

# For Sale



**SITE**

## Market at The Colony-Pad Sites

SWC FM 969 and Sam Houston Dr.  
Bastrop, Texas 78602



## Hunington

Hunington Properties, Inc.  
1715 S. Capital of Texas Highway #101  
Austin TX 78746

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## MARKET AT THE COLONY-PAD SITES

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### PAD SITE INFORMATION

Pad Site Available  
Ground Lease, For Sale, or BTS

Pad 1: 0.71 AC  
Pad 4: 1.02 AC

### PROPERTY HIGHLIGHTS

- Strategic location near downtown Austin, Austin-Bergstrom Airport, major thoroughfares, and the new Tesla factory (anticipated to employ around 20,000 employees).
- Positioned along the major east-west Highway 71, Bastrop functions not just as a growing Austin suburb but also as a gateway attracting consumers to and from surrounding tourism areas.
- With a population of 224,557, Bastrop serves as a thriving hub for businesses, offering access to a diverse and dynamic consumer base.
- Upcoming traffic signal installation at Sam Houston Drive and FM 969.

### DEMOGRAPHICS

	10 MINUTES	20 MINUTES	30 MINUTES
2025 Estimated Population	24,553	56,247	107,114
2025 Estimated Households	10,087	21,872	40,238
Average Household Income	\$108,998	\$108,959	\$108,894
Daytime Population	20,644	54,483	285,442



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**SPACE X** **THE BORING COMPANY**  
 SpaceX is investing \$280M in expansion, bringing 400+ new jobs.

**FUTURE XS RANCH**  
**8,219 LOTS**

**THE COLONY**  
 Developed by **HUNT**  
 2,247 Acres  
 Master-planned community  
 4,083 Homes Under Construction

**VALVERDE**  
 410.5 Acres  
 Master-planned community  
 1,529 units under construction

**ADELTON**  
 1,200 Homes  
 Master-planned community

**204**  
 Bastrop 552 film Studio  
 324 acres  
 6 Film Studios-108,000 SF  
 Office Building-46,000 SF  
 Warehouse & Mill shop -108,000 SF



The scene envisioned for the 204 Texas film studio. The stars will descend on Bastrop if it and other studios ramping up to do their job.

## Bastrop County embracing wave of film sets to hit east of Austin

By Justin Sayers – Austin Business Journal

After T.J. Finn became general manager of Bastrop’s Hampton Inn nearly seven years ago, she quickly found herself immersed in the film industry. Her hotel’s roof was even used for Fear the Walking Dead, and one of her assistant managers is slated to appear in a film next year. “You might accidentally fall into the film industry whether you want to or not,” Finn said, noting that seven of her eight children have acted in films.

Bastrop County has a long history as a filming hub, hosting productions like Hope Floats, Varsity Blues, Friday Night Lights, Bernie, and the original Texas Chainsaw Massacre, as well as numerous commercials and TV shows. More filming infrastructure is coming: Line 204 Studios is developing the 546-acre 204 Texas, actor Zachary Levi is building the 75-acre Wyldwood Studios, and Spiderwood Studios may expand. This follows Texas passing record film incentives to attract more productions.

Finn, a former talent agent with industry connections, is helping Bastrop maximize this opportunity. She launched FilmBastropCounty.com, a directory of local actors, crew, wardrobe providers, and craft services, along with film history and guides for filming in Bastrop, Elgin, and Smithville. She also hosts quarterly mixers, attracting up to 200 people from across Texas, boosting hotel bookings and supporting local businesses.

State data suggest every \$1 spent on film generates \$5 in local economic activity, benefiting restaurants, hotels, caterers, and material suppliers. Bastrop has further invested in film through a media production zone, offering tax abatements for studio construction. Finn notes the county’s diverse backdrops—from historic small towns to ecological paradises—make it ideal for filming.

She ensures local businesses benefit directly, providing lodging, food, or materials for productions, though transportation in and around Bastrop remains a challenge. Her broader goal is economic impact: she’s helped bring events like the 2025 Master National Retriever Club and the Lone Star Cowboy Poetry Gathering, which could each generate millions in local revenue.

For Finn, film is not just about her hotel—it’s a way to energize the entire community. “It’s going to bring jobs to this area to the likes of which we’ve never seen,” she said. “I don’t think people understand the impact that’s definitely coming.”

