

2204 E State Hwy 71

BASTROP, TX 78602

FOR SALE

Land



PROPERTY DESCRIPTION

Land for development available in Bastrop off of Hwy 71. Total of 2.47 ac with a 2000 sf metal building on-site, zoned mixed-use with approximately 340 ft of frontage and traffic counts around 22k/day. Located at the east side of Bastrop, just a 5 minute drive from Downtown and Main St, as well as Bastrop State Park and Mayfest Park. Just west of the site is Buc-ee's and a future Multifamily development project. Site would be ideal for flex/industrial use or general commercial.

PROPERTY HIGHLIGHTS

- Mostly cleared lot
- Existing building on site
- High traffic counts
- Close proximity to other commercial development

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	2.475 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	678	4,376	7,347
Total Population	1,778	10,443	19,568
Average HH Income	\$71,977	\$77,359	\$73,593



Mark Haynie
BROKER
830.481.9533
mark.haynie@sperrycga.com
TX #644160

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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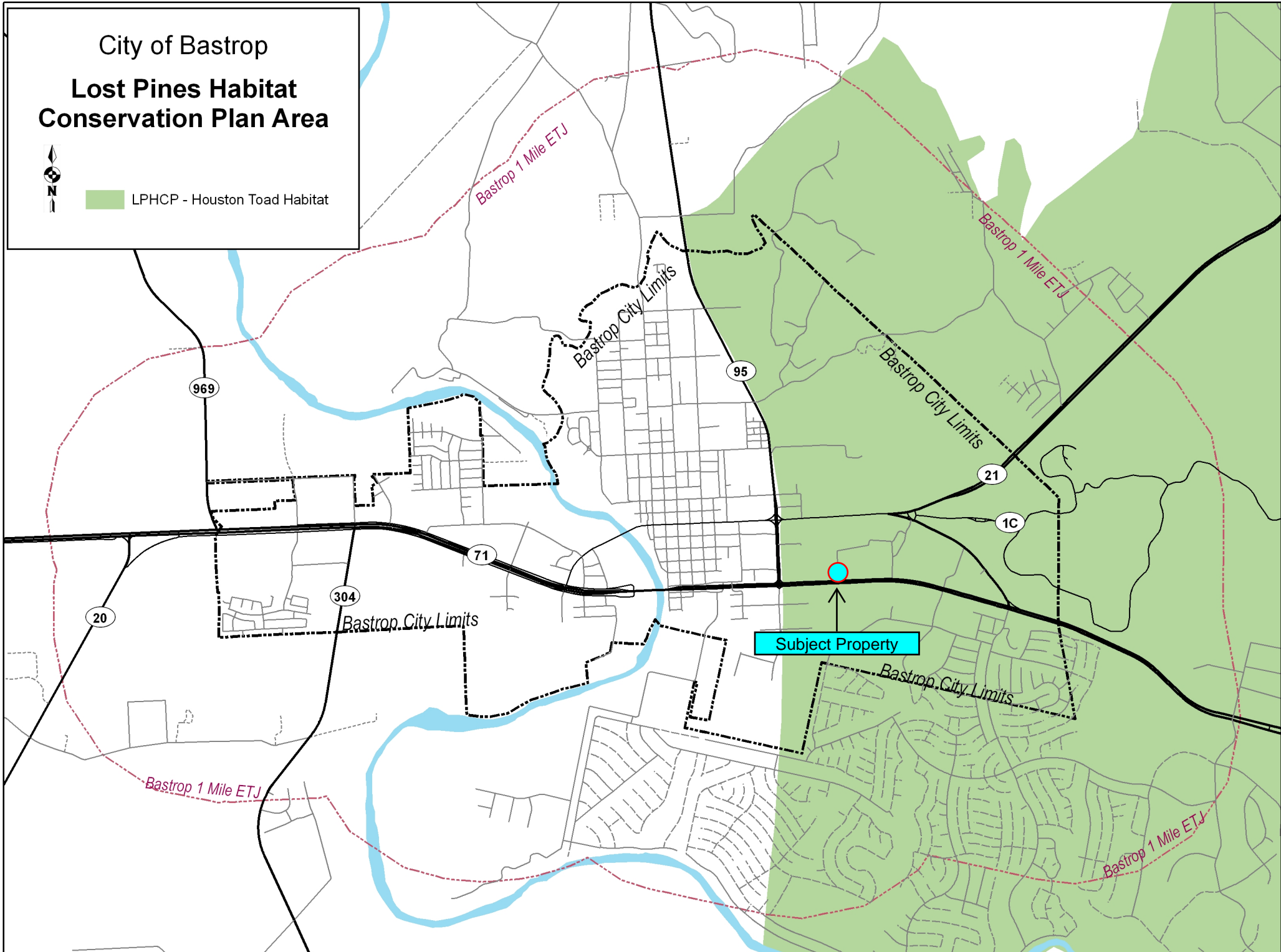
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City of Bastrop

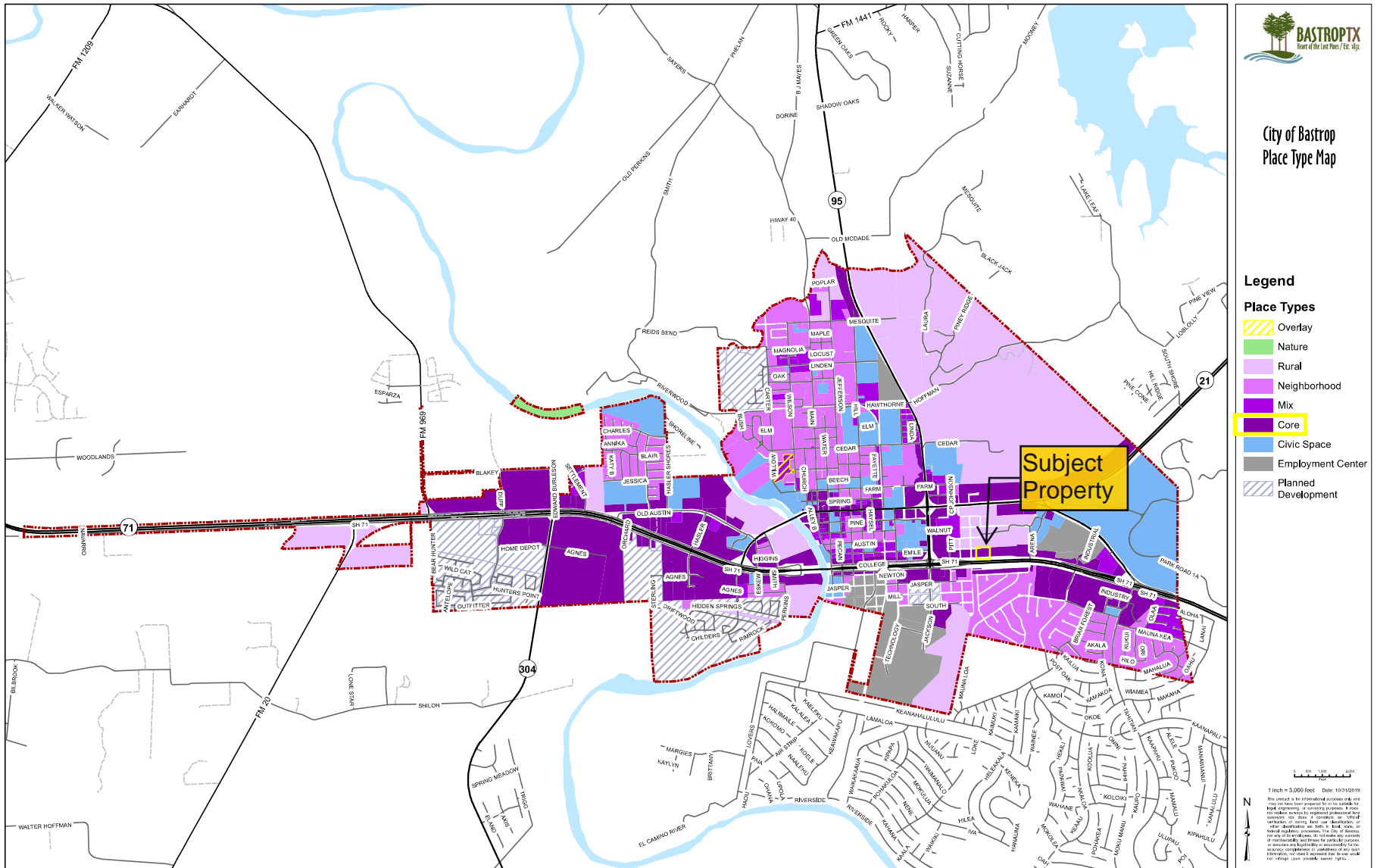
Lost Pines Habitat Conservation Plan Area



 LPHCP - Houston Toad Habitat

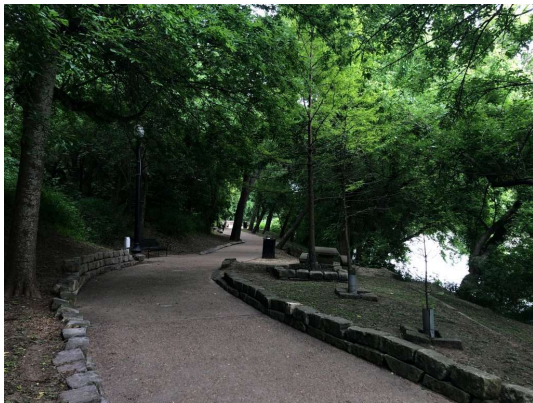
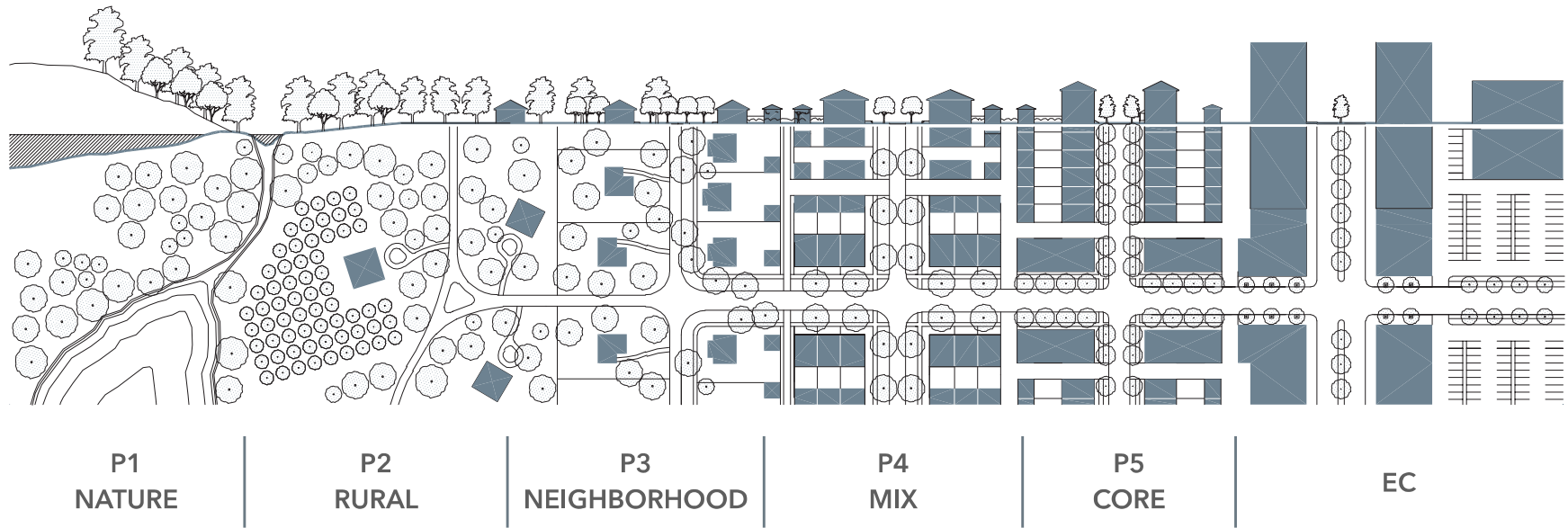


SEC 3.1.007 PLACE TYPE ZONING MAP



Legislation regarding Geospatial Data Products mandates that a City must provide certain notice on each map that: (1) is created or hosted by the City; (2) appears to represent property boundaries; and (3) was not produced using information from an on-the-ground survey conducted under the supervision of a registered professional land surveyor. The notice must, in essence, read as follows: "This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries." Tex. Gov't Code §2051.102

SEC 3.1.005 PLACE TYPE ZONING DISTRICTS TABLE



P1 - Nature

Lands in a natural state or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. P1 is intended to preserve areas that contain sensitive habitats, active or passive Open Spaces, parks and limited agriculture uses.



P2: Rural

Rural living and sparsely settled lands to be located in a manner that does not cause a nuisance to a more intensely inhabited areas. P2 consists of sparsely settled lands in open or cultivated states that may include food production.



P3: Neighborhood

Low density Residential areas. P3 is adjacent to higher Place Types that have some mixed use buildings. Planting is naturalistic and setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.



P4: Mix

More intense Building Types that provide more lifestyle choices. It provides for a mix of Residential Building Types. Commercial and Office uses are allowed in this District only in House form Structures. Because P4 is a transition area, the Street Types consists of multimodal Streets, but are primarily Residential urban fabric.



P5: Core

Higher density mixture of Building Types that accommodate commercial, retail, offices, row houses, and apartments. It has a tight network of Streets, with wide sidewalks, steady Street Tree plantings, and buildings set close to the sidewalks. P5 is a highly walkable area. A continuous line of buildings is critical to define the Public Frontage and allow for visible activity along the Street edge.



CS: Civic Space/Civic Building

Civic Spaces and/or Civic Buildings serve as community features appropriate to their Place Types. Civic Spaces provide relief from the urban environment inside each neighborhood.



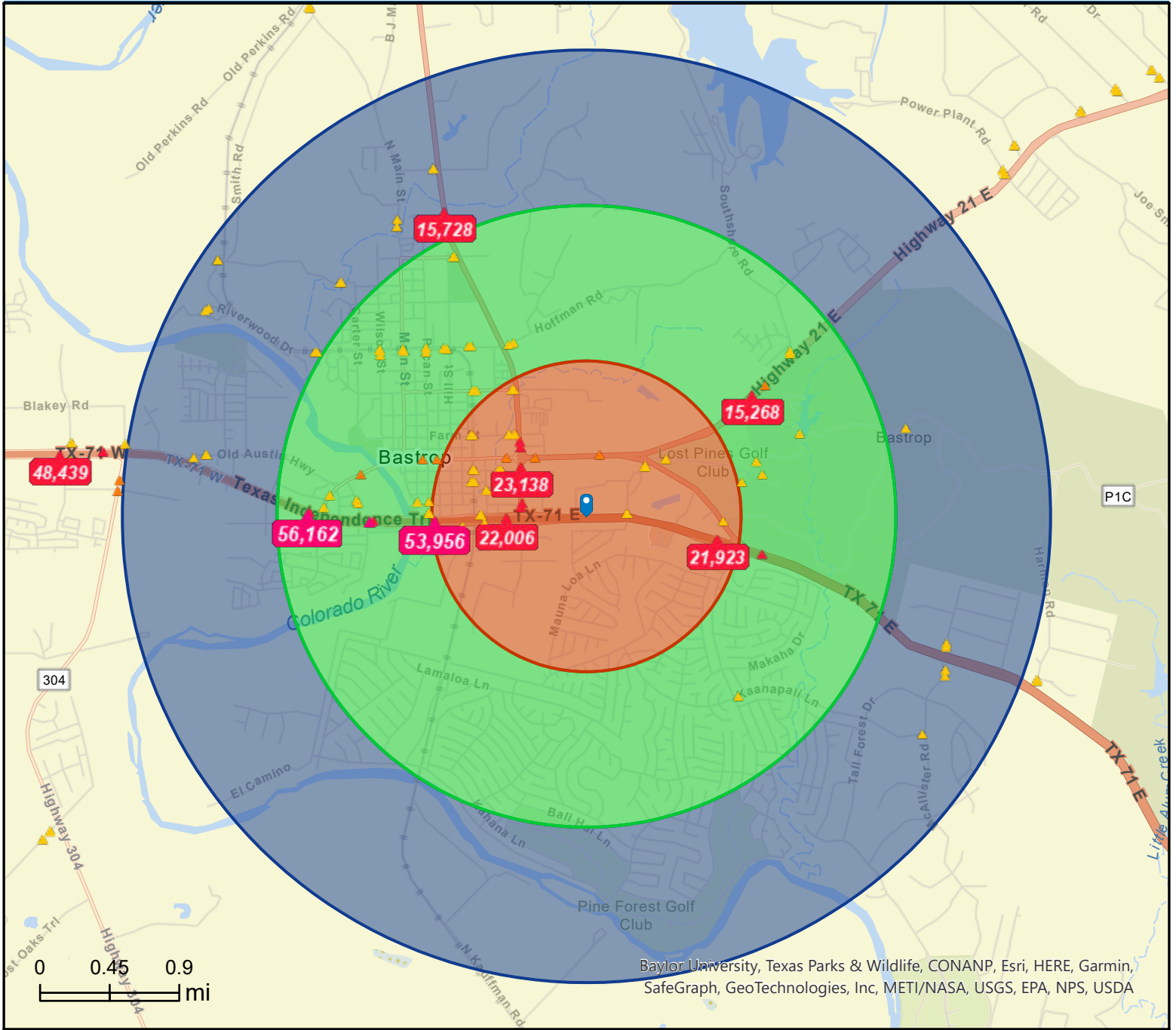
EC: Employment Center

Areas that by their function, deposition, or configuration cannot, or should not, conform to one or more of the Place Types. EC shall be used for job creation centers and Building forms that do not fit within the character of the Place Types.

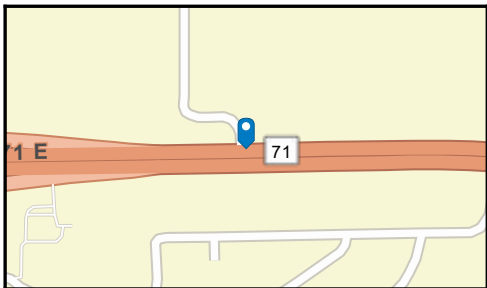


PDD: Planned Development Districts

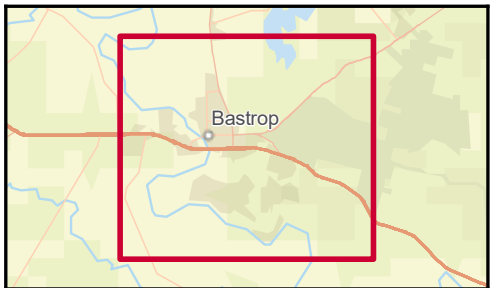
Planned Development Districts are existing master planned developments created under previous Codes that allow a mix of land uses and design Standards. Each area has specific concept and Development plans that determine Street connectivity, Lot layout, and Building design.



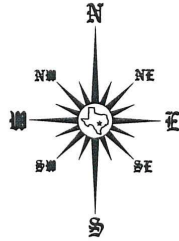
Baylor University, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

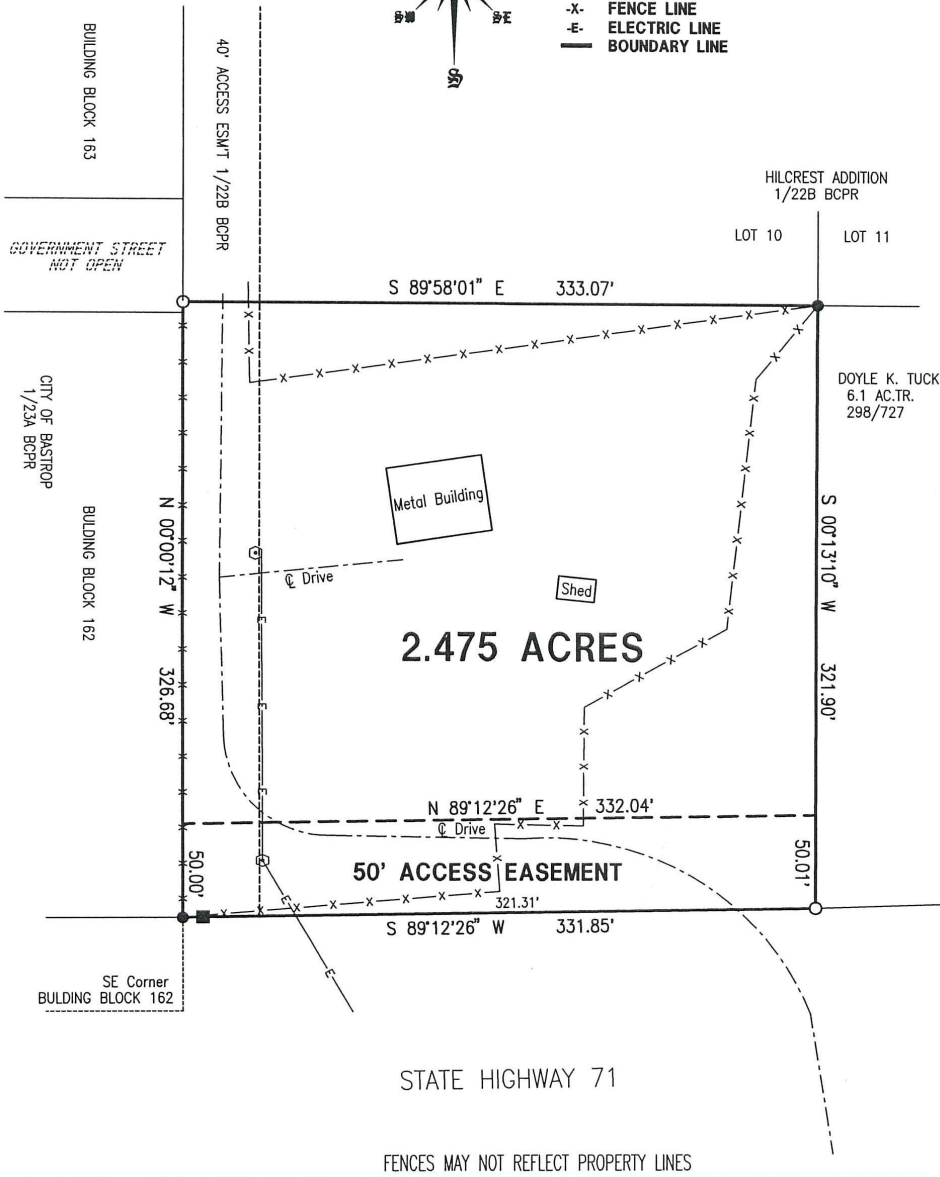


Source: ©2022 Kalibrate Technologies (Q3 2022).



SCALE: 1" = 80'

- CONCRETE MONUMENT
- IRON ROD FOUND
- IRON PIPE FOUND
- 5/8 IRON ROD SET
- UTILITY POLE
- X- FENCE LINE
- E- ELECTRIC LINE
- - - BOUNDARY LINE

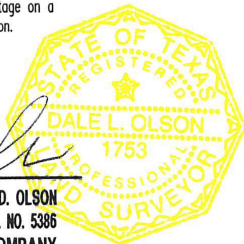


BASTROP TOWN TRACT, A-11

FENCES MAY NOT REFLECT PROPERTY LINES

The undersigned does hereby certify to; the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

CERTIFIED COPY ONLY
IF YELLOW SEAL IS PRESENT



Dale L. Olson

DALE L. OLSON **MICHAEL D. OLSON**
 REG. NO. 1753 REG. NO. 5386
DALE L. OLSON SURVEYING COMPANY
 DATE: 06/14/16

DALE L. OLSON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT
 of a 2.475 ACRE TRACT in the
 BASTROP TOWN TRACT, A-11,
 BASTROP COUNTY, TEXAS.

SCALE:	1" = 80.00'	GARY SCHIFF	
DRAFTSMAN:	D. BROOKS		
DATE:	14 JUN 16	DISK-FILE	369-19
		ORDER #	16-369-19
		PLAT FILE #	-0-