

609 Bastrop Hwy North

Austin, TX Land Development Opportunity

Excellent Location with Hwy 183 Frontage



Executive Summary

PRIME LOCATION ENSURES HIGH VISIBILITY

609 Bastrop in Austin, TX, presents a unique opportunity for short term land lease of a 1.16-acre parcel of land. This property is strategically located with excellent access throughout the city and boasts significant frontage and visibility on Hwy 183. The site is fully equipped with all necessary utilities, making it ready for immediate activation. The versatile nature of this land makes it ideal for various uses, including equipment + vehicle storage, lay down yard, and electric vehicle charging stations.

The prime location ensures high visibility and accessibility, which are crucial for facilitating efficient logistics. 609 Bastrop has an efficient shape and offers the infrastructure and strategic advantages needed for a successful venture in Austin.



Potential Uses

- Industrial Outdoor Storage
- Parking
- Billboards
- Laydown Yard

Zoned Light Industrial



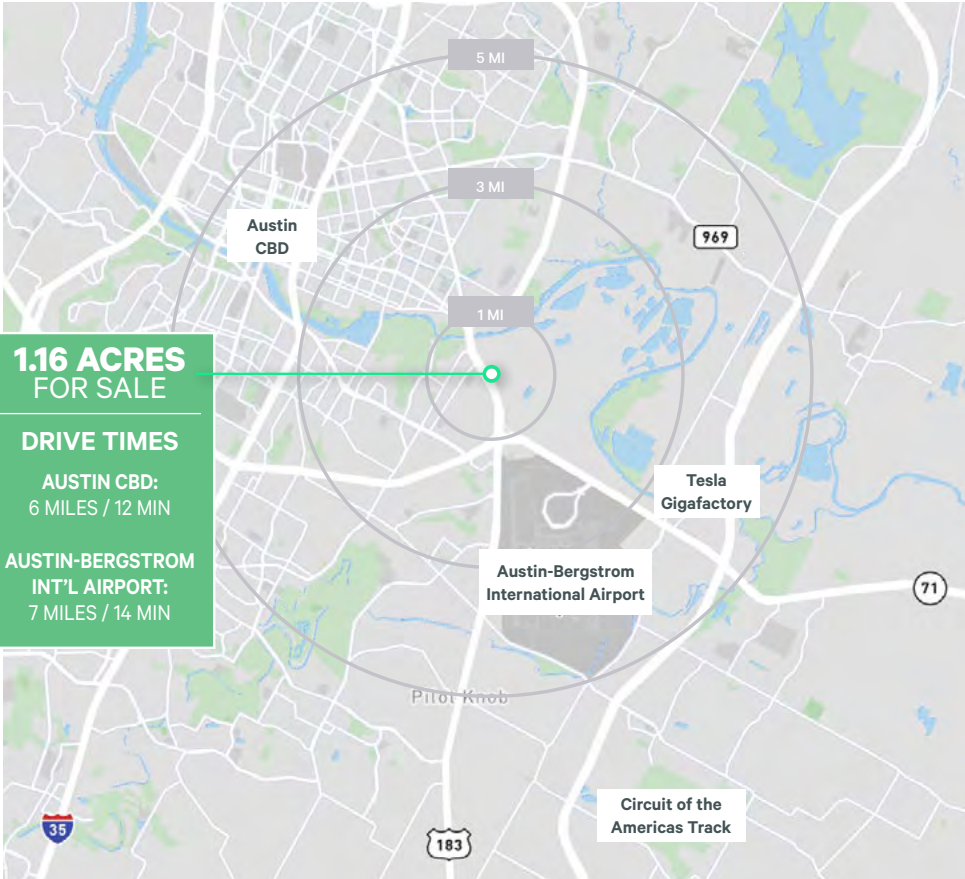
Neighboring Businesses



Market Overview

THE AUSTIN ADVANTAGE

In the heart of Texas, the Austin metropolitan area is a true powerhouse, boasting a population of over 2.5 million residents and solidifying its position as one of the nation’s fastest-growing metros. Census estimates show that the Austin MSA added more than 50,000 residents between 2022 and 2023, growing at rate of 2.1%. Based on the new data, the MSA is now the 26th most populous metro area in the country and saw the seventh-largest increase in population from 2022 to 2023.



**1.16 ACRES
FOR SALE**

DRIVE TIMES

AUSTIN CBD:
6 MILES / 12 MIN

AUSTIN-BERGSTROM
INT'L AIRPORT:
7 MILES / 14 MIN

Population	HH Income	HH Value
7,501 1 MILE	\$83,056 1 MILE	\$378,875 1 MILE
82,087 3 MILES	\$103,194 3 MILES	\$595,985 3 MILES
239,535 5 MILES	\$130,754 5 MILES	\$712,870 5 MILES

Austin, TX Land Opportunity



For additional information, please contact:

W. GAINES BAGBY

First Vice President

+1 512 791 3511

Gaines.Bagby@cbre.com

IAN SANS

Associate

+1 512 482 5579

Ian.Sans@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE