For Lease

Delivery Dec. 2026

Hunington

Hunington Properties, Inc.
1715 S. Capital of Texas Highway #101
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hpiproperties.com

Market at The Colony

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

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MARKET AT THE COLONY

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

PROPERTY INFORMATION

Space For Lease	14,676 SF (Will Subdivide)
Rental Rate	Call for Pricing
NNN	$10.00 PSF
Total Sq. Ft.	19,875 SF

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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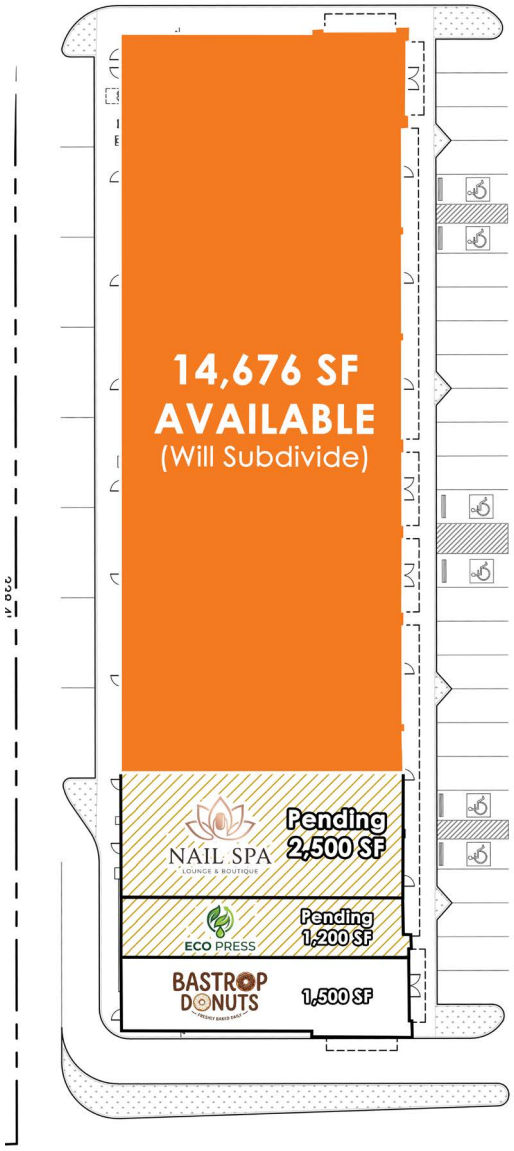
Retail Site Plan



- Available
- Pending
- Leased | Sold

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Elon Musk has tripled his land holdings in Bastrop County

The purchases could mean even more investment and expansion from Musk's companies

By Justin Sayers – Austin Business Journal (July 13, 2026)

The Austin Business Journal reports that Elon Musk has significantly expanded his footprint in Bastrop County, with SpaceX-affiliated entities acquiring more than 1,300 additional acres across multiple transactions since May 2026. These purchases have nearly tripled Musk's direct land holdings in the county to roughly 2,000 acres, further cementing Bastrop as the center of his growing Texas business ecosystem.

The newly acquired land surrounds an already extensive campus that includes SpaceX's Starlink manufacturing facility, the headquarters of X, The Boring Company, Ad Astra School, employee housing, and other support facilities. While the specific plans for much of the new acreage have not been disclosed, the acquisitions are widely viewed as positioning the area for continued long-term expansion.

The expansion comes as SpaceX continues to invest heavily in Bastrop County. The company is relocating all Starlink terminal production to the area, plans to produce up to 10 million Starlink kits annually, and could soon employ more than 2,000 workers at its Bastrop operations. Additional manufacturing facilities—including what appears to be a major new factory under construction—underscore the area's emergence as one of Central Texas's fastest-growing advanced manufacturing and technology hubs.

2025 aerial view of Elon Musk's Bastrop County campus, featuring SpaceX, X, The Boring Company, Ad Astra School, and ongoing expansion near the Starlink factory.

Employment Growth in the Bastrop Area

The area surrounding the southwest corner of FM 969 and Sam Houston Drive in Bastrop is experiencing rapid employment growth, driven by major investments from SpaceX and other advanced manufacturing and technology companies. The nearby SpaceX/Starlink campus has become one of Bastrop County's largest employers, with approximately 1,000 existing jobs and an expansion expected to add more than 400 additional positions. The concentration of high-tech employers, along with new commercial, industrial, and mixed-use developments, is transforming the corridor into one of Central Texas's fastest-growing employment hubs and is creating strong demand for housing, retail, and supporting services.

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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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**