

For Sale

Historic Live+Work Building

925 Main Street, Bastrop

Main Retail Floor (1st fl): 2,404 SF

Mezzanine/Loft (2nd fl): 704 SF

Apartment (2nd fl): 680 SF

Skout^x

Danielle Becker

Broker Associate / Partner

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Nestled in the heart of Bastrop's historic core, 925 Main Street is a striking example of how heritage and modern functionality can merge to create a one-of-a-kind retail / live+work opportunity. Built in 1873 and exquisitely restored by its resident owners, this gem marries authentic historic character with modern amenities — offering a flagship storefront plus an integrated residential apartment. As a contributing structure within Bastrop's National Register Historic District, the property is eligible for tax credits. Its "Historic Main Street / CBD" zoning ensures seamless integration into Bastrop's downtown activation plan. A rare ownership opportunity of a distinctive downtown property in one of Texas most celebrated small towns.

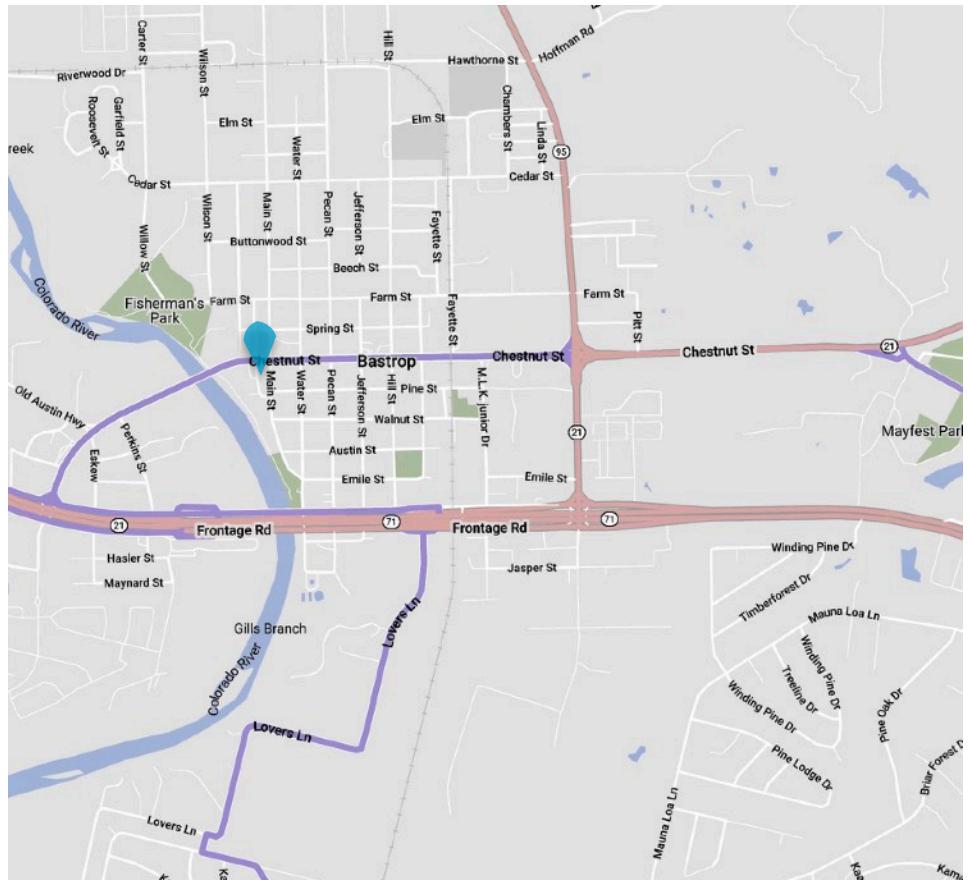
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925 Main Street Bastrop - Overview



925 Main Street

925 Main Street
Bastrop, TX 78602



Space

Type: Retail/Office/Live+Work Bldg

Size: Building

2404 SF [1st floor]

704 SF [mezzanine/loft - 2nd fl]

680 SF [1BR/2BA apartment -2nd fl]

Garage

300 SF

Zoning: Historic Main Street / CBD

Price: \$1,200,000

Building Features

- **Total:** 3788 SF
- **Main Building:** built in 1873; renovated 2015
- **Original Character:** original hand-formed brick facade; 15' ceiling; stained concrete floors; painted details
- **Improvements:** fully modernized; smart-home enabled controls; skylit roof span; metal roof; enclosed garage
- **Zoning:** Historic Main Street CBD
- **Main Parking:** 5 total garage & assigned spaces behind bldg

Location

- Bastrop lies within the rapidly growing Austin-Round Rock MSA
- Located within Bastrop's Historic Main Street / CBD zone
- Part of the tight walkable grid within the civic heart of an expanding downtown core
- Next to the Bastrop Chamber of Commerce
- Connectivity to Bastrop's pedestrian network, dining nodes, cultural venues, retail synergies & Economic Development interests

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925 Main Street - Commercial Features [1st floor]



>> Features

- building renovated 2015
- 2404 SF retail floor with secondary studio & workshop; office; storage; private half bath
- fully modernized w/ tasteful hand-painted details
- smart-home enabled controls - lighting, climate control, locks, security
- original hand-formed brick facade
- classic four-window pedestal storefront w/ symmetrical display
- main retail floor configured for modular showroom display
- stair access to mezzanine/loft & residential apartment
- lofted 15' ceiling w/ skylit roof span
- metal roof
- stained & sealed concrete floors
- backdoor access to garage
- private enclosed carport w/ garage door - can be repurposed as a screened patio extension
- 3 assigned parking spaces behind bldg
- rear building access to garage and apartment



925 Main Street - Apartment + Mezzanine/Loft Features [2nd floor]



>> Residential Apartment

- built 2016
- 680 SF apartment
- separate entrance
- bamboo flooring
- gourmet kitchen: granite counters; large island w/ stainless work surface; stainless steel sink; double ovens; induction cooktop w/ exhaust vent; abundant built-in cabinet storage
- chair-lift at stairs
- primary bedroom w/ "his" & "hers" ensuite bathrooms; modern 6-foot shower; 6-foot soaking tub
- walk-in closet w/ washer & dryer connections



>> Mezzanine / Loft

- 704 SF flexible space overlooking 1st-floor retail level
- bamboo flooring
- current use as living & dining area for the connected apartment in back
- private access to apartment kitchen via single-panel French door



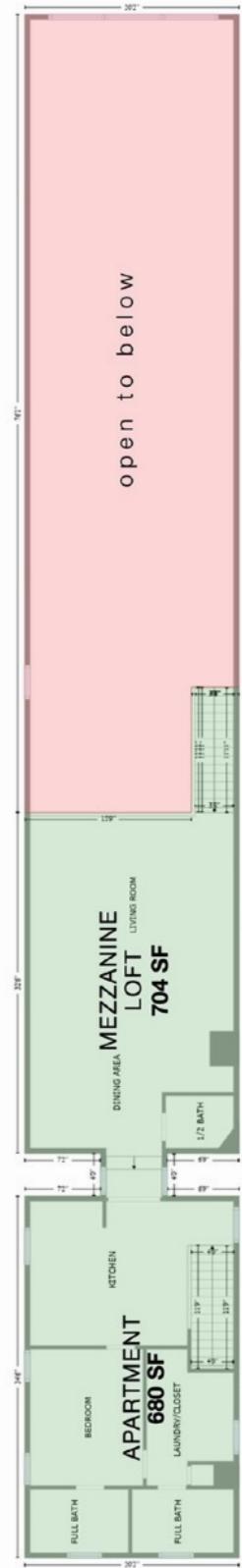
925 Main Street - Floor Plans



First Floor



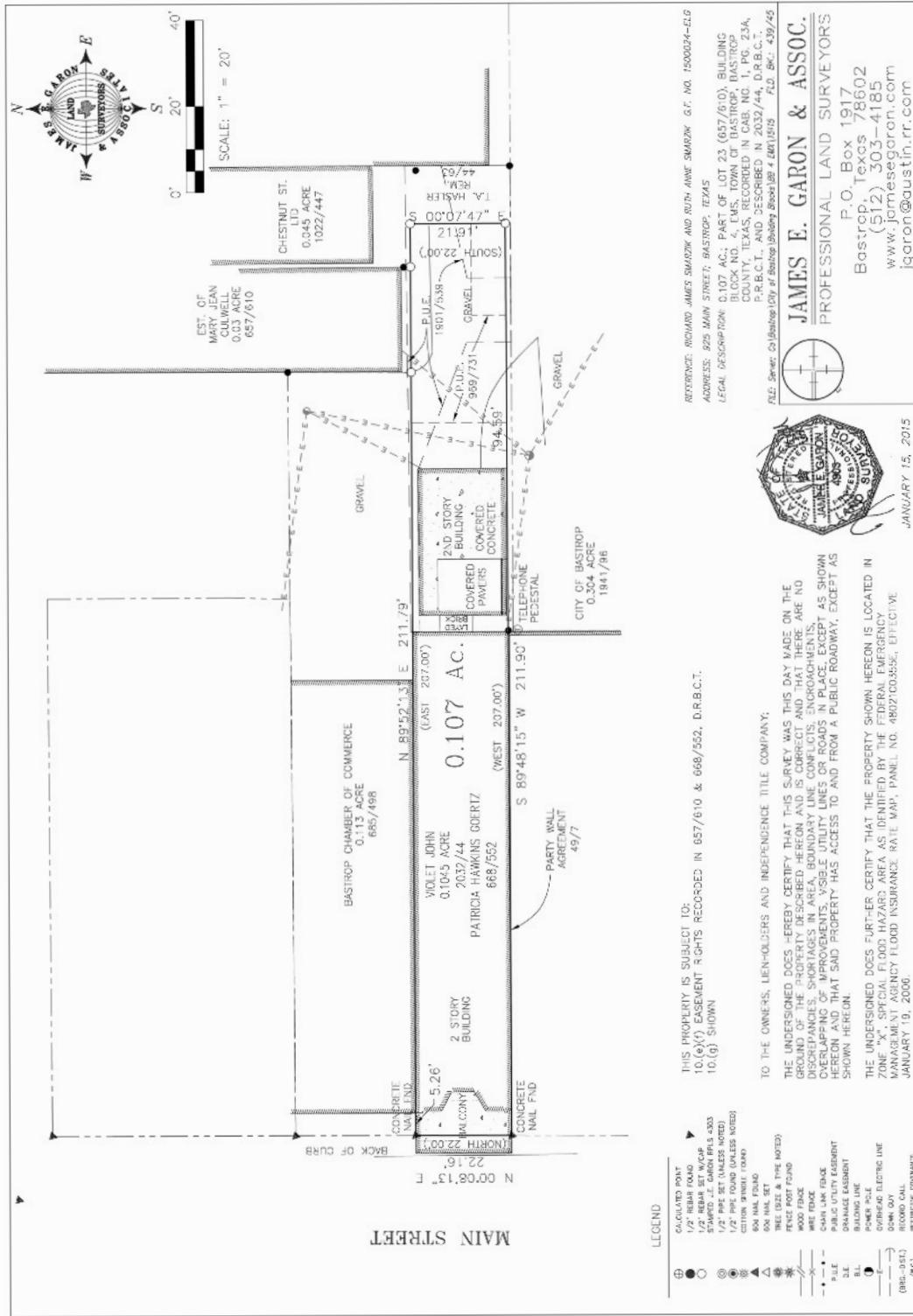
Second Floor



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925 Main Street - Survey



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REFERENCE: RICHARD JAMES SHADIK AND RUTH ANNE SHADIK G.F. NO. 15000246-ELG
ADDRESS: 925 MAIN STREET 1: BASTROP, TEXAS
LEGAL DESCRIPTION: 0.107 AC.; PART OF LOT 23 (657/610), BUILDING
BLOCK NO. 4, LMS, TOWN OF BASTROP, BASTROP
COUNTY, TEXAS, RECORDED IN CAB, NO. 1, PG. 234,
P.R.B.C.T., AND DESCRIBED IN 2032/44, D.R.B.C.T.,
FILE: Survey of Bastrop Building Block 04 400/1515 F.D. 49/49

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JANUARY 15, 2015

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Information About Brokerage Services



11-2-2015

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.

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Danielle Becker	578361	danielle@skoutasutin.com	512 791.1584
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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