

FOR SALE
1.1 ACRES

\$450,000



3999 State Highway 71 Commercial Land Bastrop, Texas



- Commercial and development land for sale in Bastrop, TX (1.1 acres)
- Located on the off ramp of State Highway 71 and 150
- Access to major roads and highways: State Highway 71 and 150



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SITE LOCATION & PROXIMITY

Points Of Interest

- | | |
|-----------------------------------|-------------------|
| 1. Site | |
| 2. Saint David's Emergency Center | 2 min / 1 miles |
| 3. Bucee's | 3 min / 0.9 miles |
| 4. LS Electric | 3 min / 1.6 miles |
| 5. Mayfest Park | 2 min / 1.1 miles |
| 6. Walnut Ridge Apartments | 3 min / 1.7 miles |
| 7. Downtown Bastrop | 5 min / 2.1 miles |
| 8. Pine Point Apartments | 2 min / 0.5 mile |
| 9. HEB | 6min / 3.5 miles |
| 10. Strip Center | 1 min / .1 miles |



Property Information

Positioned just off the Highway 71 ramp, this P5-zoned commercial lot offers an exceptional opportunity to develop in one of Central Texas's fastest-growing corridors. P5 zoning allows higher-density mixed-use projects — including retail, office, multifamily, row homes, and live-work concepts — with buildings up to five stories high.

The P5 Form-Based Code encourages a vibrant, walkable streetscape defined by continuous building lines, tree-lined sidewalks, and an active street edge. This district supports a true urban village feel, where residents and visitors can live, work, and shop within the same connected community.

The property features a TXDOT-approved driveway and is conveniently surrounded by established commercial developments, national retailers, and new master-planned communities. Just minutes from Downtown Bastrop and within 25 minutes of Austin-Bergstrom International Airport, this site offers unmatched access and visibility.

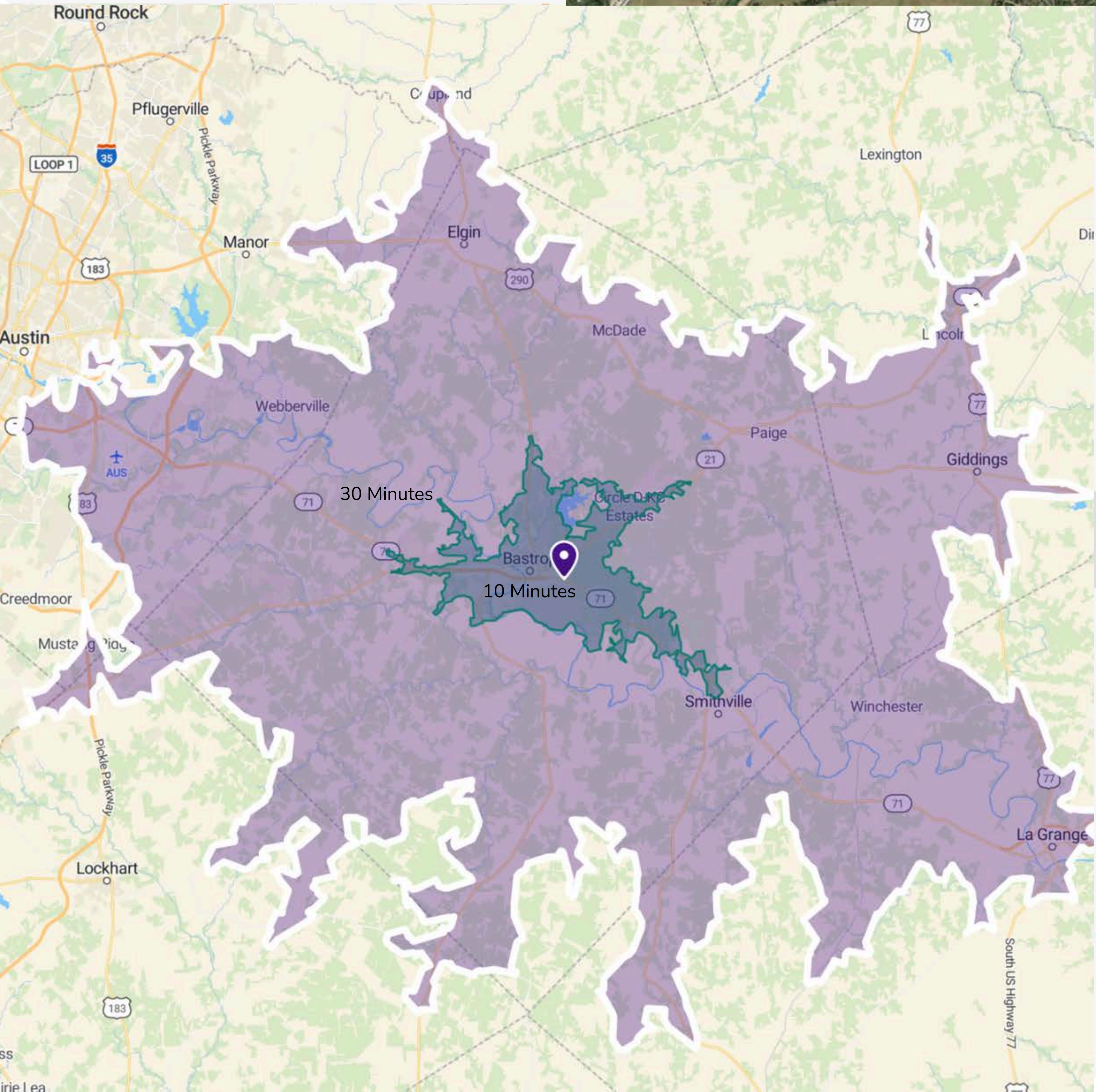
As Bastrop continues its rapid expansion — with new projects such as The Colony, Riverbend, SpaceX/Starlink, and The Boring Company — this parcel sits at the center of Bastrop's next wave of growth. Whether envisioned as townhomes, medical offices, or a modern retail/office strip, this property provides the flexibility and zoning strength to bring a high-impact project to life.



COMMUTE & DEVELOPMENT

Nearby Developments ★

- 1. Site
- 2. Colovista
- 3. Tahitian Village
- 4. 552 Movie Studio
- 5. Highway 95
- 6. Sendero
- 7. Ironwood
- Not Mapped
- 8. The Colony on the River
- 9. Highway 20



Major Corporation

- 1. The Boring Company
- 2. Starlink
- 3. LS Electric
- 4. Agilent Technologies
- 5. MD Anderson Cancer Center (UT / medical / research)
- 6. X (formerly Twitter)
- 7. SpaceX
- 8. Hyatt Regency Lost Pines Resort & Spa
- 9. Bluebonnet Electric Cooperative
- 10. Bucee's

rents 51% of 293,514 Occupied Dwellings

ZONING & LAND USE

Zoning Restrictions

- City of Bastrop
- P-5



Property Information

This P5-zoned commercial lot in Bastrop, TX offers rare flexibility for mixed-use development up to five stories high, ideal for retail, office, medical, or live/work projects. Conveniently located just off Highway 71 with a TXDOT-approved driveway, it sits amid Bastrop's booming growth and new master-planned communities. The P5 district promotes a walkable, high-activity environment with tree-lined streets and vibrant street-level design.

