

EXCLUSIVE LISTING

BASTROP

Tahitian
1,461 Single Family Units

Rivers Bend at Pecan Park
650 Single Family Units



DOLLAR GENERAL

71 TEXAS

DUNKIN'



Subject



The Grove
319 Single Family Units

Hunters Crossing
509 Single Family Units

304 TEXAS

13,839 VPD

The Colony
4,181 Single Family Units

Valverde
1,399 Single Family Units



Adelton
1,199 Single Family Units

PECAN PARK MIXED-USE/RETAIL DEVELOPMENT

PADS AVAILABLE | HIGHWAY 71 | BASTROP, TEXAS



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An aerial photograph of a bridge crossing a river. The bridge has a concrete roadway and a steel truss structure. Several cars are visible on the road. The surrounding area is lush with green trees and some buildings are visible in the distance under a blue sky with scattered clouds. A semi-transparent white rectangular box is overlaid in the center of the image, containing text.

EXCLUSIVE LISTING

CONTACT FOR MORE INFORMATION

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201.416.6276

307 Camp Craft Road, Suite 100, West Lake Hills, Texas 78746 | [LandAdvisors.com](https://www.LandAdvisors.com)

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION	Land Advisors Organization is pleased to represent the ownership in the marketing of prime commercial development parcels located in the heart of the commercial corridor of Bastrop, Texas. The tracts are located along the south side of US Highway 71 just east of the intersection with FM 304. The future extension of Agnes Road from east to west will bisect the project and provide additional accessibility and road frontage.
AREA INFORMATION	The City of Bastrop, Texas (founded in 1804) is a suburb of Austin, Texas with a population of 9,242 (2019). Located on US Highway 71, the primary route of travel between Austin and Houston, Bastrop is the beneficiary of a high volume of traffic along the newly-improved highway and its access roads. Bastrop boasts a unique small-town charm in its downtown area east of the Colorado River. The City has redeveloped much of its downtown and the banks running along the Colorado and is home to numerous festive holiday celebrations taking advantage of its riverfront geography.
LOCATION	The surrounding area consists of dense commercial and residential development on both sides of US Highway 71. The extension of Agnes Road connects the property to existing neighborhoods and commercial development across FM 304 to the west.
PROPERTY	PAD sizes range from ± 0.63 acres to as large as ± 9.74 acres
ZONING	PDD- Planned Development. The zoning allows for a variety of commercial uses including retail, office, medical, warehouse and senior living.
TRAFFIC COUNTS	Highway 71: $\pm 52,530$ VPD Highway 304: $\pm 13,839$ VPD
JURISDICTION	The property is located in the City of Bastrop, Texas and is subject to its zoning and other development codes.
UTILITIES	Water, wastewater, and electric power are located in the immediate vicinity of the property. Water and wastewater are provided by the City of Bastrop. Electric power is provided by Bluebonnet Electric Cooperative. Prospective purchasers should conduct their own research regarding locations of utility services and their sufficiency for their proposed uses.
SCHOOLS	Bastrop Independent School District.



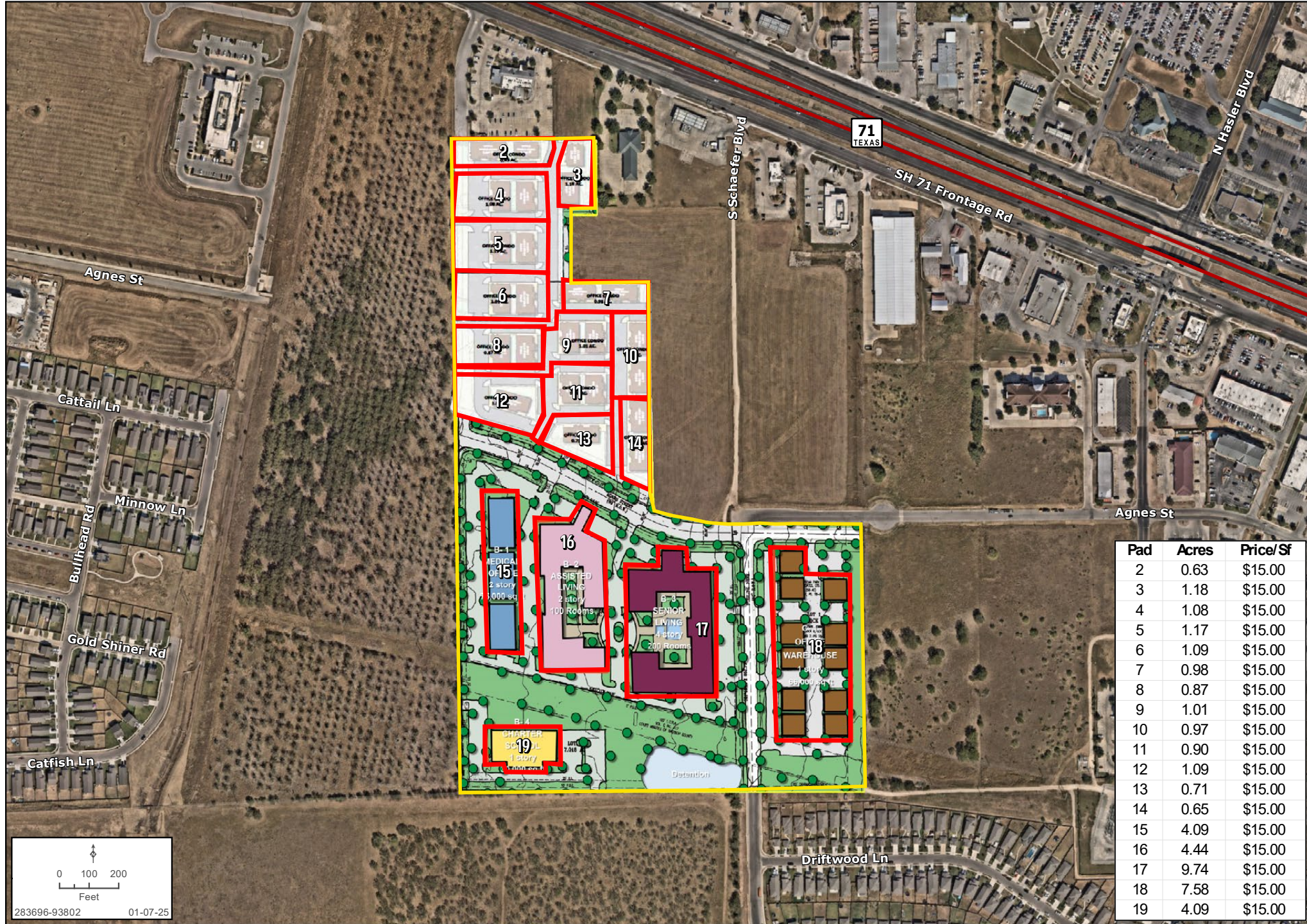
PECAN PARK PROPERTY AERIAL

Josh Cameron | Hal Guggolz | 512.327.3010 | landadvisors.com

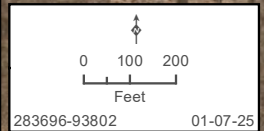


PAD & SIZING

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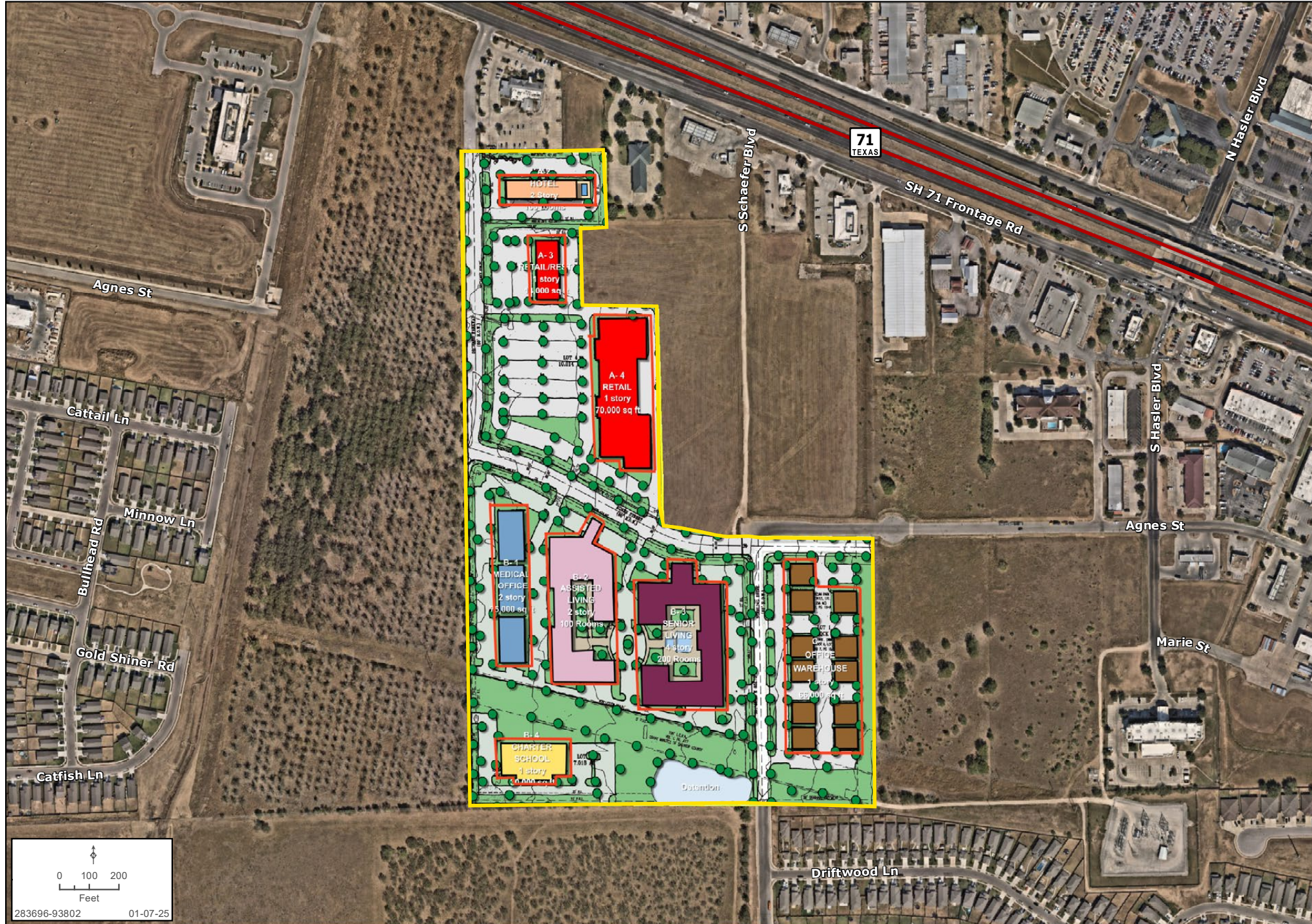


Pad	Acres	Price/Sf
2	0.63	\$15.00
3	1.18	\$15.00
4	1.08	\$15.00
5	1.17	\$15.00
6	1.09	\$15.00
7	0.98	\$15.00
8	0.87	\$15.00
9	1.01	\$15.00
10	0.97	\$15.00
11	0.90	\$15.00
12	1.09	\$15.00
13	0.71	\$15.00
14	0.65	\$15.00
15	4.09	\$15.00
16	4.44	\$15.00
17	9.74	\$15.00
18	7.58	\$15.00
19	4.09	\$15.00



CONCEPT PLAN 2

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RETAIL

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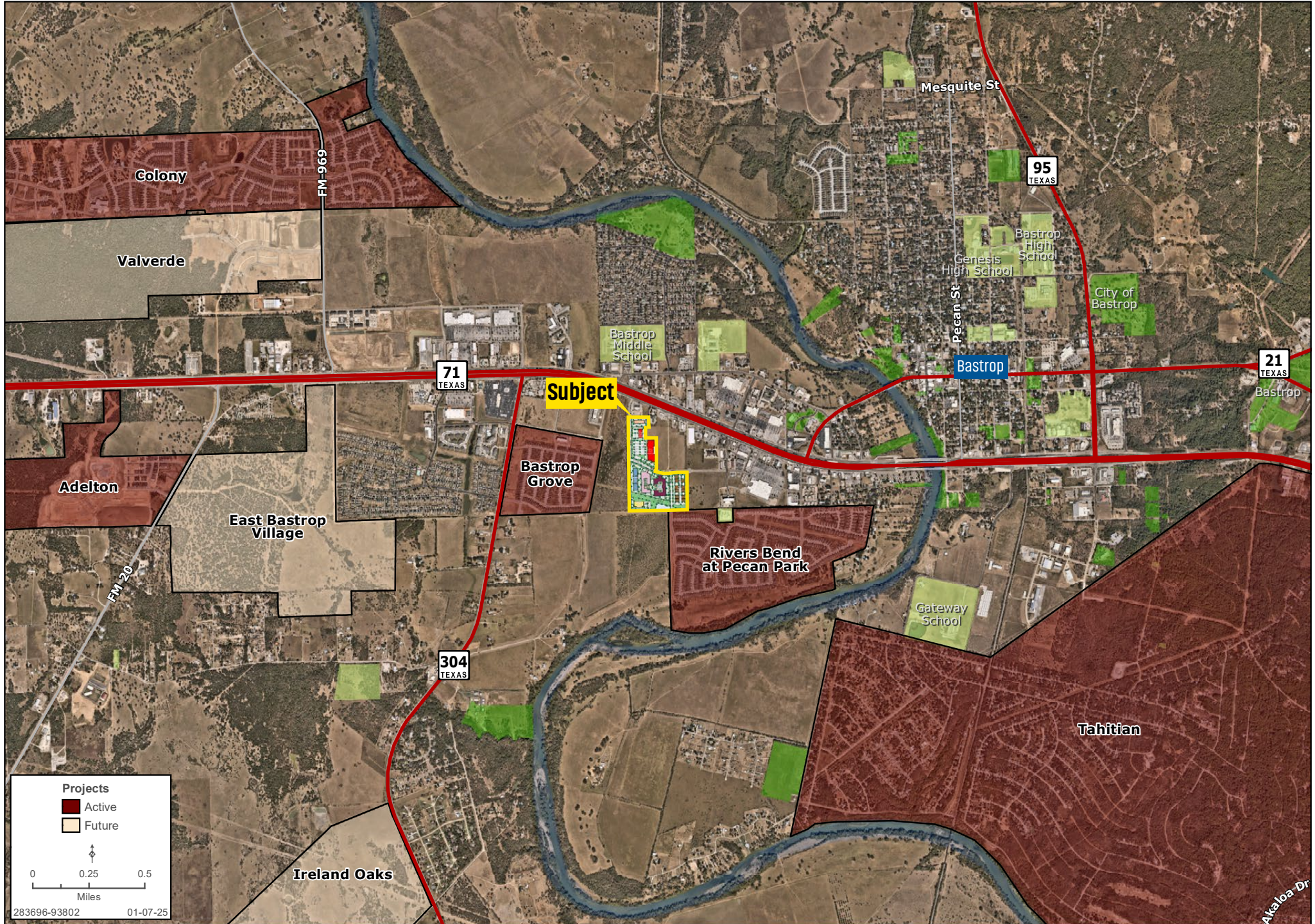
EMPLOYMENT

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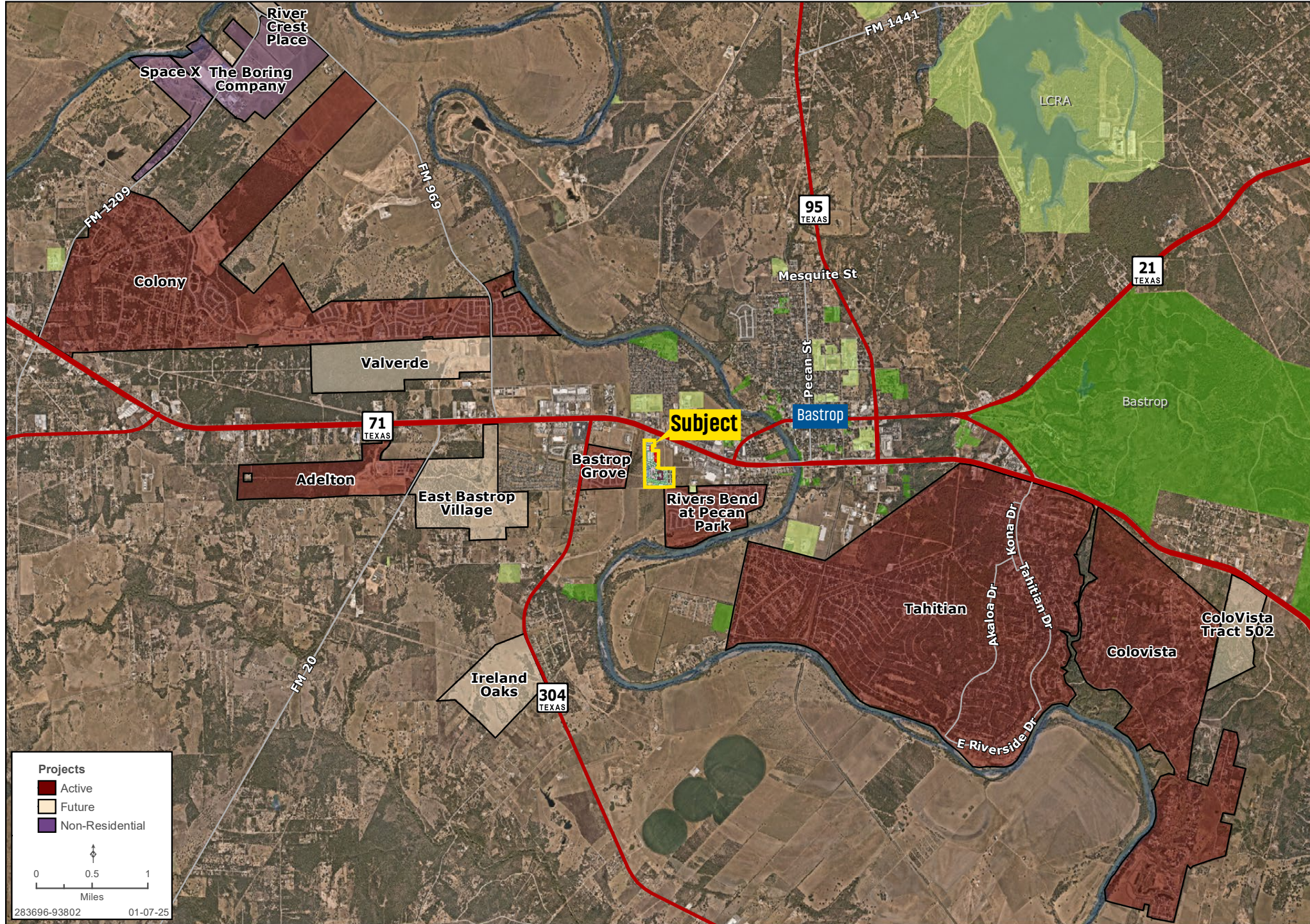
AREA

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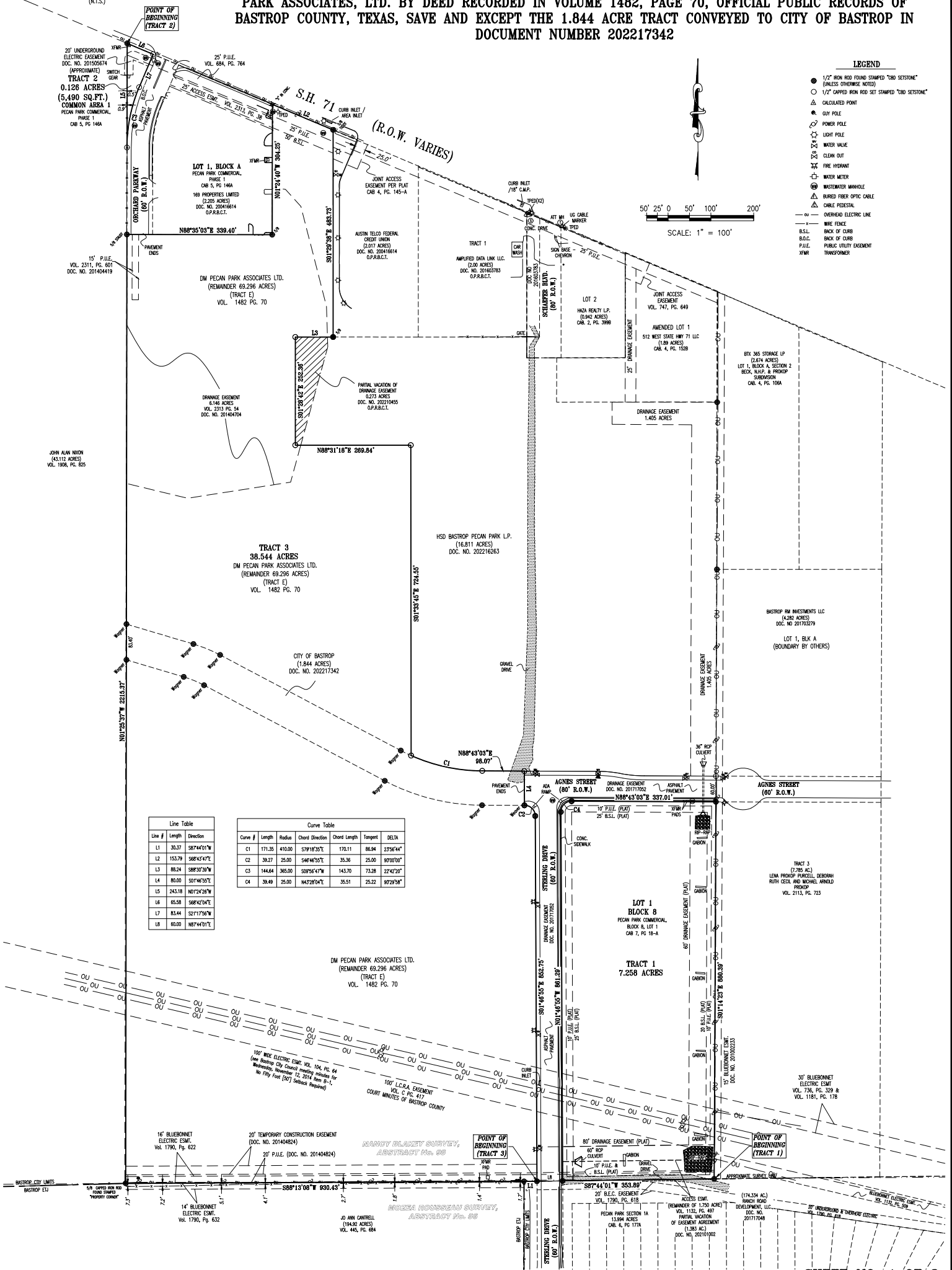
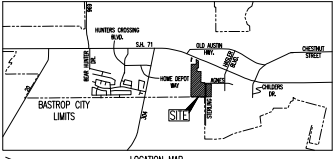


DEVELOPMENT

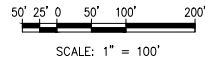
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LAND TITLE SURVEY OF 45.928 ACRES OUT OF THE NANCY BLAKELY SURVEY, ABSTRACT NUMBER 98, IN BASTROP COUNTY, TEXAS, BEING ALL OF LOT 1 OF THE FINAL PLAT OF PECAN PARK COMMERCIAL, BLOCK 8, LOT 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 7, PAGE 18A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, BEING ALL OF COMMON AREA 1 OF PECAN PARK COMMERCIAL PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 5, PAGES 146A-146B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, AND BEING 38.544 ACRES OUT OF A 69.296 ACRE TRACT (TRACT E) CONVEYED TO DM PECAN PARK ASSOCIATES, LTD. BY DEED RECORDED IN VOLUME 1482, PAGE 70, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAVE AND EXCEPT THE 1.844 ACRE TRACT CONVEYED TO CITY OF BASTROP IN DOCUMENT NUMBER 202217342



- LEGEND**
- 1/2" IRON ROD FOUND STAMPED "OD SETSTONE" (UNLESS OTHERWISE NOTED)
 - 1/2" CAPPED IRON ROD SET STAMPED "OD SETSTONE"
 - △ CALCULATED POINT
 - ⊙ GUY POLE
 - ⊛ LIGHT POLE
 - ⊞ WATER VALVE
 - ⊚ CLEAN OUT
 - ⊛ FIRE HYDRANT
 - ⊞ WATER METER
 - ⊚ WATERMETER MANHOLE
 - ⊞ BURIED FIBER OPTIC CABLE
 - ⊚ CABLE PEDESTAL
 - OVERHEAD ELECTRIC LINE
 - WIRE FENCE
 - B.S.L. BACK OF CURB
 - B.O.C. BACK OF CURB
 - P.U.E. PUBLIC UTILITY EASEMENT
 - ⊞ TRANSFORMER



Line Table

Line #	Length	Direction
L1	30.37	S87°44'01"W
L2	153.79	S88°43'47"E
L3	88.24	S88°30'30"W
L4	80.00	S01°46'55"E
L5	243.18	N07°24'28"W
L6	65.58	S88°42'04"E
L7	83.44	S21°17'56"W
L8	60.00	N87°44'01"E

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DBL34
C1	171.35	410.00	S79°16'35"E	170.11	86.94	2756'44"
C2	39.27	25.00	S48°46'55"E	35.36	25.00	970'00"
C3	144.84	365.00	S09°54'47"W	143.70	73.38	22'42'20"
C4	39.49	25.00	N42°20'41"E	35.51	25.22	972'58"

Carlson, Brigrance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Carron Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5565

AUSTIN MARKET REPORT

AUS

MARKET INSIGHTS · 3Q24



3.4%

Austin Unemployment Rate



14.8%

YoY New Home Starts Up



-5.5%

YoY New Home Closings Down

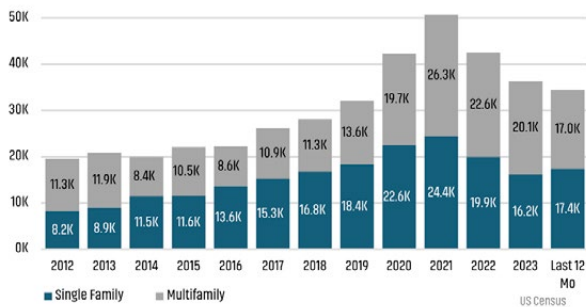


\$542,171

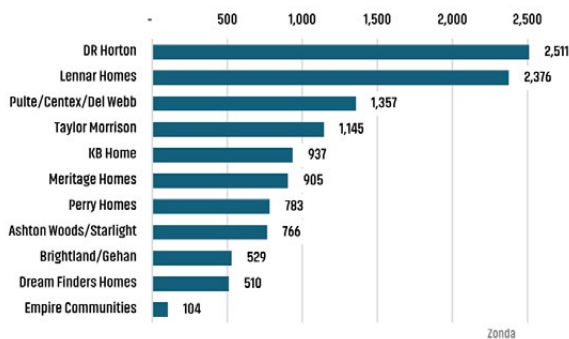
Average New Home Price

NEW HOUSING TRENDS¹

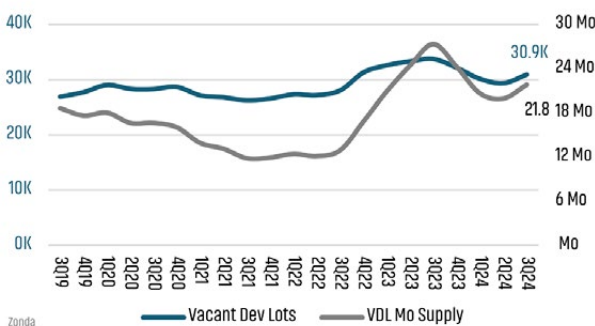
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS



Sep 2023: 14,813
 Sep 2024: 16,998
 ▲ 14.8%

ANNUALIZED NEW HOME CLOSINGS

-5.5%

Sep 2023: 20,203
 Sep 2024: 19,097

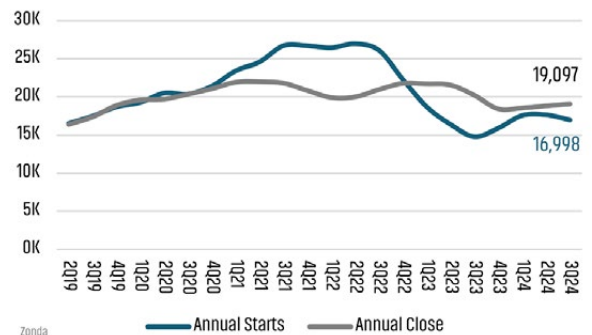


AVERAGE NEW HOME PRICE



Sep 2023: \$555,947
 Sep 2024: \$542,171
 ▼ -2.5%

Annual Starts vs Closings



MLS RESALE STATISTICS - SINGLE FAMILY HOMES²

ANNUALIZED CLOSED SALES

Sep 2023: 30,593
 Sep 2024: 30,210
 ▼ -1.3%

MONTHS OF INVENTORY

Sep 2023: 4.0 Mo
 Sep 2024: 4.6 Mo
 ▲ 0.6 Mo

MEDIAN SALE PRICE

Sep 2023: \$450,000
 Sep 2024: \$425,000
 ▼ -5.6%

ANNUALIZED SALES VOLUME

Sep 2023: \$17.7B
 Sep 2024: \$17.0B
 ▼ -3.6%

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

AUSTIN

Sep 2023	Sep 2024
3.5%	3.4%
▼ -0.1%	

TEXAS

Sep 2023	Sep 2024
3.9%	4.1%
▲ 0.2%	



TOTAL NONFARM EMPLOYMENT (in thousands)

AUSTIN

Sep 2023	Sep 2024
1,411	1,451
▲ 2.8%	

TEXAS

Sep 2023	Sep 2024
14,537	14,819
▲ 1.9%	



EMPLOYMENT CHANGE

AUSTIN

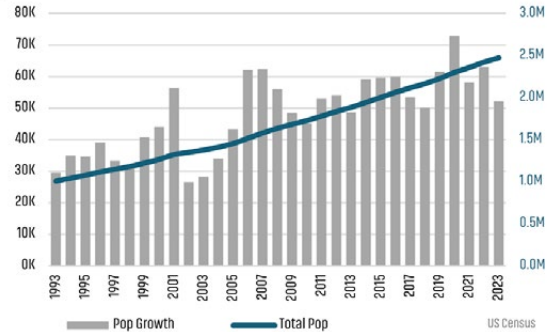
Annualized Employment Change
2.3%

TEXAS

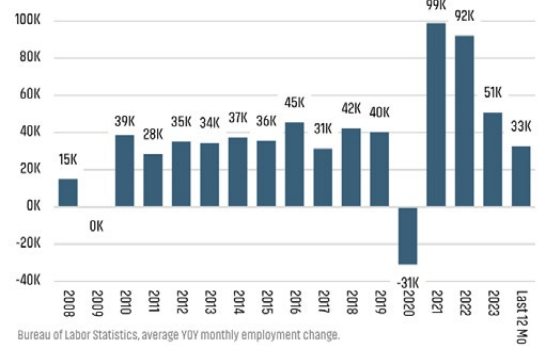
Annualized Employment Change
1.8%



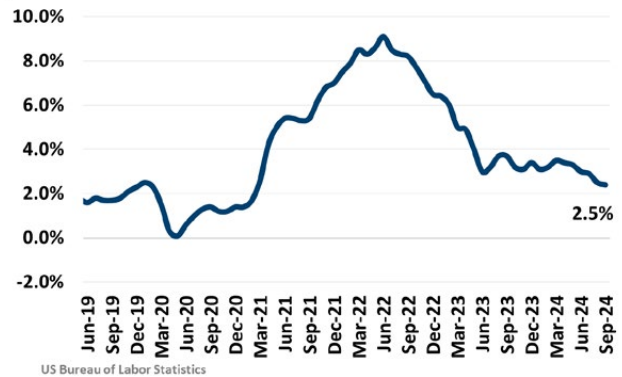
Population Growth & Total Population



Change in Employment



US Inflation Rate

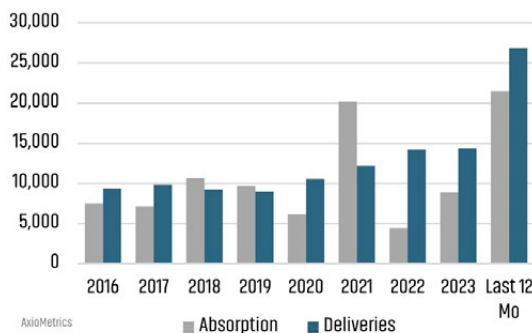


30 Year Fixed Mortgage Rate

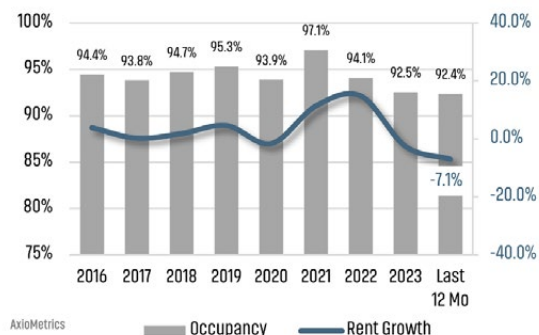


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



Sources: (2) US Bureau of Labor Statistics
*Seasonally Adjusted



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.

Land Advisors Organization

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Kirk Laguarta Designated Broker of Firm	60656241	klaguarta@landadvisors.com	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Hal Guggolz Sales Agent/Associate's Name	628945	hguggolz@landadvisors.com	210-416-6276
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Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

The information in this email and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. TXBastrop283696 - 01.13.2025.



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