



1622 SH 71 W, CEDAR CREEK, TEXAS 78612

INDUSTRIAL OUTSIDE STORAGE YARD
6.52 ACRES - FULLY FENCED - FOR LEASE



OAKLINE
COMMERCIAL REAL ESTATE

OFFERING INFORMATION

1622 SH 71 W - CEDAR CREEK, TX 78612

LEASE RATE: \$2,000.00 PER ACRE
LEASE TERM: CONTACT AGENTS



OAKLINE
COMMERCIAL REAL ESTATE

LEASE CONTACTS

TOM OLIVER **SCOTT RYAN**
TOM@OLCRE.COM **SCOTT@OLCRE.COM**
(512) 586-6621 **(214) 405-3900**

PROPERTY DETAILS

1622 SH 71 W - CEDAR CREEK, TX 78612

Total Outdoor Storage Area	6.52 ACRES
Driveway Access	18' Wide
Perimeter Fencing	Fully Fenced-In with Gate
Surface	Base & Unimproved Land
Power	3-Phase 240V
Uses	Outside Storage / Laydown Yard / Parking
Frontage	Approximately 420' Along Hwy 71 W





Oakline Commercial Real Estate is pleased to offer this 6.52-acre fully fenced Industrial Outdoor Storage (IOS) yard along SH 71 W in Cedar Creek, Texas. The property features approximately 425 feet of SH 71 frontage with an 18-foot-wide driveway entrance, is generally flat, and is ~50% stabilized with crushed rock base with the remaining acreage unimproved. The site is serviced by 3-phase 240V power and a septic system, a significant advantage for IOS users requiring utilities. Located approximately 14 miles east of Austin-Bergstrom International Airport and 8 miles west of Bastrop, the property sits between Austin and Bastrop on the north side of SH 71, providing strong regional connectivity. Offered at \$2,000 per acre per month, ownership is willing to lease the site in its entirety or divide into smaller tracts. Ideal uses include laydown yard, industrial outdoor storage, truck/trailer parking, fleet operations, equipment staging, construction materials storage, utility contractor yard, landscaping supply, portable building staging, roll-off container operations, and logistics or disaster response staging. Please contact agents for more information or to schedule a tour.



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River Oa

Dollar General
Dollar store

FOOD MART
convenience store

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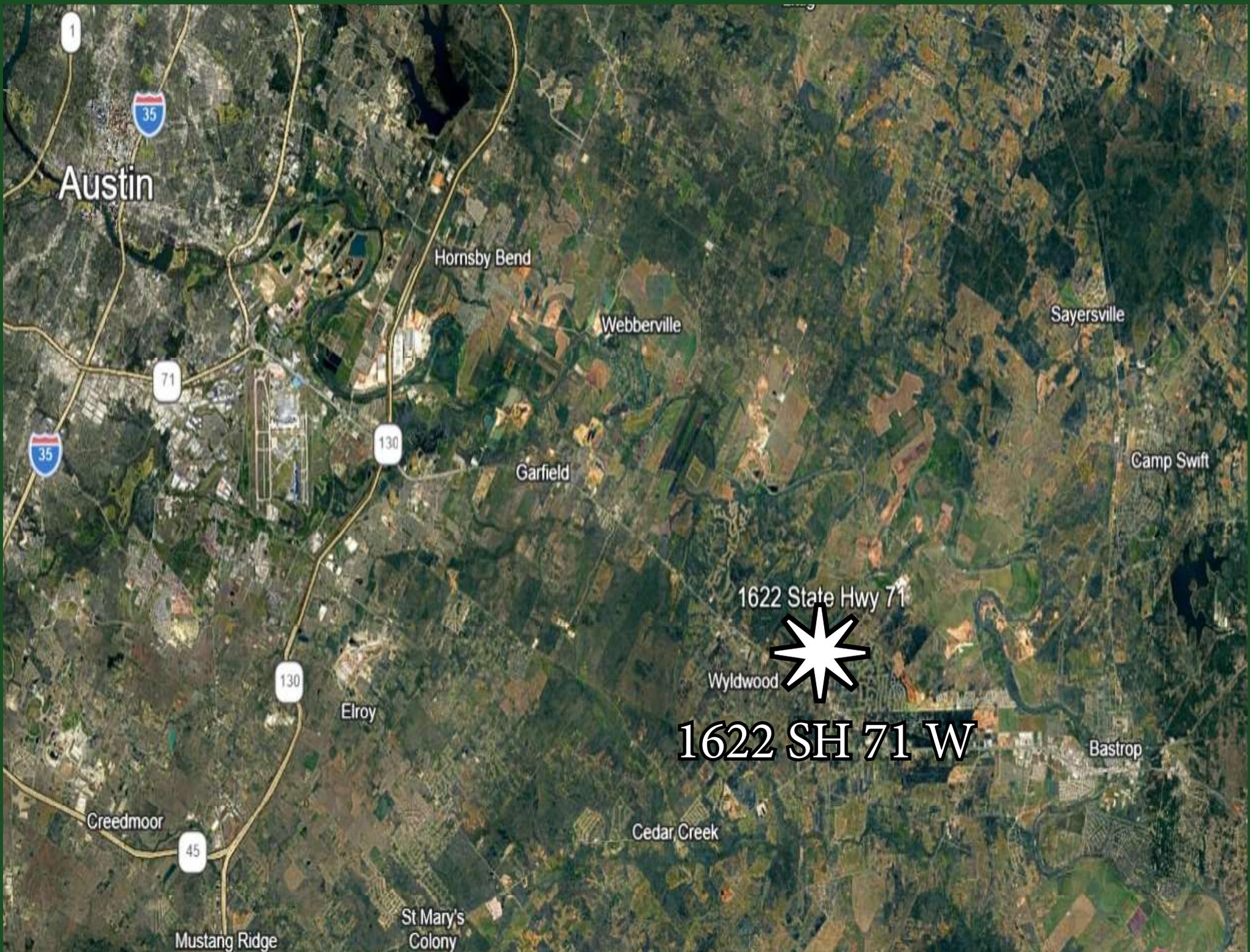
Iglesia Cristiana
de Bastrop

Treasure Chest Storage

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Blue Flame Rd

81



Austin

Hornsby Bend

Webberville

Sayersville

Camp Swift

Garfield

1622 State Hwy 71



Wyldwood

1622 SH 71 W

Elroy

Bastrop

Creedmoor

Cedar Creek

Mustang Ridge

St Mary's Colony



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.

2-10-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

OLCRE LLC	9015826		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brett Birkeland	476913	brett@olcre.com	
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tom Oliver	714817	tom@olcre.com	512-586-6621
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date