# For Sale

## Market at The Colony Pad Sites

SWC FM 969 and Sam Houston Dr.
Bastrop, Texas 78602


**Hunington**

**Hunington Properties, Inc.**
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## MARKET AT THE COLONY PAD SITES

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### PAD SITE INFORMATION

| | |
|---|---|
| Pad Site Available | Pad 1: 0.71 AC |
| Ground Lease, For Sale, or BTS | Pad 4: 0.99 AC |

### PROPERTY HIGHLIGHTS

- Strategic location near downtown Austin, Austin-Bergstrom Airport, major thoroughfares, and the new Tesla factory (anticipated to employ around 20,000 employees).
- Positioned along the major east-west Highway 71, Bastrop functions not just as a growing Austin suburb but also as a gateway attracting consumers to and from surrounding tourism areas.
- With a population of 224,557, Bastrop serves as a thriving hub for businesses, offering access to a diverse and dynamic consumer base.
- Lighted traffic signal at Sam Houston Drive and FM 969.
- Within 5 miles of 10+ public, private, charter, and STEM schools.

| DEMOGRAPHICS | 10 MIN | 20 MIN | 30 MIN |
|---|---|---|---|
| 2025 Estimated Population | 24,553 | 56,247 | 107,114 |
| 2025 Estimated Households | 10,087 | 21,872 | 40,238 |
| Average Household Income | $108,998 | $108,959 | $108,894 |
| Daytime Population | 20,644 | 54,483 | 285,442 |


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The scene envisioned for the 204 Texas film studio. The stars will descend on Bastrop if it and other studios ramping up to do their job.

# Bastrop County embracing wave of film sets to hit east of Austin

**Area may be the next hotspot for Texas filmmaking**

**By Justin Sayers – Austin Business Journal (Sept. 30, 2025)**

After T.J. Finn became general manager of Bastrop's Hampton Inn nearly seven years ago, she quickly found herself immersed in the film industry. Her hotel's roof was even used for Fear the Walking Dead, and one of her assistant managers is slated to appear in a film next year. "You might accidentally fall into the film industry whether you want to or not," Finn said, noting that seven of her eight children have acted in films.

Bastrop County has a long history as a filming hub, hosting productions like Hope Floats, Varsity Blues, Friday Night Lights, Bernie, and the original Texas Chainsaw Massacre, as well as numerous commercials and TV shows. More filming infrastructure is coming: Line 204 Studios is developing the 546-acre 204 Texas, actor Zachary Levi is building the 75-acre Wyldwood Studios, and Spiderwood Studios may expand. This follows Texas passing record film incentives to attract more productions.

Finn, a former talent agent with industry connections, is helping Bastrop maximize this opportunity. She launched FilmBastropCounty.com, a directory of local actors, crew, wardrobe providers, and craft services, along with film history and guides for filming in Bastrop, Elgin, and Smithville. She also hosts quarterly mixers, attracting up to 200 people from across Texas, boosting hotel bookings and supporting local businesses.

State data suggest every $1 spent on film generates $5 in local economic activity, benefiting restaurants, hotels, caterers, and material suppliers. Bastrop has further invested in film through a media production zone, offering tax abatements for studio construction. Finn notes the county's diverse backdrops—from historic small towns to ecological paradises—make it ideal for filming.

She ensures local businesses benefit directly, providing lodging, food, or materials for productions, though transportation in and around Bastrop remains a challenge. Her broader goal is economic impact: she's helped bring events like the 2025 Master National Retriever Club and the Lone Star Cowboy Poetry Gathering, which could each generate millions in local revenue.

For Finn, film is not just about her hotel—it's a way to energize the entire community. "It's going to bring jobs to this area to the likes of which we've never seen," she said. "I don't think people understand the impact that's definitely coming."

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# 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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Buyer/Tenant/Seller/Landlord Initials Date