

540 HWY 71W FRONTAGE | BASTROP, TX



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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT A CAPITAL AND LAND ADVISOR FOR MORE DETAILS.**

INVESTMENT OVERVIEW

Capital and Land Advisors is pleased to present the opportunity to acquire a **14.919-acre development parcel** located at **540 Highway 71 West, Bastrop, Texas** (the “Property”). This offering represents a prime development opportunity in one of the **fastest growing corridors in Central Texas**. The parcel can be divisible depending on use.

The city of Bastrop is the center of commerce for **rapidly growing Bastrop County**. The trade area population is approaching 200,000 with **11% growth** forecasted by 2030. Economic expansion is being driven by the **growing presence of Tesla, SpaceX, The Boring Company**, and the established **headquarters of X (formerly Twitter)**. SpaceX is developing the Gigasat factory in Bastrop, Texas. This factory will be a 11-million, square-foot campus over 1,000 acres. The focus will be producing next generation AI satellites with initial production targeted to begin in late 2027. Due to this recent economic and residential growth, commercial and retail development has yet to catch up with demand.

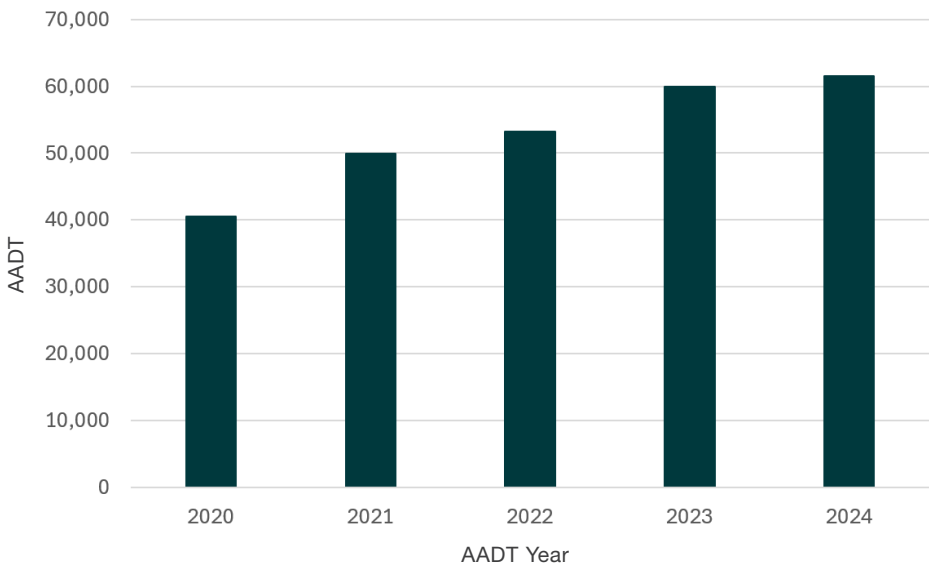
The Property’s **frontage on Hwy 71**, the primary retail corridor within the Bastrop Trade Area, provides **exceptional traffic counts** (61,500 vpd) and **strong visibility**.

The Property’s **PDD overlay aligns with market demand** while providing flexibility, specifically allowing commercial, retail, multifamily, and mixed residential land uses. All **utilities are adjacent to the site** including water & wastewater (City of Bastrop) and electric service (Bluebonnet).

The nearby Sendero Mixed Use Development and Burleson East will introduce new retail, dining, hospitality, and residential components, further strengthening the long-term commercial viability of the Hwy 71 corridor.

The convergence of an **approved PDD**, a strategic **highway-frontage** location, **rapid population growth**, **strong economic drivers**, and **readily available utilities** make this 14.919-acre parcel an ideal candidate for high-value, commercial development.

TRAFFIC ANALYSIS - HWY 71



OVERVIEW	
Price	To Be Determined
Address	540 Hwy 71W, Bastrop, TX
Parcel IDs	72237 (Bastrop County)
Acreage	14.919 Acres
Frontage	Hwy 71 - 368 Ft
Zoning	PDD (Planned Development District)
Floodplain	100% Buildable; No 100-Year Floodplain
Utilities: Water / WW	City of Bastrop
Utilities: Electric	Bluebonnet Co-op

BASTROP TRADE AREA



retail strategies // retail academy

Custom Trade Area Demographics



195,001

Population



\$81,072

HH Income
Median



149,071

Daytime Pop



76,244

Households

Peer Analysis

The Peer Analysis, developed by Retail Strategies and Tetrad, identifies retail areas with similar demographics and retail characteristics. It uses data from a 5 or 10 minute drive time from major comparable retail corridors across the country.

Lake Jackson, TX	121 Highway 332 W
Angleton, TX	1801 N Velasco St
Granbury, TX	735 E Highway 377
Princeton, TX	701 W Princeton Dr
Greenville, TX	7401 Interstate Highway 30
Corpus Christi, TX	3829 US Highway 77
Boerne, TX	1381 S Main St

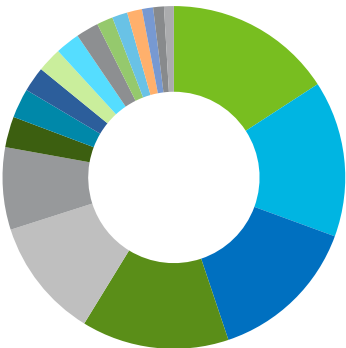
Bastrop, Texas



Market Guide



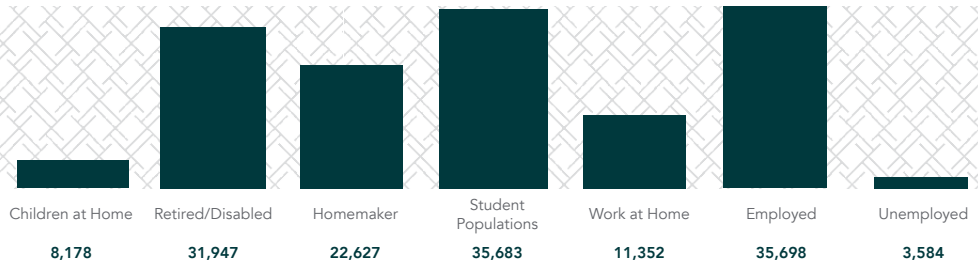
GAP Analysis



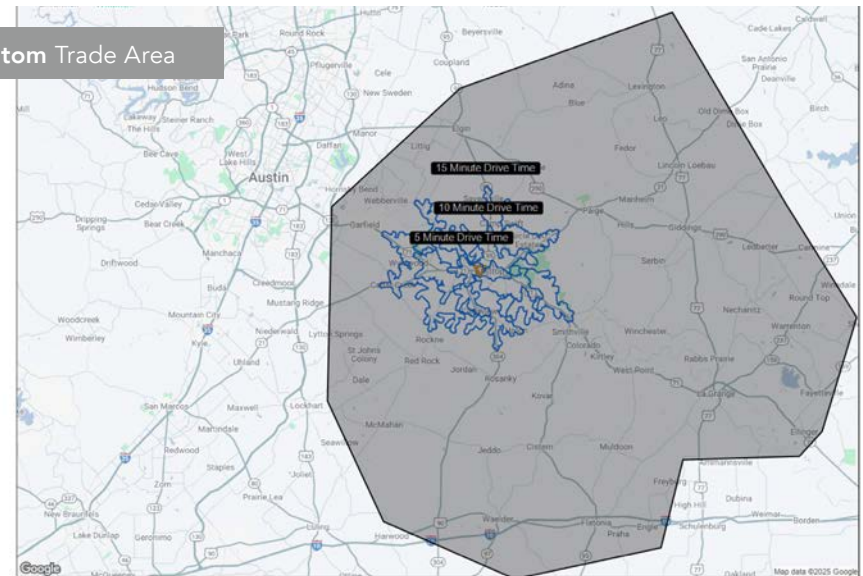
\$1,031,323,046 (CTA Demos)

Limited-Service Eating Places	\$163,383,397
Full-Service Restaurants	\$152,022,537
Other General Merchandise Stores	\$147,116,780
Building Material & Supplies Dealers	\$143,496,798
Health & Personal Care Stores	\$116,615,827
Clothing Stores	\$80,096,126
Special Food Services	\$29,973,163
Sporting Goods/Hobby/Musical Instrument	\$28,668,873
Home Furnishings Stores	\$24,363,391
Electronics & Appliance Stores	\$23,828,656
Department Stores	\$23,715,794
Shoe Stores	\$22,030,446
Jewelry, Luggage, & Leather Goods	\$15,741,992
Auto Parts, Accessories, & Tire Stores	\$14,931,999
Book, Periodical, & Music Stores	\$14,522,457
Grocery Stores	\$10,821,392
Bars/Drinking Places	\$10,448,994
Beers, Wine, & Liquor Stores	\$9,544,424

Daytime Population



Custom Trade Area



SPROUTS
FARMERS MARKET

PET SMART

LONGHORN
STEAKHOUSE

LOWE'S

Academy
SPORTS+OUTDOORS

HOBBY LOBBY

BEST BUY

SUBWAY

Chick-fil-A

H-E-B
plus!

O'Reilly
AUTO PARTS

Starbucks

W
WHATABURGER

TSC

TRACTOR SUPPLY CO

Chicken EXPRESS

Shell

Chevron

Wendy's

BURGER KING

Walmart

Advance Auto Parts

McDonald's

DQ

TACO BELL

AT&T

71
TEXAS

Ascension Seton

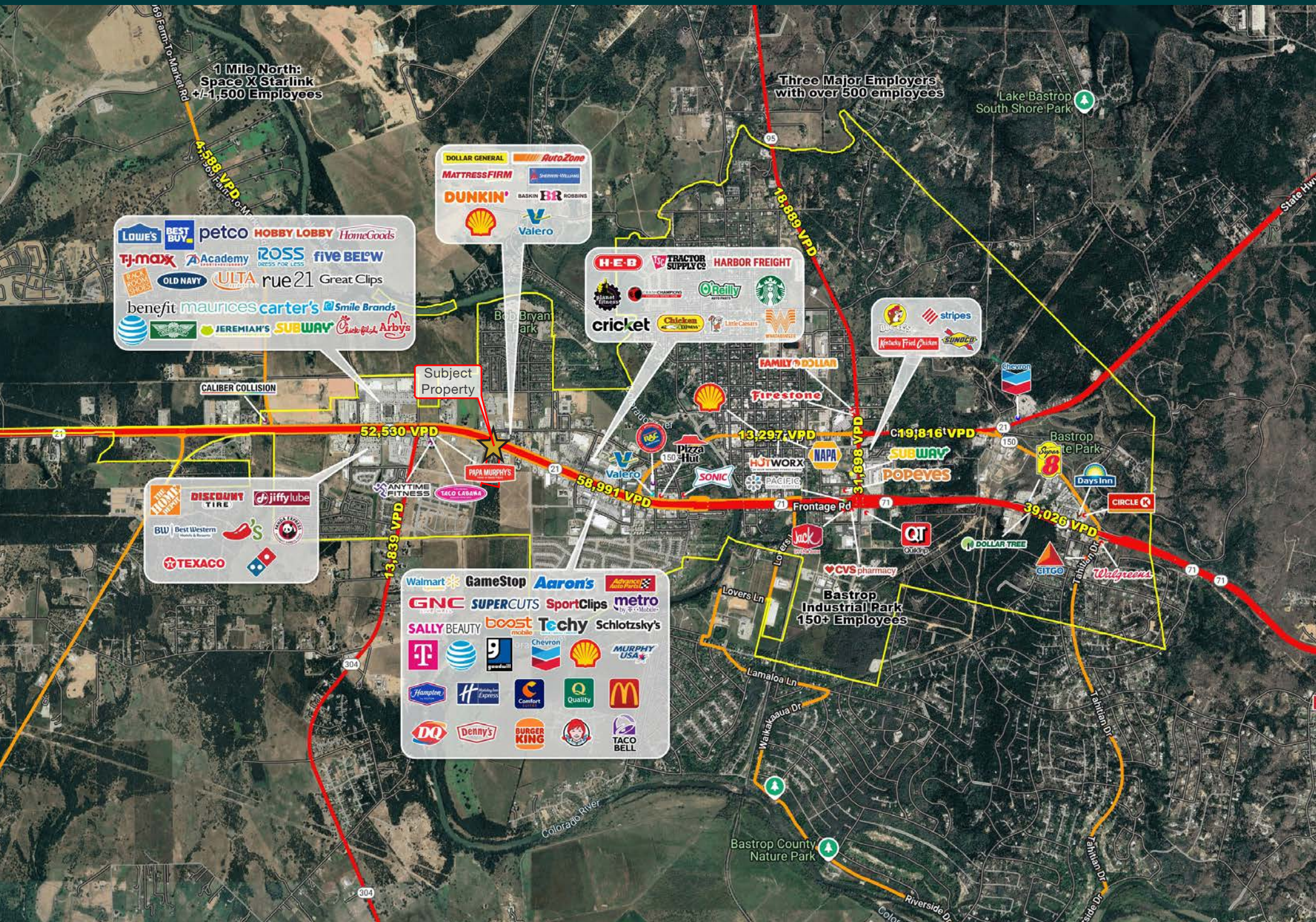
DISCOUNT TIRE

THE HOME DEPOT

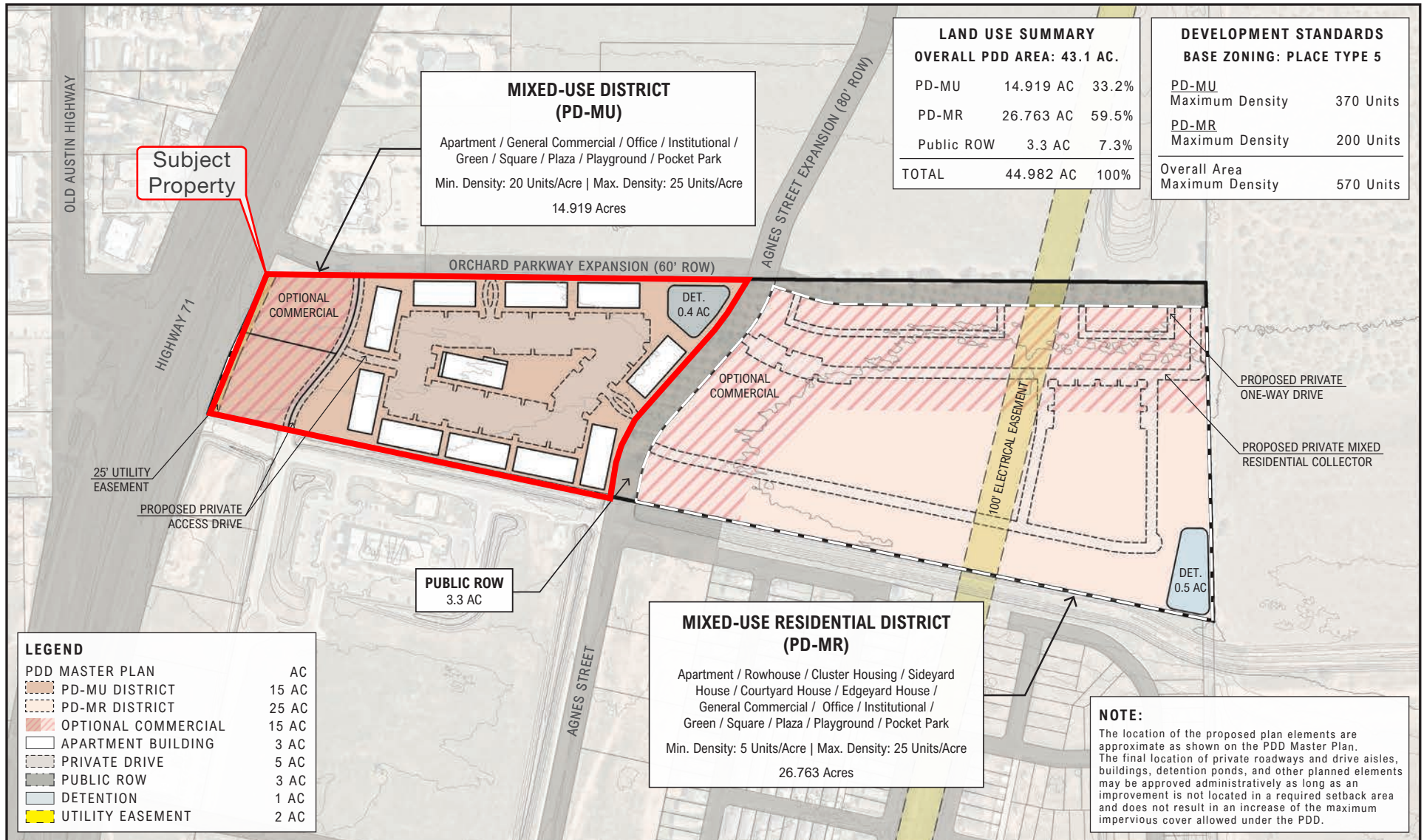
BW | Best Western
Hotels & Resorts

Pepper's

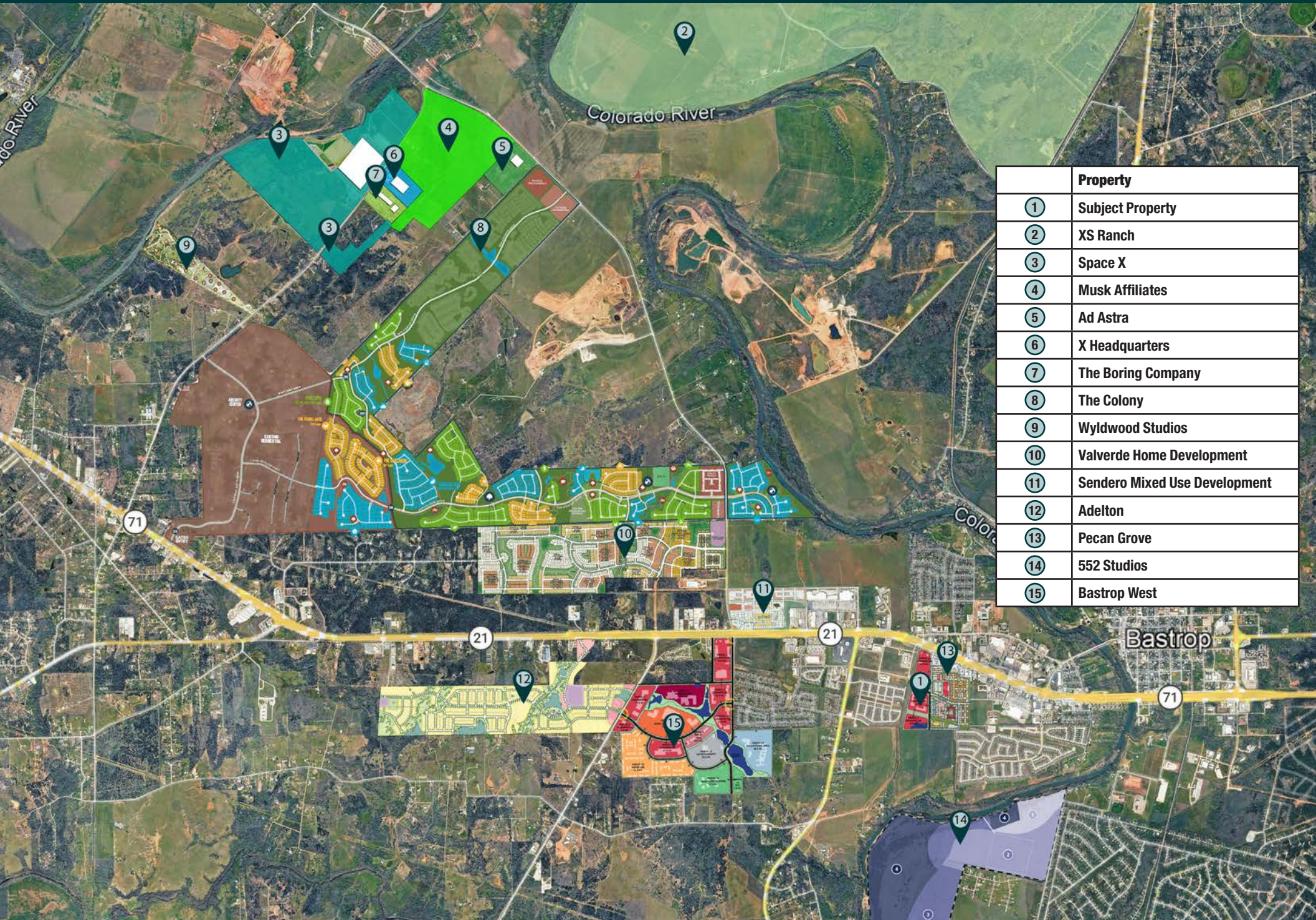
Dominos Pizza



Existing PDD diagram below can be revised for change in use.







	Property
①	Subject Property
②	XS Ranch
③	Space X
④	Musk Affiliates
⑤	Ad Astra
⑥	X Headquarters
⑦	The Boring Company
⑧	The Colony
⑨	Wyldwood Studios
⑩	Valverde Home Development
⑪	Sendero Mixed Use Development
⑫	Adelton
⑬	Pecan Grove
⑭	552 Studios
⑮	Bastrop West





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-2



540 HWY 71 W FRONTAGE

BASTROP TX

EXCLUSIVELY LISTED BY

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