



COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



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PRIME DEVELOPMENT OPPORTUNITY IN HIGH GROWTH AREA

154 Green Fields Drive | Bastrop, TX 78602



FOR SALE

PRIME DEVELOPMENT OPPORTUNITY IN HIGH GROWTH AREA

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HIGHLIGHTS

- No Restrictions
- High Growth Area
- Bastrop ETJ
- Nearby Traffic Counts
- Growing Population & Workforce
- Near Major Employers
- Proximity to Healthcare
- Easy Access to Major Highways and Thoroughfares

LOCATION

Located in NW Bastrop County, just over 0.5 miles north of the State Highway 71 and FM109 interchange. The property is 3.8 miles south of FM979 and is a short drive from the SpaceX and Boring Company facilities.

DESCRIPTION

Introducing a prime commercial real estate opportunity in the high-growth area of Bastrop, Texas. Spanning approximately 21.6 acres, this property holds tremendous potential for development and investment. This tract boasts an enviable location with its proximity to SpaceX, The Boring Company, and Tesla facilities.

Situated minutes away from major transportation arteries including State highways 71 and 21, FM1209 & FM979, and Bergstrom International Airport.

Practically a blank canvas, this property can accommodate a wide range of ventures such as warehouses, distribution centers, manufacturing facilities, technology/research parks, or residential/multi-family development.

LAND SIZE

±21.602 AC

FLOOD PLAIN

Yes

ZONING

None - Bastrop ETJ

SALE PRICE

Contact Broker

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AERIAL



POINTS OF INTEREST

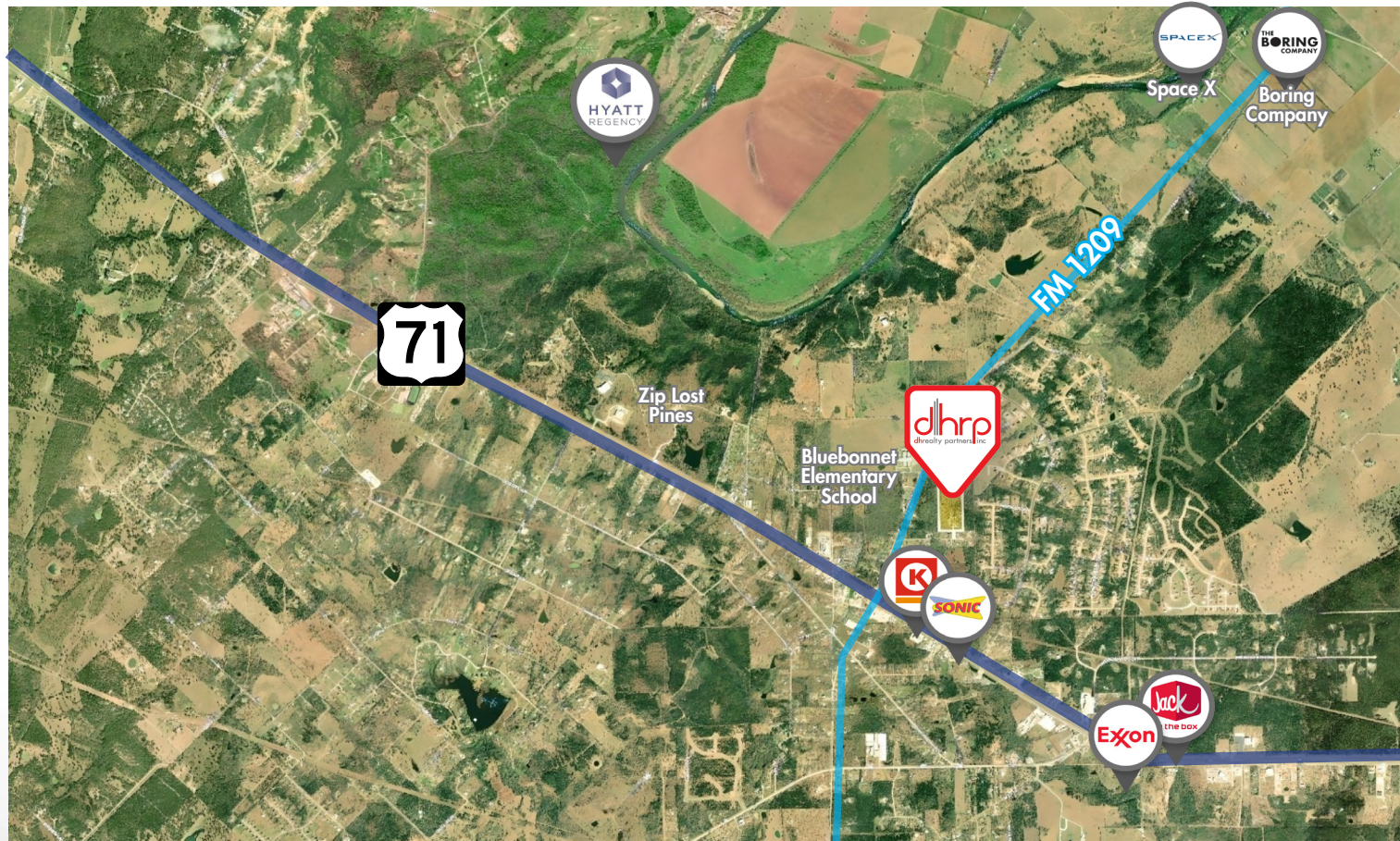
- Starbucks
- TJ Maxx
- McDonalds
- HEB Plus!
- Lowes
- Chick-Fil-A
- Whataburger
- Best Buy
- Walmart Super
- Dominoes
- Panda Express
- Home Depot
- Hobby Lobby
- Chilis
- Comfort Inn
- The Hampton Inn
- Care Now - Urgent Care
- Academy
- Jack In The Box
- Exxon
- Sonic
- Circle K

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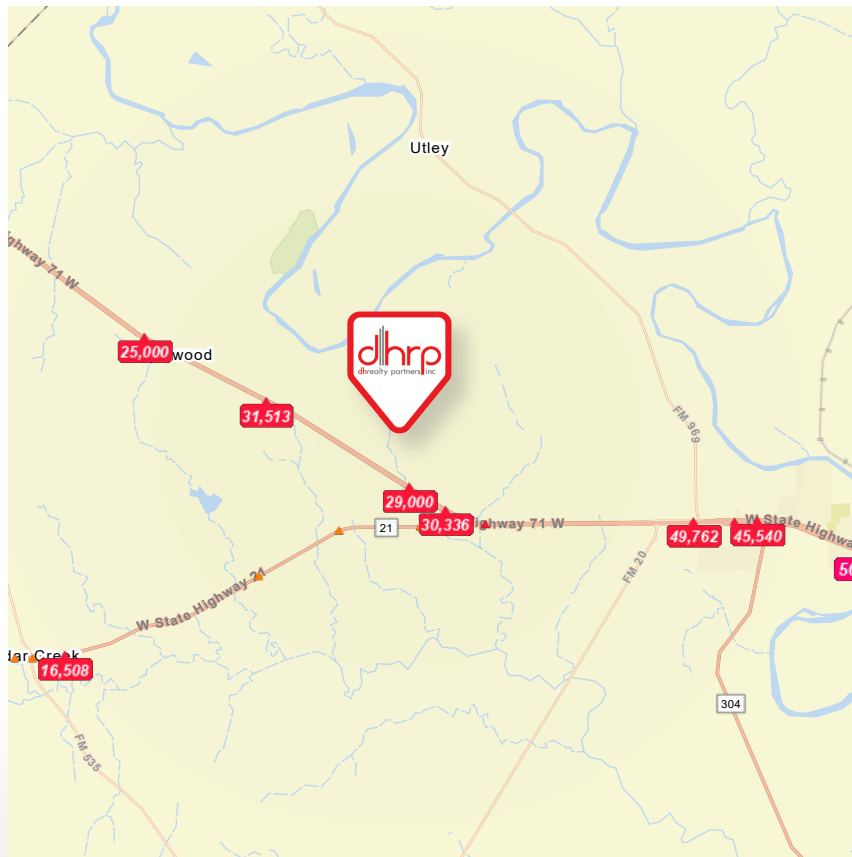
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LOCATION INFORMATION

TRAFFIC COUNTS



FLOOD PLAIN MAP



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2022 DEMOGRAPHICS

Population	28,103
Households	9,969
Persons per Household	2.62
Household Median Income	\$71,239.33
Household Median Disposable Income	\$63,404.67
Household Median Discretionary Income	\$45,713.17
Average Income Per Person	\$33,623.59
Median Rent	\$990.8
Median House Value	\$396,557.26
Households in Poverty	1,122 (11.3%)
Household Median Wealth	\$77,817.36
Average Age	39.35
Median Age	37.3



Households with Children	2,732 (27.4%)
High School Graduate or Higher	15,906 (84.2%)
Bachelor's Degree or Higher	4,022 (21.3%)

POPULATION & JOB GROWTH

	2022	2027	2032
Population Change			
Births	328	725	2,942
Deaths	274	531	1,475
Migration	885	1,906	6,005
Workplace			
Total Businesses	923	1,479	4,206
Total Employees	9,656	17,481	67,904

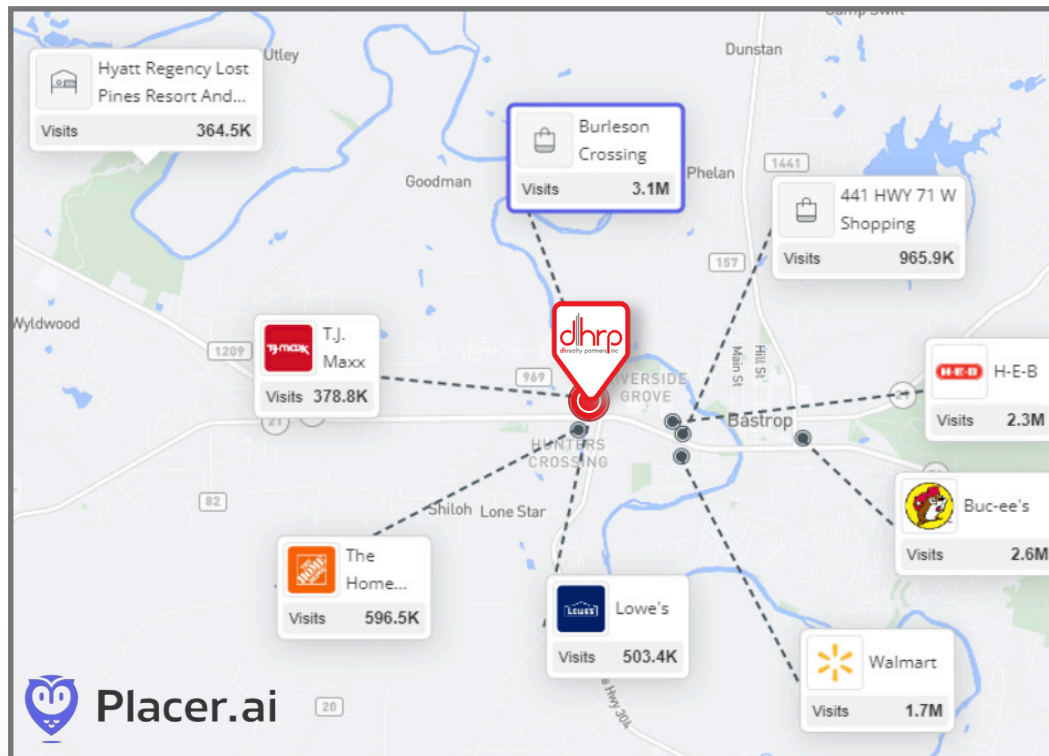
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PLACER AI DATA

TOP NEARBY DESTINATIONS



TRAFFIC DATA

	T.J. Maxx Department Stores 739-D Hwy 71 W, Bastrop, 78602, TX	378.8K (+12%)
	Chick-fil-A Fast Food & QSR 721 TX-71 W, Bastrop, 78602, TX	337.2K (+6%)
	Ross Dress for Less Clothing 769 State Hwy 71, Bastrop, 78602, TX	296.9K (+2%)
	Garcia's Mexican Restaurant Restaurants 747 Hwy 71 W, Bastrop, 78602, TX	152.7K (+6%)
	Five Below Discount & Dollar Stores 753A State Hwy 71, Bastrop, 78602, TX	149.9K (+4%)
	Petco Pet Stores & Services 739 Highway 71 W, Bastrop, 78602, TX	96.4K (+7%)
	Ulta Beauty Beauty & Spa 753 Frontage Rd Ste B, Bastrop, 78602, TX	84.2K (+18%)

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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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