

NEWMARK

1401
CHESTNUT
STREET

BASTROP, TX 78602

Owner/User or
Investment Opportunity

FOR SALE



+/-0.66 AC FOR SALE

Sale Leaseback Opportunity Also Available!

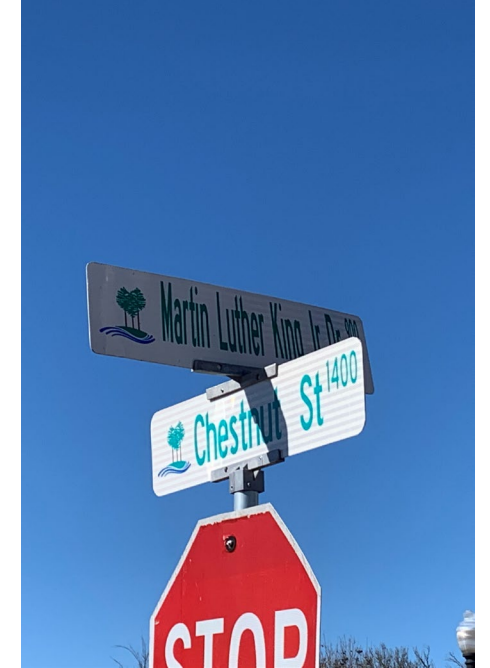
**1401 CHESTNUT STREET
BASTROP, TX 78602**

Prime Redevelopment Opportunity in Downtown Bastrop

- One of the few remaining redevelopment tracts available in the downtown area
- Hard corner location
- Adjacent to City Hall and directly across from the Bastrop Convention & Exhibit Center
- Excellent visibility with over 10,000 vehicles per day (VPD)
- Seller is willing to vacate at closing, OR consider a 5-Year leaseback investment structure ($\pm 7\%$ Cap Rate)
- Contact broker for pricing details

NOTICES

- Showing by appointment ONLY - Do not disturb tenant or tenant's customers
- Zoning & use restrictions to be verified by buyer



NESTLED IN THE HEART OF CENTRAL TEXAS



Prime location in the charming and fast-growing community of Bastrop, Texas—ideal for retail, bar/restaurant, hotel, office, or event venue use

40 MIN
FROM AUSTIN

120 MIN
FROM SAN ANTONIO



Bastrop, Tx

Located just east of Austin in Central Texas, Bastrop blends small-town charm with steady regional growth and a vibrant local culture. This 0.66-acre parcel offers a rare opportunity in a high-visibility, accessible location—ideal for boutique-scale development. Perfectly suited for a retail shop, bar or restaurant, small hotel, office, or event venue, the site benefits from Bastrop’s expanding economy, strong community support, and proximity to major highways.

For investors and entrepreneurs, this compact yet strategically located lot presents a chance to establish a distinctive presence in one of Central Texas’s most dynamic small towns.

Demographics	2 mile	5 miles	10 miles
2020 Population	9,471	23,610	43,220
2024 Population	12,235	28,942	50,872
2029 Population Projection	15,344	36,096	63,157
Annual Growth 2020-2024	7.3%	5.6%	4.4%
Median Household Income	\$87,476	\$90,383	\$85,716
Total Consumer Spending			
Entertainment	\$24,832,810	\$55,472,236	\$96,691,460
Food & Alcohol	\$42,205,562	\$95,678,769	\$167,098,991



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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For more information:

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