

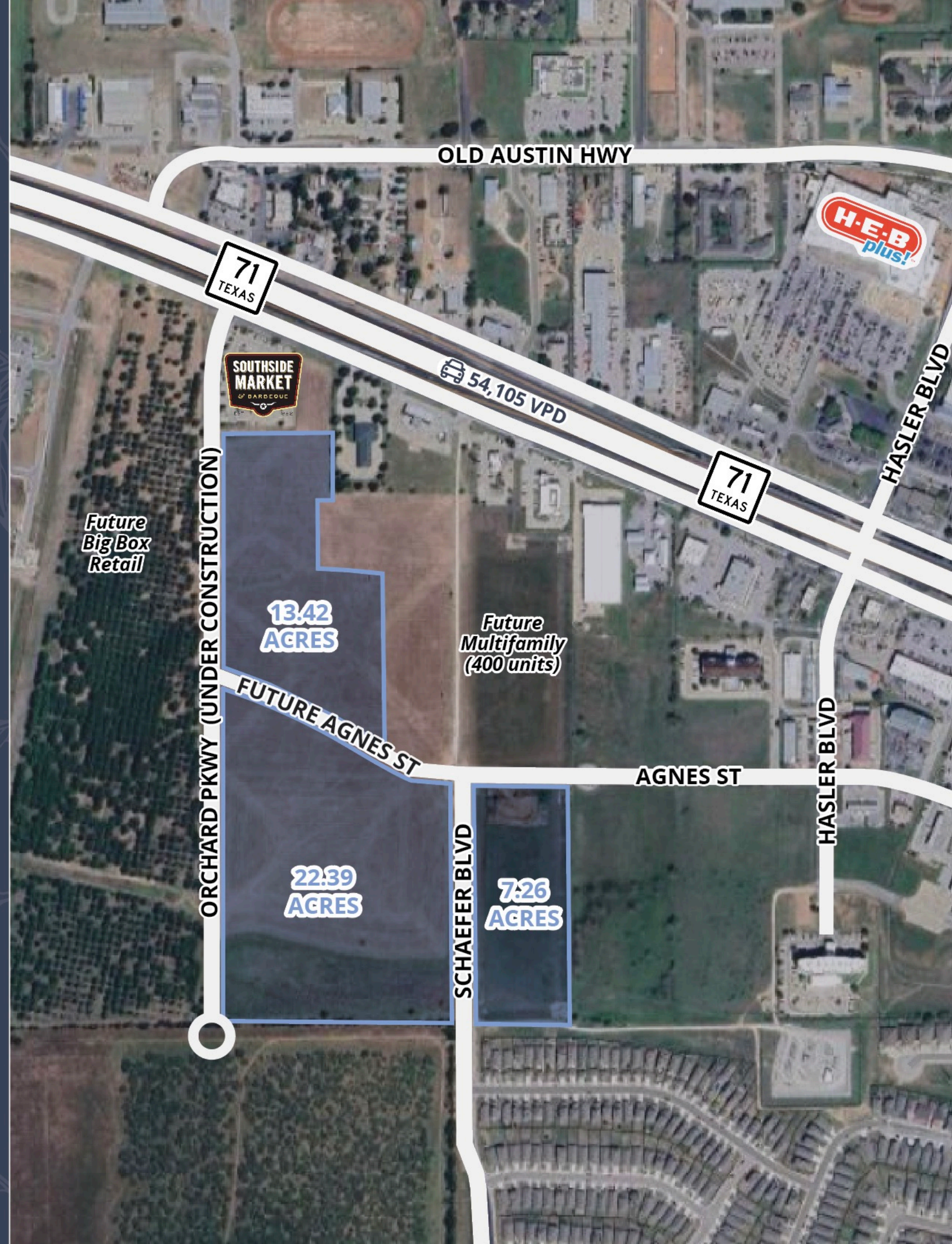
AVISON
YOUNG

FOR SALE

Pecan Park Bastrop

±43.07 ACRES OF MIXED-USE
DEVELOPMENT PARCELS

Ideal for retail, daycare, medical, office,
commercial, senior living & hotel use



Overview

Featuring a trade area of 250,000+ people, Pecan Park presents a rare opportunity to develop Bastrop's next lifestyle destination. The Bastrop Highway 71 Corridor is experiencing rapid growth, driven by an influx of young families employed by major nearby technology employers such as Samsung, Starlink, and Tesla. This expanding population has created a strong demand for family-friendly dining, entertainment, and childcare options. The City of Bastrop is supportive of a town center-style development that could integrate residential units above ground-floor retail, fostering a vibrant live-work-play environment.

ADDRESS

S. Schafer Blvd & Agnes St.
Bastrop, TX 78602

SIZE

±43.07 Acres Total
Lot 1: 13.42 Acres
Lot 2: 22.39 Acres
Lot 3: 7.26 Acres

INFRASTRUCTURE

All off-sites, regional detention and water quality improvements are in place

RETAIL TRADE AREA

250,000+ people

ZONING

PDD; see more information [here](#)

UTILITIES

All to site

SCHOOL DISTRICT

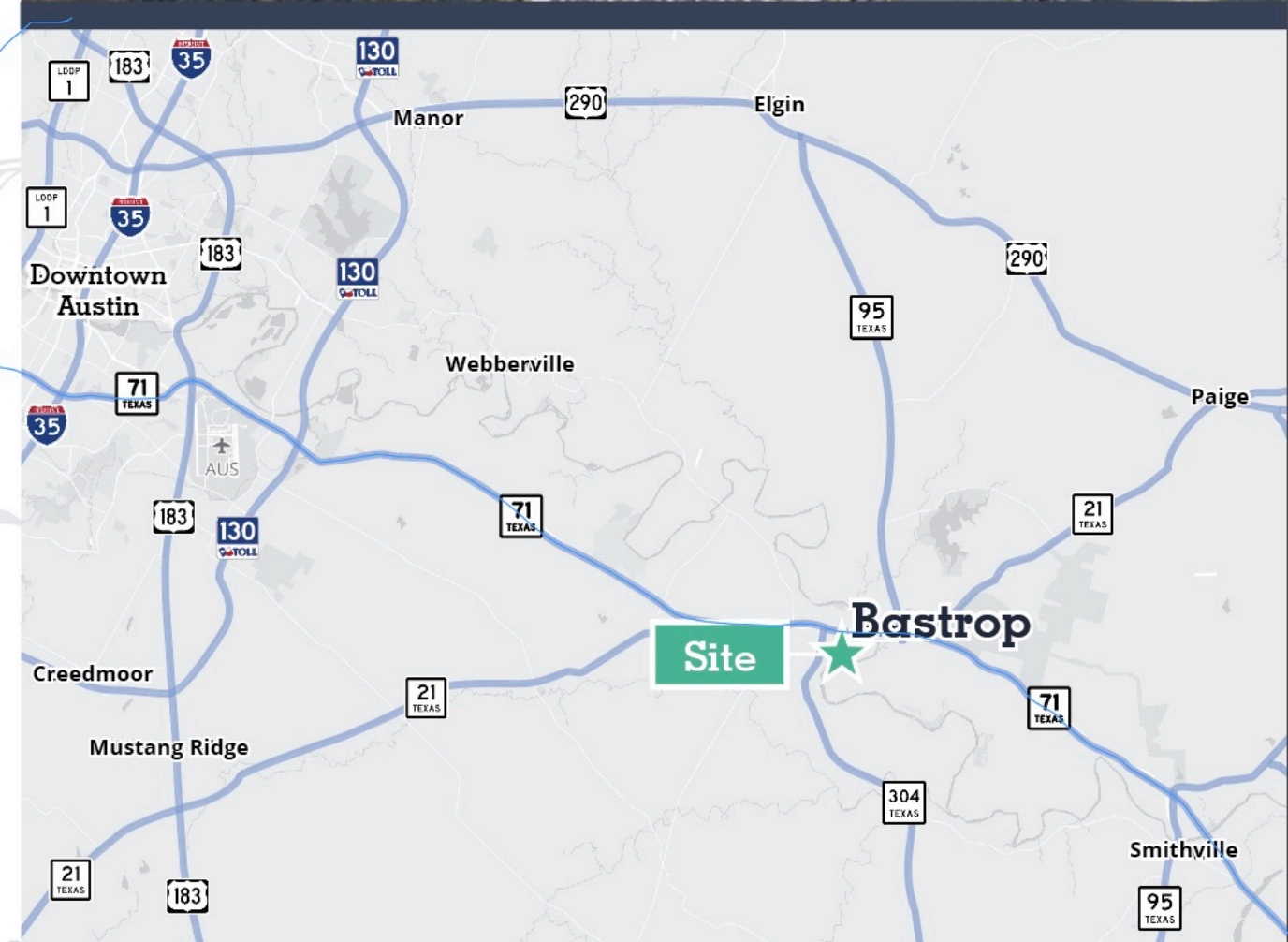
Bastrop ISD

POTENTIAL USES

Retail, Daycare, Medical, Office, Commercial, Senior Living, Hotel, Residential above ground-floor retail

ASKING PRICE

Contact Broker



Conceptual master plan

(parcel planning is flexible)

NORTH PARCEL - 13.42 AC

Building 1	Retail	25,000 SF
Building 2	Retail	13,500 SF
Building 3	Retail	15,000 SF
Building 4	Retail	16,000 SF
Building 5	Retail	16,000 SF
Building 6	Retail	15,000 SF

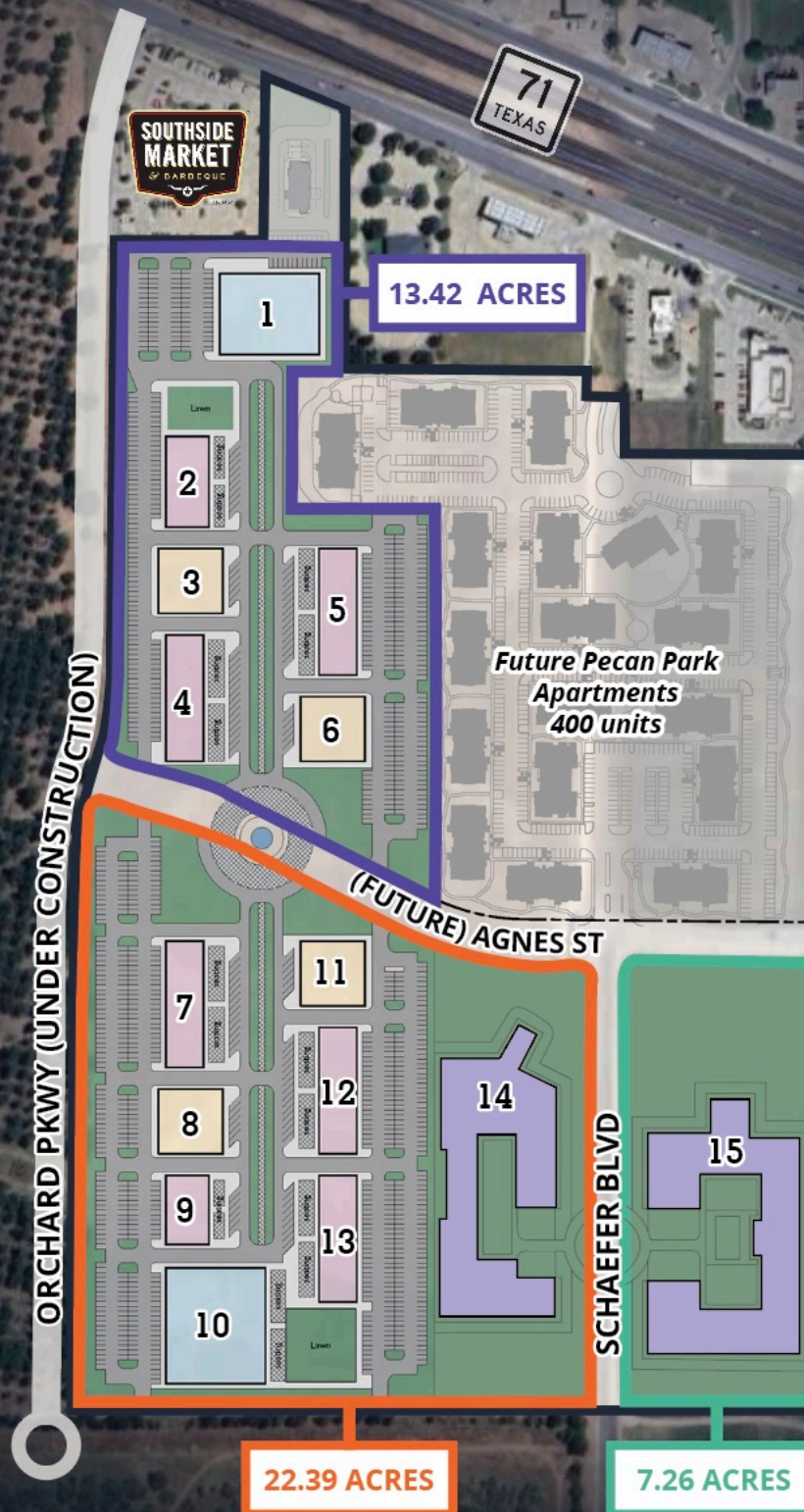
SOUTH PARCEL - 22.39 AC

Building 8	Retail	16,000 SF
Building 9	Retail	15,000 SF
Building 10	Retail	10,000 SF
Building 11	Retail	40,000 SF
Building 12	Retail	15,000 SF
Building 13	Retail	16,000 SF
Building 14	Assisted Living	100 Units

SOUTH EAST PARCEL - 7.26 AC

Building 15	Senior Living	200 Units
-------------	---------------	-----------

**TOTAL CONCEPTUAL RETAIL
AREA = 228,000 SF**



±43.07 AC
ACREAGE



PDD
ZONING

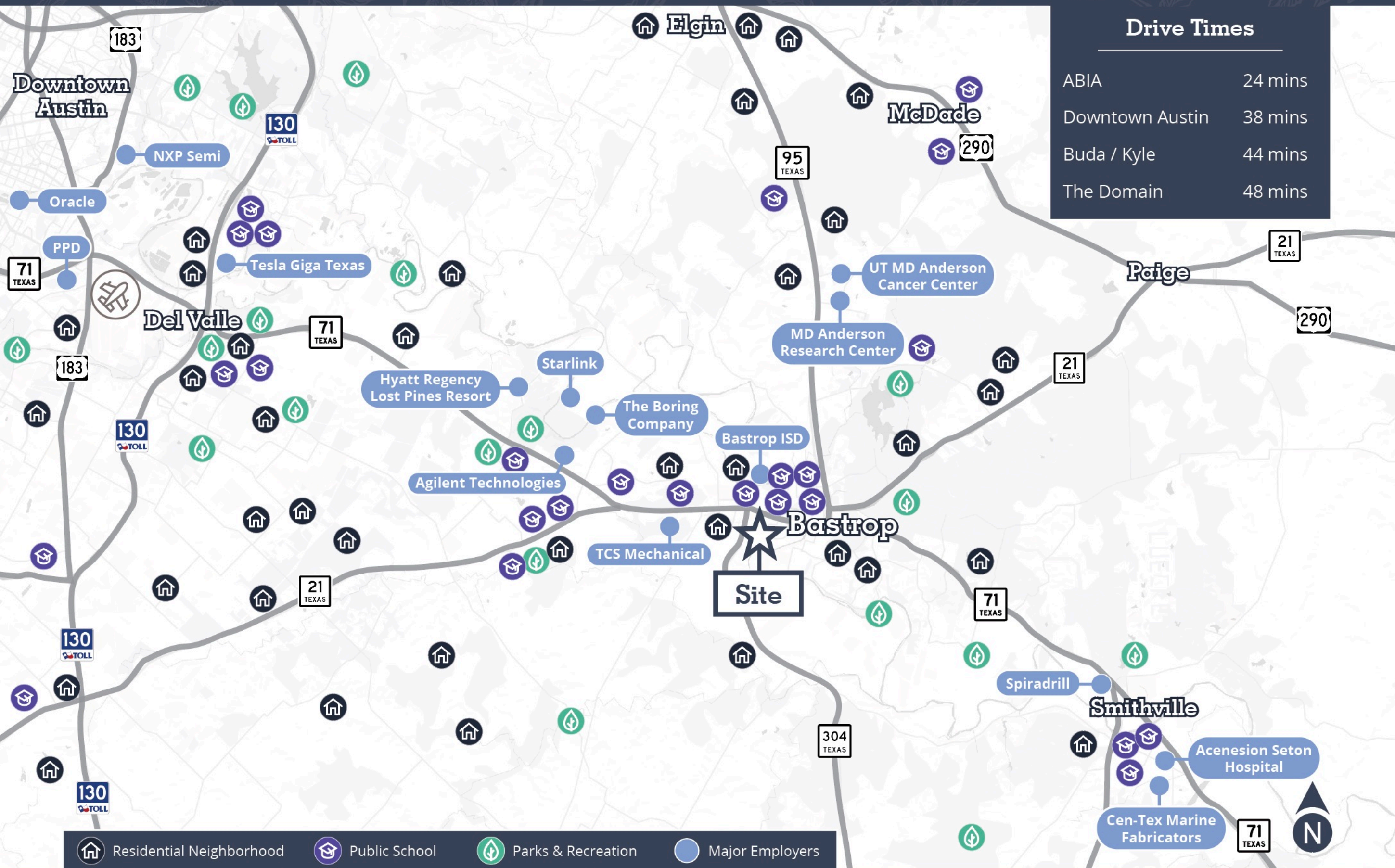


ALL TO SITE
UTILITIES



BASTROP
COUNTY

Nearby developments



Bastrop market overview

Bastrop, Texas, located just 30 miles southeast of Austin, is one of the fastest-growing communities in Central Texas. With its strategic position along Highway 71 and proximity to Austin-Bergstrom International Airport, Bastrop offers excellent connectivity for businesses and residents alike.

The market has experienced significant population growth over the past decade, fueled by affordability, strong local schools, and expanding housing options. Major employers in technology, manufacturing, and healthcare are increasingly drawn to the area, while new commercial and mixed-use developments are reshaping the city's economic landscape.

Bastrop is also known for its quality of life. Home to Bastrop State Park, the Colorado River, and a revitalized downtown district featuring restaurants, shops, and cultural attractions.



41,522

TOTAL POPULATION



\$347,719

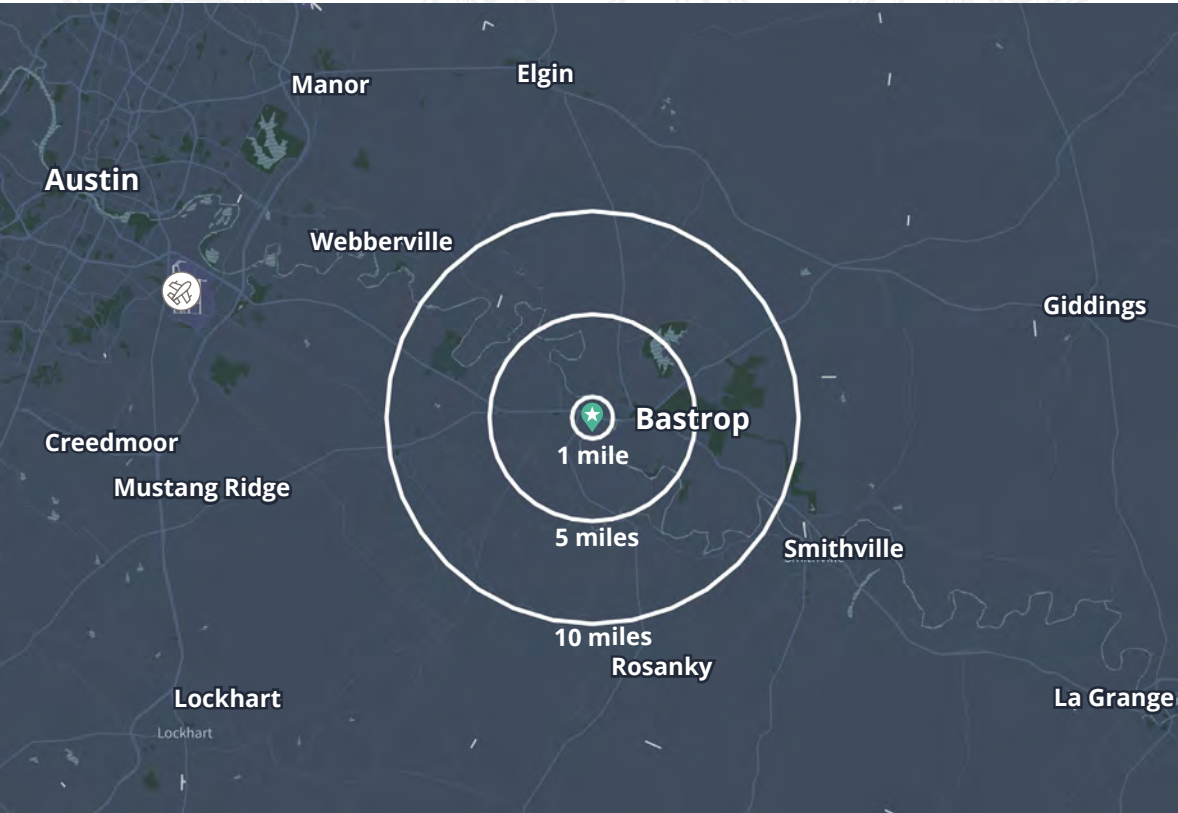
**MEDIAN HOUSEHOLD
PROPERTY VALUE**



\$82,687

**MEDIAN HOUSEHOLD
INCOME**

Demographics



POPULATION	1 MILE	5 MILE	10 MILE
------------	--------	--------	---------

Total population	5,717	28,389	55,490
------------------	-------	--------	--------

Median pop. (female)	3,016	14,337	27,206
----------------------	-------	--------	--------

Median pop. (male)	2,701	14,052	28,284
--------------------	-------	--------	--------

Median age	39.3	41.8	41.0
------------	------	------	------

INCOME			
--------	--	--	--

Median income	\$70,849	\$85,197	\$83,492
---------------	----------	----------	----------


Average income	\$89,126	\$105,835	\$102,204
----------------	----------	-----------	-----------

HOUSEHOLDS			
------------	--	--	--

Total households	2,350	11,293	20,395
------------------	-------	--------	--------

# of persons per HH	3.12	3.02	3.18
---------------------	------	------	------

Median house value	\$339,096	\$358,031	\$353,945
--------------------	-----------	-----------	-----------



**If you would like more
information on this offering,
please get in touch.**

Mike B. Kennedy

Principal, Texas Capital Markets
michael.kennedy@avisonyoung.com
+1 214 269 3142

Sullivan Johnston

Senior Vice President
sullivan.johnston@avisonyoung.com
+1 512 717 3073

Visit us online
[avisonyoung.com](https://www.avisonyoung.com)

© 2025 Avison Young – Texas, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**