



FOR SALE

1.78 ACRES

\$1,800,000

1040 State Highway 71 Commercial Land Bastrop, Tx



- Commercial and development land for sale in Bastrop County (1.78 acres)
- Direct Access to State Highway 71 West Bound
- Not in ETJ, County Development



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SITE LOCATION & PROXIMITY

Points Of Interest



- | | |
|----------------------------|-------------------|
| 1. Site | |
| 2. Parabellum Research | 0 min / 0 miles |
| 3. ColoVista | 1 min / 0.5 miles |
| 4. Tahitian Village | 2 min / 1 miles |
| 5. 552 Film (Movie Studio) | 6 min / 2.8 miles |
| 6. Texas Coffee Works | 1 min / 0.3 miles |
| 7. Downtown Bastrop | 6 min / 5.1 miles |
| 8. Sports Gym | 3 min / 0.9 miles |



Property Information

1040 State Highway 71 sits in Bastrop County jurisdiction, offering freedom and flexibility with no zoning or ETJ restrictions. The property features an existing driveway and has been approved by the county for a private well, making development straightforward and cost-efficient. Positioned just before the newest entrance into the ColoVista community, this location benefits from increasing residential and commercial activity in one of Bastrop's fastest-growing corridors.

With direct highway frontage and proximity to both Bastrop and Smithville, this site is ideally suited for industrial, warehouse, convenience store, or storage facility development. One boundary adjoins scenic parkland, providing natural buffers and long-term appeal for businesses or mixed-use concepts.

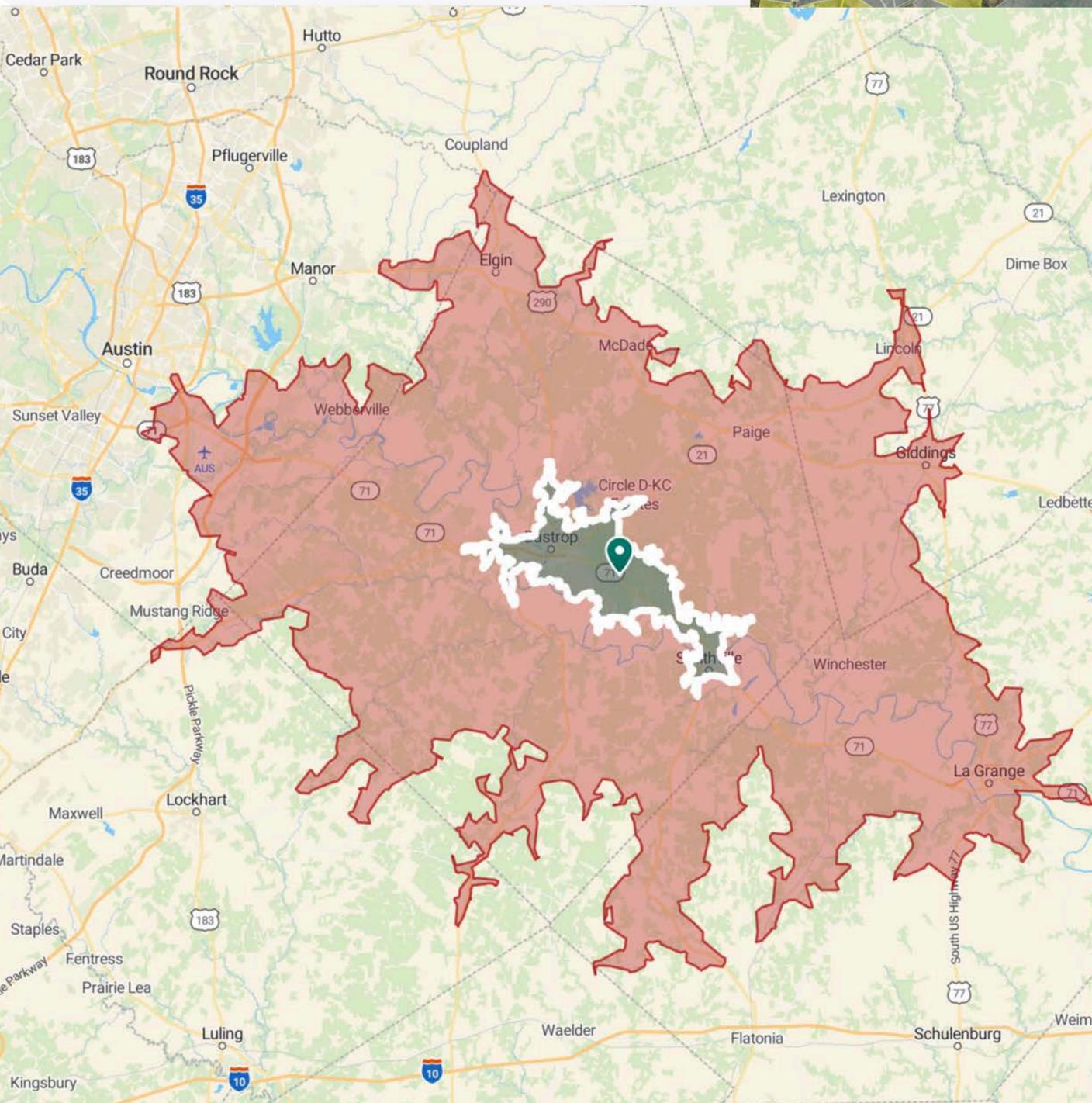
As Bastrop continues its rapid expansion eastward, with new rooftops, retail centers, and employment hubs pushing toward this direction, this property offers investors and developers an exceptional opportunity to secure a strategic location in the path of growth.



COMMUTE & DEVELOPMENT

Near By Commercial

This site offers a great area surrounded by other commercial use Lots that continue to grow down State Highway 71. The traffic count is around 26,000 cars a day traveling West bound towards Austin. In the center of the Retail triangle.



Points Of Interest

1. Site
2. MD Anderson
3. Space-X
4. The Boring Company
5. Starlink
6. Tesla Giga Texas
7. LS Electric
8. Agilent Technologies
9. Austin-Bergstrom Int. Airport
10. Sendero Development

Residents - 51% of 293,514 Occupied Dwellings

ZONING & LAND USE

Zoning Restrictions

- No Zoning
- Not In ETJ



Property Information

Prime unrestricted land along Highway 71 in Bastrop County. No zoning, no ETJ, and ready for development. Just before ColoVista's new entrance, this property offers endless potential for industrial, warehouse, C-store, or storage use. With driveway access, well approval, and Bastrop's growth moving east, this site sits perfectly in the path of progress.

