

Cedar Creek Storage & Parking

1175 W SH 21

Cedar Creek, Texas 78612



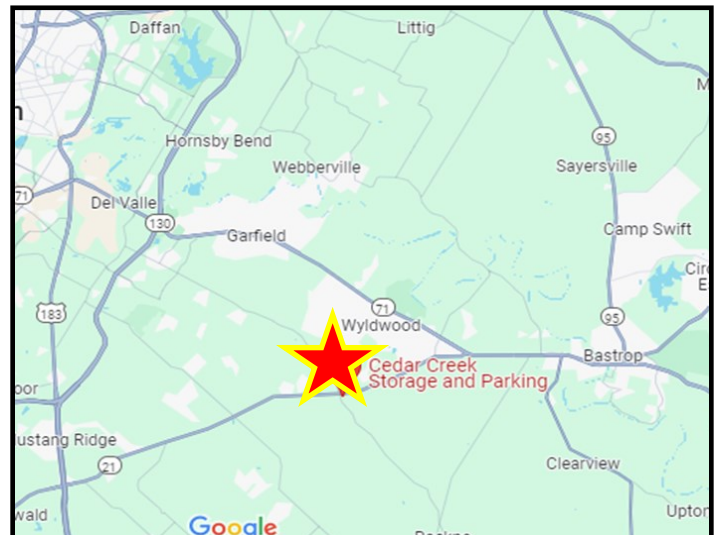
Self-Storage Facility located near Bastrop

Land Area: 1 +/- Acres

GBA: 9,160 +/- SF

Property Description:

- ◆ Four one-story self-storage buildings
- ◆ Drive-up access to all buildings & units
- ◆ 78 Storage Units ranging in size from 5x12 to 10x20 with roll-up doors w/ 8ft Ceilings
- ◆ Possible room for Expansion of more Units
- ◆ Numerous subdivisions within 1-3 miles from the facility
- ◆ CoStar Demographics project Population Growth of 25 % +/- in the next 5 years and an Average Household Income of \$92,677 within a 3-Mile radius in 2024.



Tesla opened a massive Gigafactory in 2022; approximately 16 miles and 22 minutes away. The facility is projected to bring 5000 new jobs to the area. The Tesla sites; The Boring Co, SpaceX ECHO facility is expected to spur development from State Highway 130 to the city of Bastrop.

Location: The property is located on Hwy 21, approximately 25 miles Southeast of Austin in Cedar Creek, an unincorporated community in Bastrop County, Texas. Facility is located about 10 miles west of Bastrop at the intersection of State Highway 21 & Farm to Market 535 Road



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