

FOR SALE | \$ 800,000



PROPERTY FEATURES

- **3+ acres**
- **Mixed-use**
- **293± linear feet of frontage on State Highway 21**
- **Light deed restrictions allow for residential and commercial**
- **Outside city limits and the ETJ = no zoning**

Development Potential

- Suitable for a gas station, convenience store, retail shops, apartments, motel, or mixed-used projects
- Strong growth corridor with increasing demand
- 6-min drive to Lake Bastrop





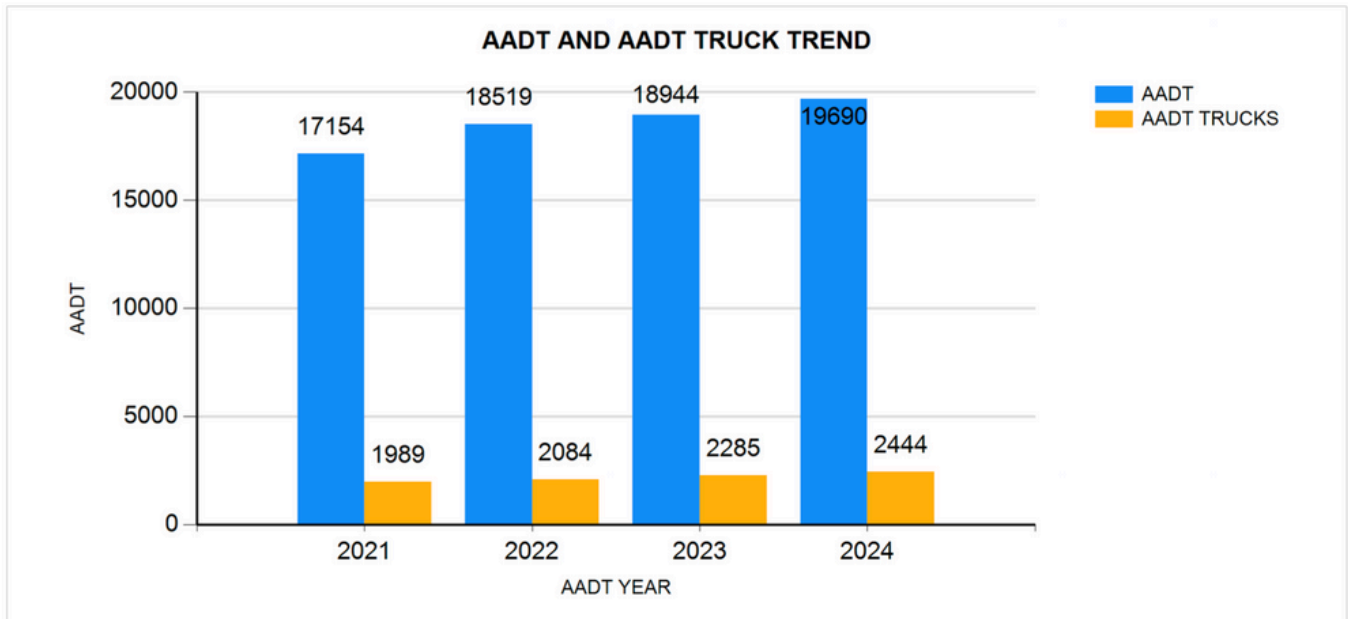
Transportation Planning and Programming Division's
Statewide Traffic Analysis and Reporting System II

AADT and AADT Trucks by Year for 1/1/2021 - 12/31/2025
Criteria: Location ID Included In List 11H7

District Austin
County Bastrop
Community -


Location ID 11H7
Located On SH0021
LRS ID

At
LRS Point 0.0000000



**TxDOT estimates that over 20,000 vehicles pass
the location every day.**

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