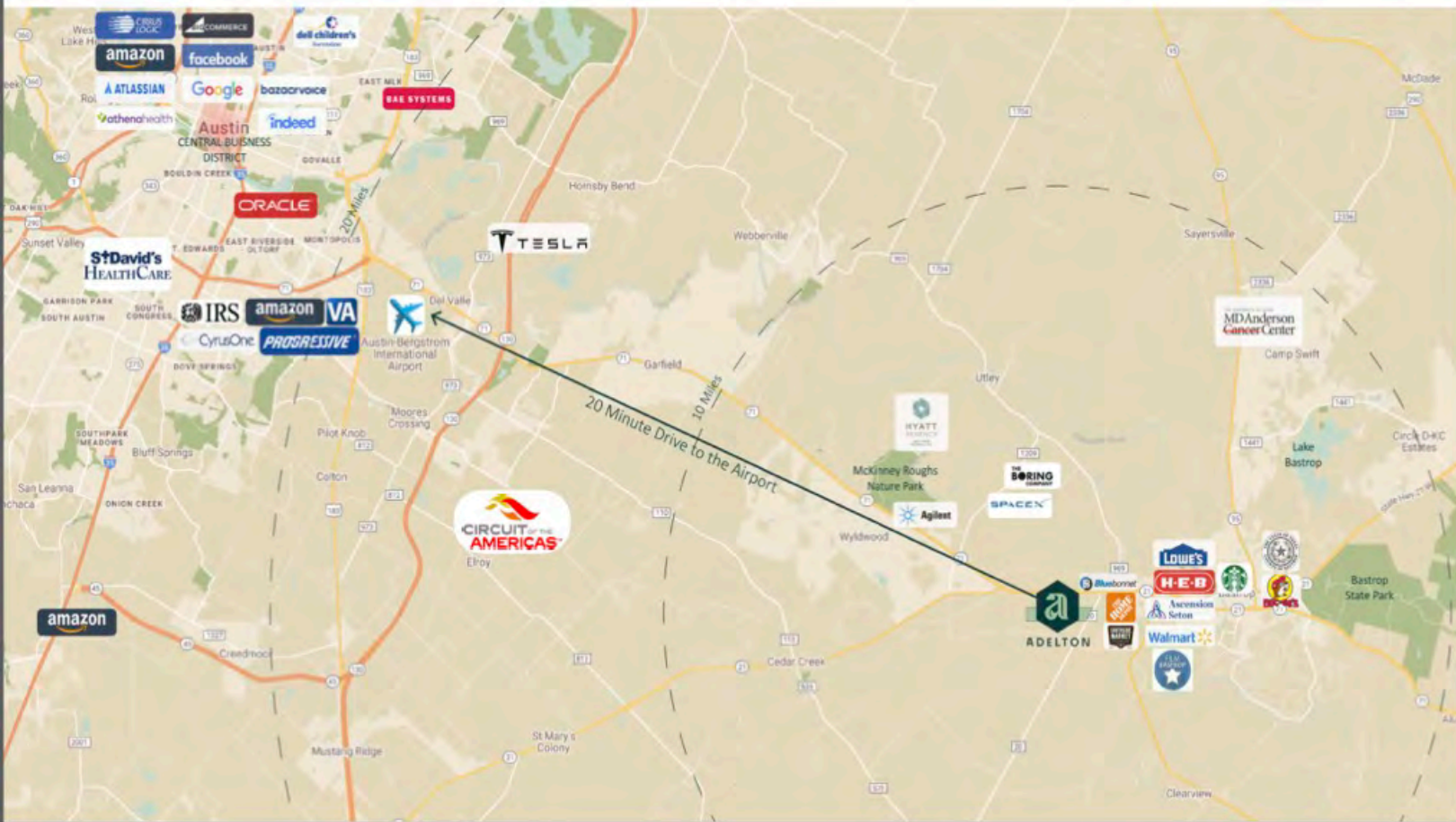
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704  
(512)472-2100 FAX: (512)472-2905

**CONTACT Spence Collins**  
**Office: (512) 789-0909**  
**spence@matexas.com**

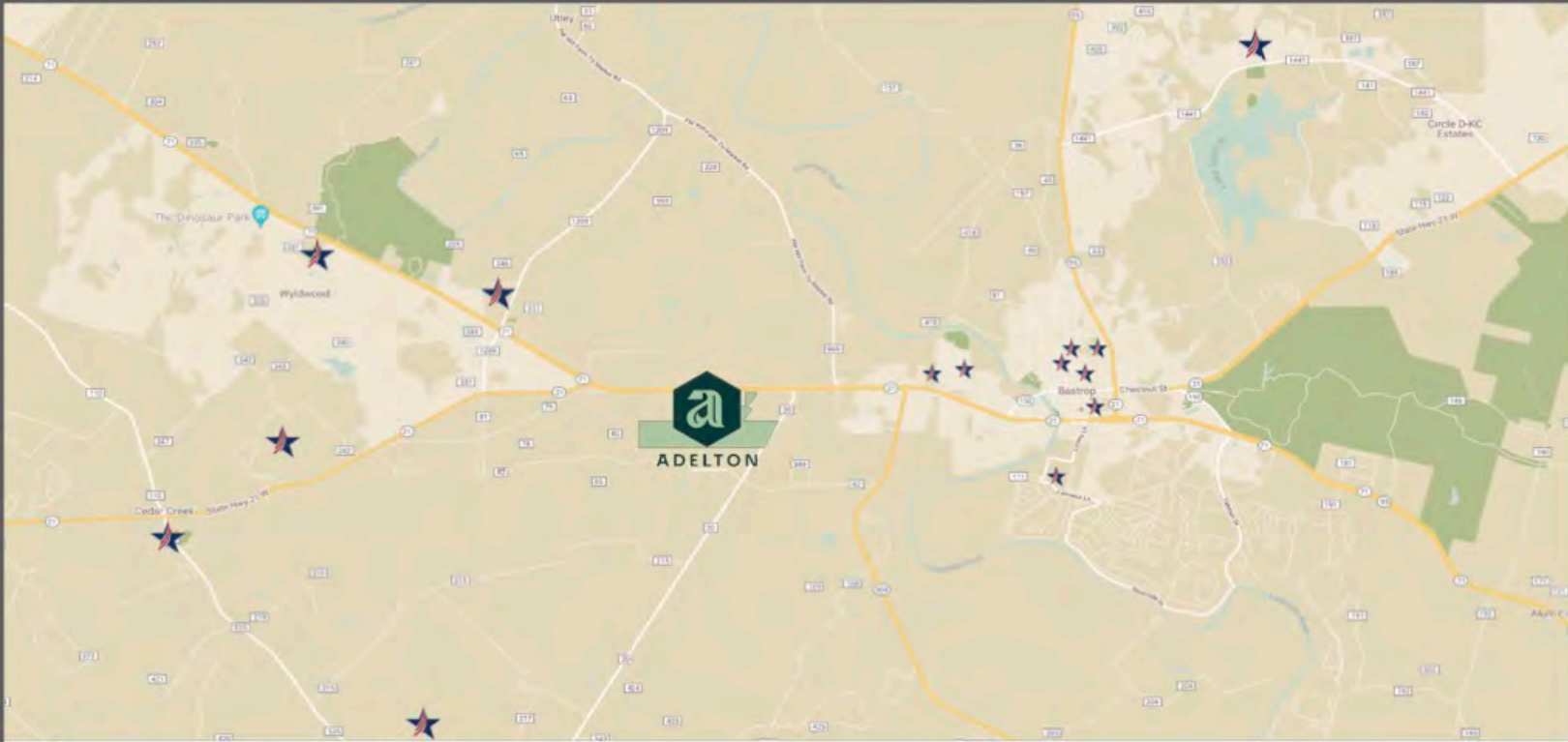
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Regional Location Map

ADELTON



**Bastrop ISD**  
*Their future is our focus.*

Bastrop Independent School District serves over 12,000 students from Bastrop, Cedar Creek, Paige, Red Rock, Rockne and vast rural areas of Bastrop County.



ADELTON



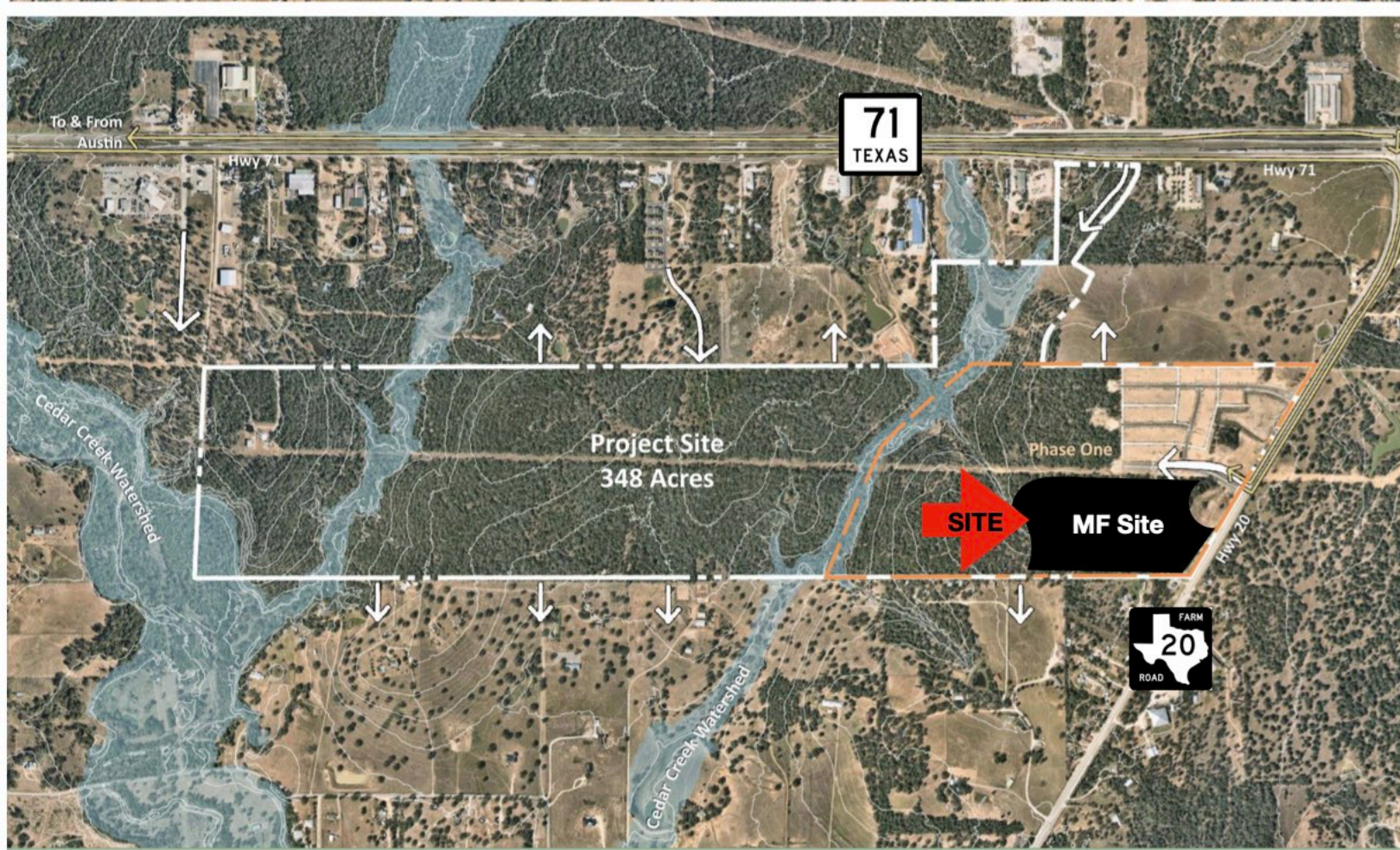


**Development Summary Table**

|              | S1        | S2-4       | S5        | Total      |
|--------------|-----------|------------|-----------|------------|
| Commercial   | 1.64 ac   | 3.34 ac    | -         | 10 ac      |
|              | 3.38 ac   | 2.5 ac     | -         |            |
| Multifamily  | -         | 172        | -         | 172        |
| 35'x115'     | 35        | 16         | 18        | 69         |
| 40'x115'     | 43        | 18         | -         | 61         |
| 45'xVaries'  | 12        | 24         | 10        | 46         |
| 50'x130'     | -         | 46         | -         | 46         |
| 60'x130'     | -         | 17         | -         | 17         |
| <b>TOTAL</b> | <b>90</b> | <b>293</b> | <b>28</b> | <b>411</b> |

\*Note: Subject to change



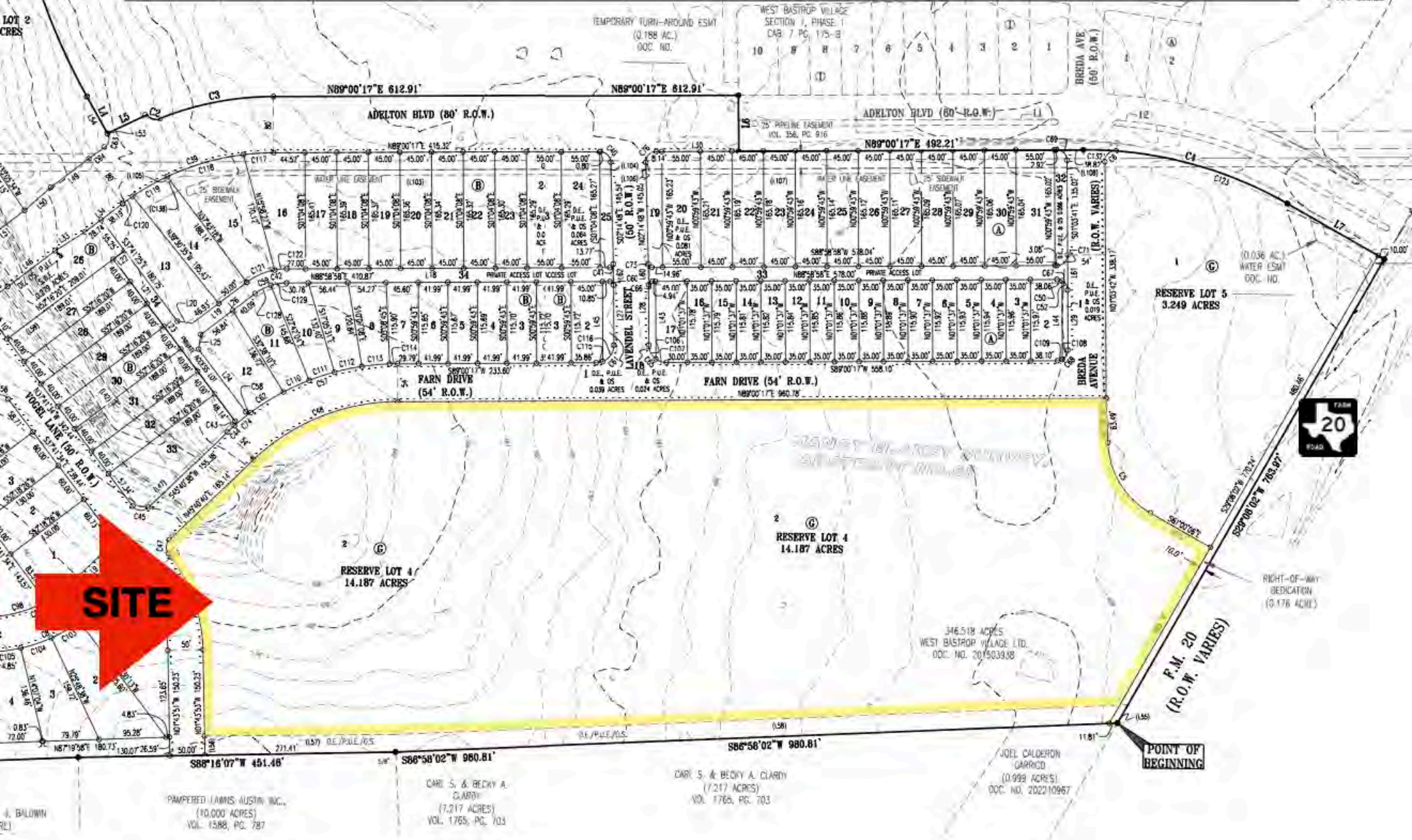


Site Map

ADELTON



# The Preliminary Plat of WEST BASTROP VILLAGE PHASE 1, SECTION 2



RESERVE LOT 3  
3.082 ACRES

RESERVE LOT 5  
3.249 ACRES

RESERVE LOT 4  
14.187 ACRES

RESERVE LOT 4  
14.187 ACRES

**SITE**



RIGHT-OF-WAY  
DEDICATION  
(0.176 ACRES)

POINT OF BEGINNING

PAMPERED FARMS AUSTIN INC.,  
(10.000 ACRES)  
VOL. 1388, PG. 787

CARE S. & BECKY A. CLARDY  
(7.217 ACRES)  
VOL. 1765, PG. 703

CARE S. & BECKY A. CLARDY  
(7.217 ACRES)  
VOL. 1765, PG. 703

JOEL CALDERON GARRIDO  
(0.999 ACRES)  
DOC. NO. 202210967

346.518 ACRES  
WEST BASTROP VILLAGE LTD.  
DOC. NO. 201503938

J. BALOWIN  
(1.000 ACRES)  
VOL. 1388, PG. 787



## Information About Brokerage Services

*Texas law requires all real estate license holders 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.

|  |               |                              |                     |
|--|---------------|------------------------------|---------------------|
| <b>McAllister &amp; Associates</b>                                 | <b>403756</b> | <b>joewillie@matexas.com</b> | <b>512-472-2100</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.   | Email                        | Phone               |
| <b>John T. Baker II</b>  | <b>517348</b> | <b>johntbaker2@gmail.com</b> | <b>512-472-2100</b> |
| Designated Broker of Firm  | License No.   | Email                        | Phone               |
| <b>Joe Willie McAllister</b>                                       | <b>336887</b> | <b>joewillie@matexas.com</b> | <b>512-472-2100</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.   | Email                        | Phone               |
| <b>Spencer Everett Collins</b>                                     | <b>345335</b> | <b>spence@matexas.com</b>    | <b>512-472-2100</b> |
| Sales Agent/Associate's Name                                       | License No.   | Email                        | Phone               |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date