



FOR LEASE | PAIGE, TEXAS

PAIGE 290 BUSINESS PARK

UP TO ±10.386 ACRES

FLEXIBLE COMMERCIAL GROUND LEASE + BUILD-TO-SUIT

TBD E US HIGHWAY 290 | PAIGE, TEXAS 78659 | UNINCORPORATED BASTROP COUNTY

±0.5 AC

FROM \$850 / MONTH

±1 AC

FROM \$1,750 / MONTH

FULL ±10.386 ACRES

\$10,950 / MONTH

APPROX. 468 FT

US HIGHWAY 290 FRONTAGE



APPROXIMATE BOUNDARY

CONCEPTUAL RENDERING ONLY



FLEXIBLE-SITE CONCEPT

CONCEPTUAL RENDERING ONLY



HIGHWAY-PAD CONCEPT

FLEXIBLE COMMERCIAL SITE OPTIONS

Lease areas may be configured from approximately 0.5 acre through the full approximately 10.386-acre raw, wooded tract with approximately 468 feet of US Highway 290 frontage. Build-to-suit may be considered for qualified tenants, subject to negotiated terms, design, engineering, permitting and approvals.

- 12-month minimum for unimproved ground lease; longer terms may be required for build-to-suit/site improvements.
- Existing property entrance represented at the site; verify access, suitability, permits and required improvements.
- Electricity and water represented as available along the highway; verify provider, location, capacity and extension needs.
- Septic will be required based on the lease location and proposed use.

LEASE STRUCTURE

Ownership pays real-property taxes and property insurance; tenant maintains liability, contents and business insurance. Landlord maintains the shared internal access drive. Utility, septic, site-work and tenant-specific responsibilities are established in the negotiated lease.



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Conceptual plans and renderings are for illustrative marketing purposes only and are not approved site plans, surveys, subdivision plats, construction plans or representations of completed improvements. Final lease areas, access, improvements and governmental approvals are subject to landlord approval, tenant requirements and the executed lease. Prospective tenants must independently verify all property information and suitability for their intended use.