1670 HWY. 71

BASTROP, TX

A fully occupied strip center positioned along Bastrop's dominant retail corridor with unmatched visibility and medical credit tenancy.

OFFERING MEMORANDUM | JLL

EXECUTIVE SUMMARY

Jones Lang LaSalle ("JLL") is pleased to present the opportunity to acquire 1670 Hwy. 71 (the "Property"), a 8,382-square-foot, 100%-leased retail asset strategically positioned along the primary commercial corridor in Bastrop, Texas. Located on Highway 71, the Property benefits from exceptional visibility, strong regional accessibility, and direct exposure to one of the fastest-growing trade areas east of Austin.

1670 Hwy. 71 is shadow anchored by Buc-ee's, one of the most powerful retail traffic drivers in Texas, generating consistent consumer activity and drawing visitors from throughout Central Texas and beyond. The surrounding corridor continues to experience significant residential and commercial growth as Bastrop emerges as a preferred destination for both residents and businesses seeking proximity to the Austin MSA.

Currently 100% occupied, 1670 Hwy. 71 offers investors stable in-place cash flow from a fully leased asset with limited near-term leasing risk. The Property's location within a rapidly expanding market, combined with its proximity to Buc-ee's and the continued growth of Bastrop's population and consumer base, positions it to benefit from sustained tenant demand and long-term rent growth.

With durable in-place income, strong corridor fundamentals, and irreplaceable frontage along Highway 71, 1670 Hwy. 71 represents a compelling opportunity to acquire a stabilized retail investment in one of Central Texas' most dynamic and high-growth submarkets.

PROPERTY OVERVIEW	
Property:	1670 Highway 71 E, Bastrop, TX 78602
Size:	8,382
Occupancy:	100%
Key Tenants:	PDS Texas Dental Services, Domino's Pizza, Padgett Hearing Aid Center, Fast Aid Urgent Care
WALT:	5.7 years
% Below Market:	46.4%
Year Built:	2017
Acreage:	1.35
Parking Ratio:	4.48 / 1,000 SF

DEAL TEAM

EXECUTION TEAM

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INVESTMENT HIGHLIGHTS

SHADOW-ANCHORED BY POWERFUL RETAIL DRIVER, BUC-EE'S

Adjacent to Buc-ee's, one of Texas' strongest consumer traffic generators, enhancing exposure and tenant demand

PREMIER POSITIONING BETWEEN ATX AND HTX, BOASTING 55K+ VPD VISIBILITY

Strategically positioned along Highway 71 between Austin and Houston, benefiting from visibility along one of Central Texas' most heavily traveled corridors

HIGH GROWTH BASTROP MARKET WITH EXCELLENT FUNDAMENTALS

Bastrop ranks among the fastest-growing markets in Central Texas, with population growth exceeding 28% since 2020 and household incomes surpassing $98,000, supporting robust retail fundamentals and sustained tenant demand along the Highway 71 corridor


BASTROP MODERN DENTISTRY
Domino's
DENTISTRY
Domino's

SHADOW-ANCHORED BY POWERFUL RETAIL DRIVER, BUC-EE'S

The Property benefits from a premier location directly across from Bastrop's high-volume Buc-ee's destination, one of Texas' most recognized retail traffic generators. This positioning drives exceptional visibility, sustained consumer traffic, and strong co-tenancy appeal, enhancing customer draw and long-term tenant demand along the Hwy 71/TX-95 commercial corridor.

#1
CONVENIENCE STORE IN A 30 MILE RADIUS

#13
CONVENIENCE STORE IN TEXAS

110K
AVG. WEEKLY VISITORS

+5.4%
YOY VISITS


BUC-EE'S
30K VPD
71
1670 HWY. 71

PREMIER POSITIONING BETWEEN ATX AND HTX

Strategically positioned along Highway 71 between Austin and Houston, benefiting from visibility along one of Central Texas' most heavily traveled corridors.

Approximately 30 miles from Downtown Austin and 133 miles from Downtown Houston.

The surrounding trade area features a population of over 30,000 residents within a 5-mile radius.

ROBUST SURROUNDING DEMOGRAPHICS
(5 MILES)

Households	11,210
Total Daytime Employment Population	10,802
Median Home Value	$349,640
Average Household Income	$98,307
Apartment Units	2,280
Population Growth Since 2020	28.5%
Annual Consumer Spending Power	$376M
Hold a Bachelor's Degree or Higher	29.0%

EXPLOSIVE RESIDENTIAL GROWTH IN BASTROP

23,743
POPULATION 2020

30,508
POPULATION 2025

35,088
PROJECTED POPULATION 2030

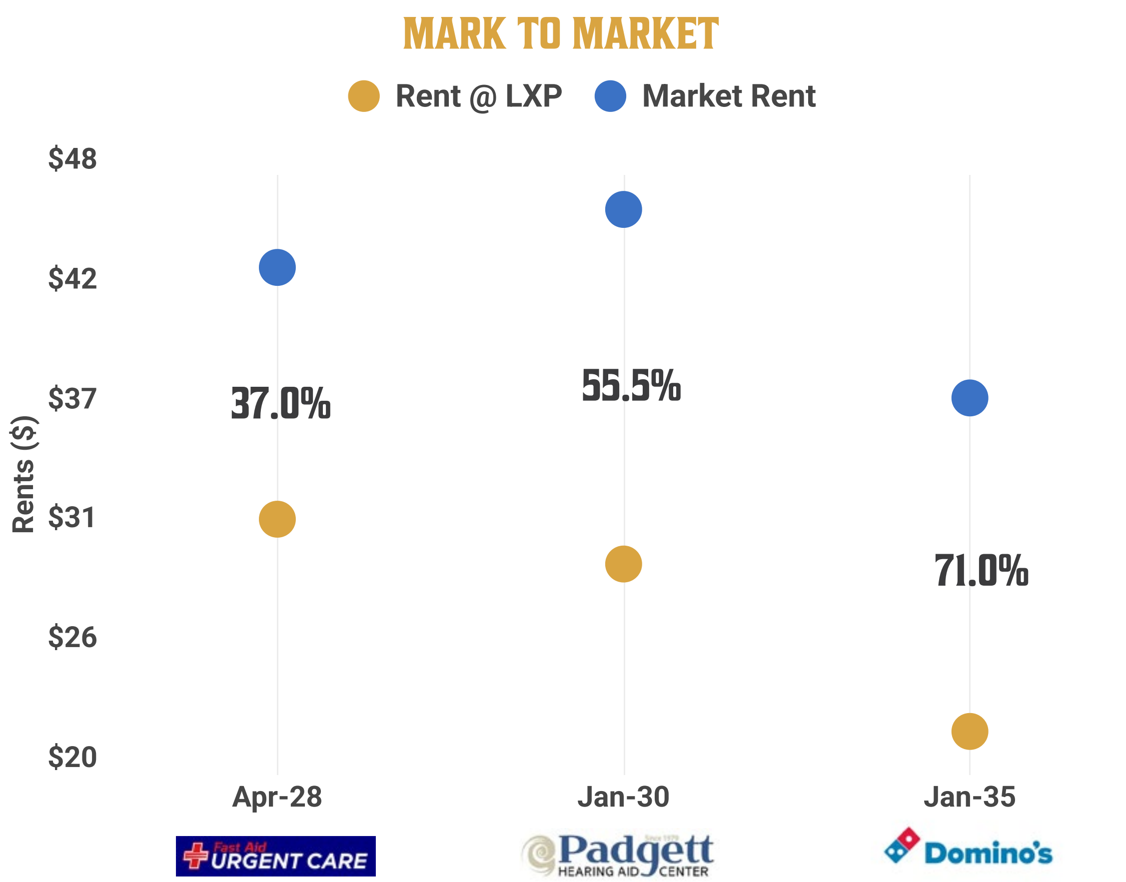
43.5%
CUMULATIVE GROWTH

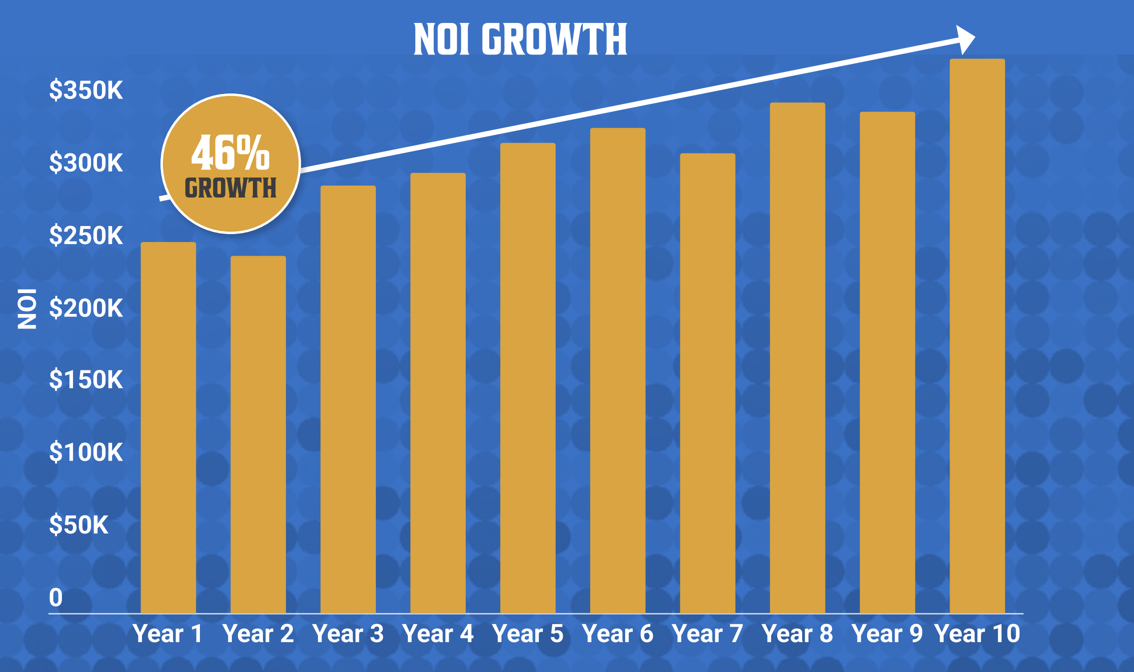
DURABLE CASH FLOWS BACKED BY MEDICAL TENANCY

100% LEASED

86% IN-PATIENT MEDICAL TENANCY

5.7 YEARS WALT


MARK TO MARKET
Rent @ LXP
Market Rent
$48
$42
$37
$31
$26
$20
Rents ($)
37.0%
55.5%
71.0%
Apr-28
Jan-30
Jan-35
Fast Aid URGENT CARE
Padgett HEARING AID CENTER
Domino's


NOI GROWTH
46% GROWTH
$350K
$300K
$250K
$200K
$150K
$100K
$50K
0
NOI
Year 1
Year 2
Year 3
Year 4
Year 5
Year 6
Year 7
Year 8
Year 9
Year 10


Fast Aid
URGENT CARE


Domino's

BASTROP RETAIL OVERVIEW

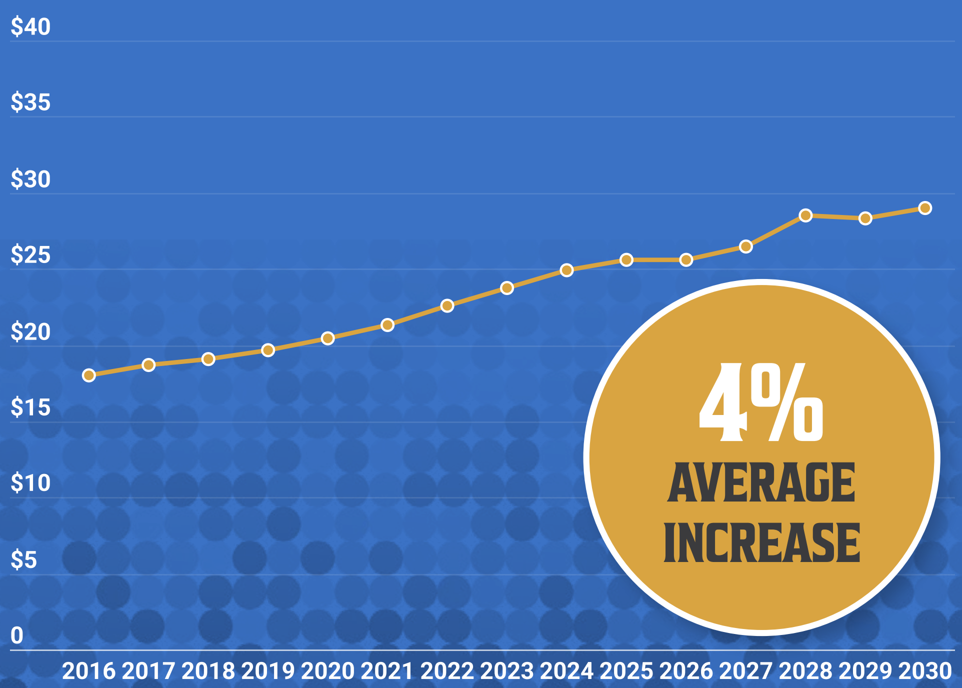
The Bastrop retail market continues to demonstrate exceptional strength, supported by extremely limited vacancy and steady demand from the area's rapidly growing population. Current occupancy stands at approximately 99.6%, reflecting a highly constrained supply environment and sustained retailer interest.

Market fundamentals remain healthy, with occupancy consistently exceeding 99% in recent years. This stability has supported continued rent growth while reinforcing Bastrop's position as an attractive retail destination.

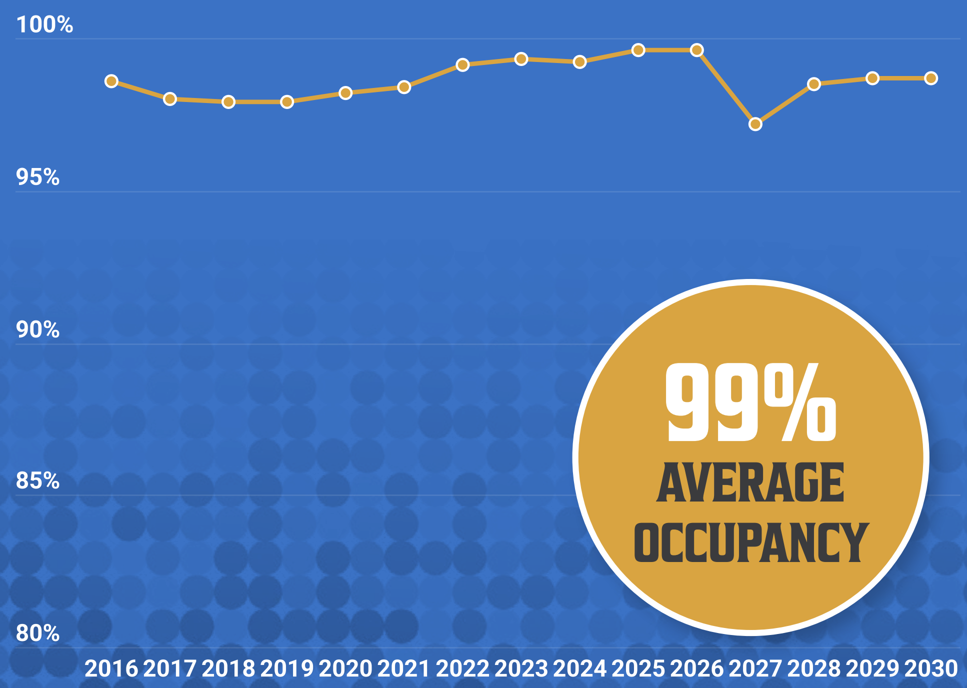
Retail rents increased from approximately $24.90 per SF in 2024 to $25.62 per SF in 2025 and are projected to continue rising over the coming years, reaching roughly $29.00 per SF by 2030.

With exceptionally high occupancy, consistent rental growth, and strong demographic tailwinds, Bastrop offers a compelling retail environment positioned for sustained long-term performance.

BASTROP RETAIL RENT GROWTH



BASTROP RETAIL HISTORICAL OCCUPANCY



4.3M
SF TOTAL RETAIL INVENTORY

0.6%
AVERAGE VACANCY RATE

4.5%
AVERAGE RENT INCREASE (5-YEAR)

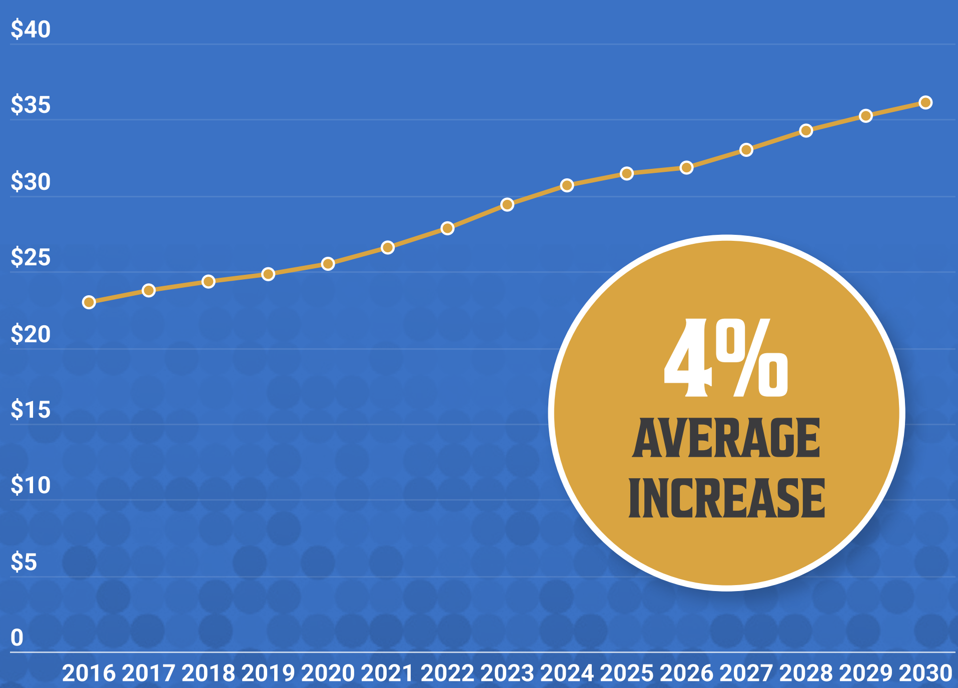
AUSTIN RETAIL OVERVIEW

The Austin retail market demonstrates impressive stability and consistent performance. The current vacancy rate is 3.3%, remaining historically low despite a slight increase from 2.9% a year ago, primarily due to an uptick in uncommitted deliveries. The market's equilibrium is maintained by robust leasing activity, bolstered by an expanding consumer population and rapidly growing affluent households throughout the city.

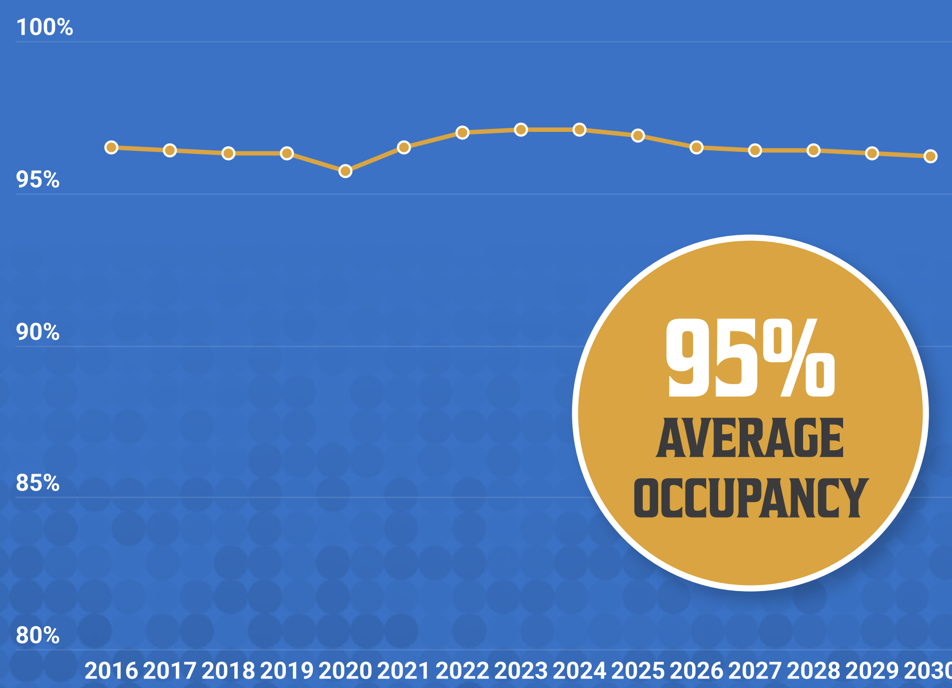
New construction activity remains substantial, with 3.1 million SF currently underway—70% of which is preleased. This largely build-to-suit development pipeline has kept the market balanced, supporting strong absorption of 1.3 million SF between 25Q2 and 26Q1, ranking fifth nationally. Projections show the vacancy rate remaining in the mid 3% range through 2026, a clear signal of market stabilization.

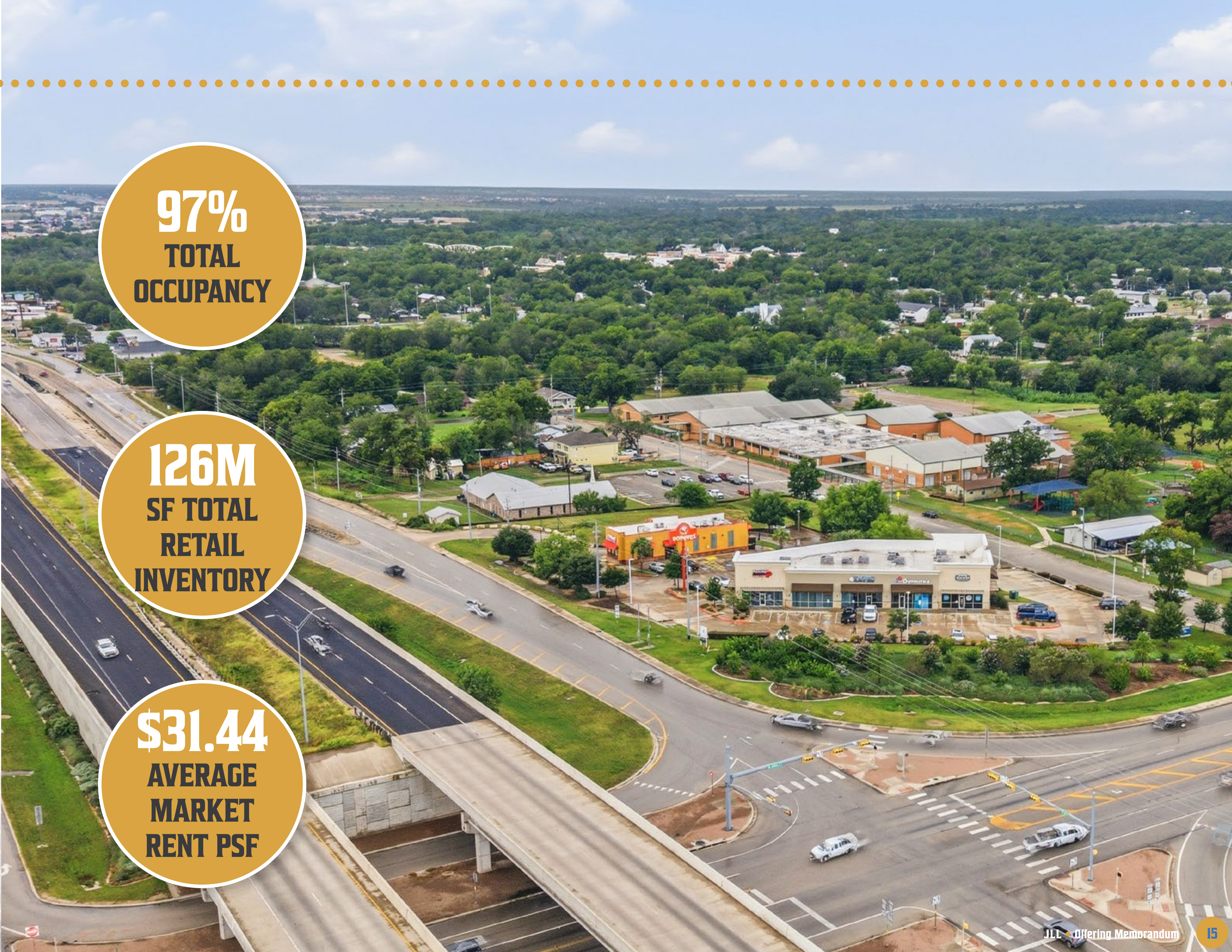
The market is also experiencing steady momentum in rental rates. While rent growth of 1.2% over the past four quarters has moderated from pandemic-era peaks, it reflects a healthy normalization supported by robust fundamentals. Given the tight market conditions, strong population growth, and a history of exceptional occupancy, Austin presents a uniquely compelling and durable retail environment.

AUSTIN RETAIL RENT GROWTH



AUSTIN RETAIL HISTORICAL OCCUPANCY





97%
TOTAL OCCUPANCY

126M
SF TOTAL RETAIL INVENTORY

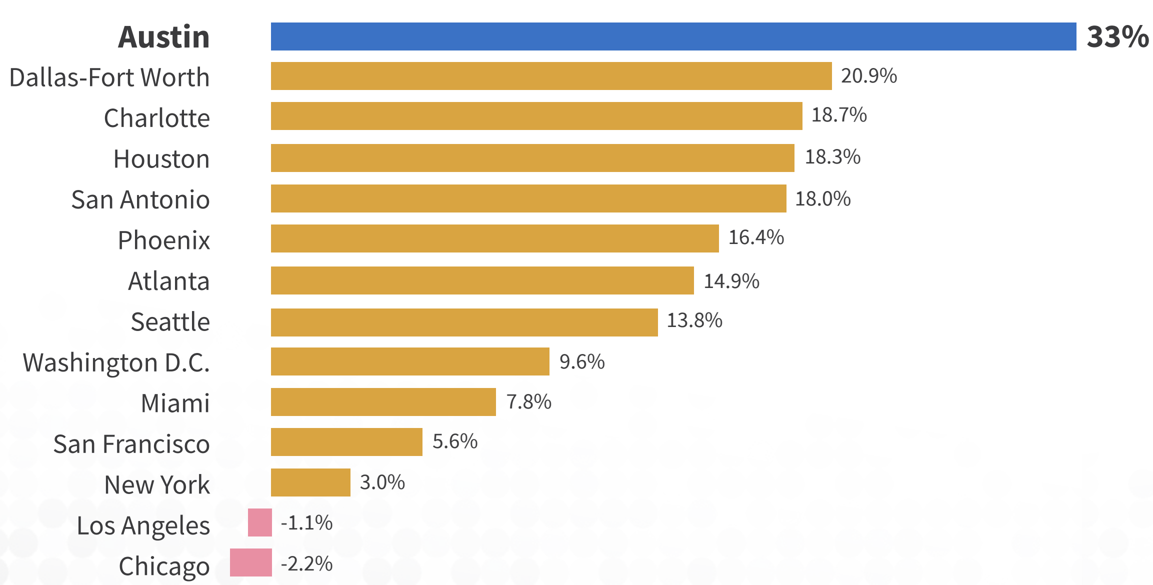
$31.44
AVERAGE MARKET RENT PSF

THE AUSTIN STORY

AUSTIN, TEXAS

Austin has transformed from a quiet state capital into one of the fastest-growing metros in the country. Universally regarded for its thriving economy and prosperous employment opportunities, Austin's quality of life truly sets it apart from other cities. People are drawn to the city's cultural vitality, outdoor spaces, and vibrant food and entertainment scene. Known as the "Live Music Capital of the World," Austin boasts hundreds of music venues and is home to SXSW and ACL Music Festival, two of the largest media events in the nation. Austin is celebrated for its enchanting natural beauty and oasis of outdoor activities found in more than 300 parks, 20,000 acres of green space, and 227 miles of trails. Austinites enjoy the lowest rent to income ratio in the country, no state income tax, and the highest per capita income in the state. Ranking 5th nationally for population growth in 2025, Austin shows no signs of slowing down. The city is projected to outpace other major metros in both employment growth and GDP expansion over the next five years, cementing its position as one of the country's most dynamic economic engines.

2015-2025 POPULATION GROWTH (%)



33%

10-Year Population Growth

2015-2025

43%

10-Year Employment Growth

The metro is projected to grow employment another 8% through 2029

1,045+
Expansions and Relocations
since 2019

#12
Largest United States Cities

#1
Best Performing Cities
Milken Institute, 2024

#3
in U-Haul's Migration Rankings
2025

CORPORATE DESTINATION

TESLA:
$10B Investment, 21,000+ Direct Jobs, headquartered in Austin

SAMSUNG:
$45B Investment, 4,500+ Direct Jobs

APPLE:
$1B Investment, 9,000+ Direct Jobs

ORACLE:
3,000+ Direct Jobs, headquartered in Austin

DELL TECHNOLOGIES:
13,800+ Direct Jobs, headquartered in Austin

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1670 HWY. 71