



ARMSTRONG PROPERTIES



LAND FOR SALE

TBD Shiloh Road
Bastrop, Texas 78602

ArmstrongPropertiesTX.com



LAND FOR SALE

Property Overview:

Offered at \$2,025,000

+/- 27 Acres

- AQUA Water Feasibility Study for 33 LUEs & Fire Flow Study for Bastrop ESD #1 Requirements are COMPLETED!
- Preliminary Residential Development Site Plan Available!
- NO RESTRICTIONS
- NO ZONING
- NO FLOODPLAIN





Boundary lines are approximate and for illustrative purposes only.



Boundary lines are approximate and for illustrative purposes only.

27 Acres of open, cleared land located just 1 mile south of TX-21 and 2 miles from HWY 71 & FM 1209 intersection at the southeast corner of N Gaines Road and Shiloh Road (paved county maintained roads).

The property is minutes from Bastrop, being in the Bastrop ETJ and Bastrop ISD. This property has so many possibilities for development, industrial use, commercial, agribusiness, or investment. Currently under agriculture valuation via hay production with taxes estimated at \$57/year.

Great opportunity to turn a profit in the fast growing Eastern Bastrop County! Less than 5 miles to Elon Musk's Boring Company and only 19 miles to Austin-Bergstrom International Airport.



Location Overview



Location Overview



Location Overview







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 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.

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.

Armstrong Properties	604426	info@armstrongpropertiestx.com	(979)567-7653
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jessica Armstrong	574391	jessica@armstrongpropertiestx.com	(979)777-5396
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Melanie Moore	633878	melanie@armstrongpropertiestx.com	(979)224-4501
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Armstrong Properties, 115 W. Beck St. Caldwell TX 77836

Phone: 9792344501

Fax:

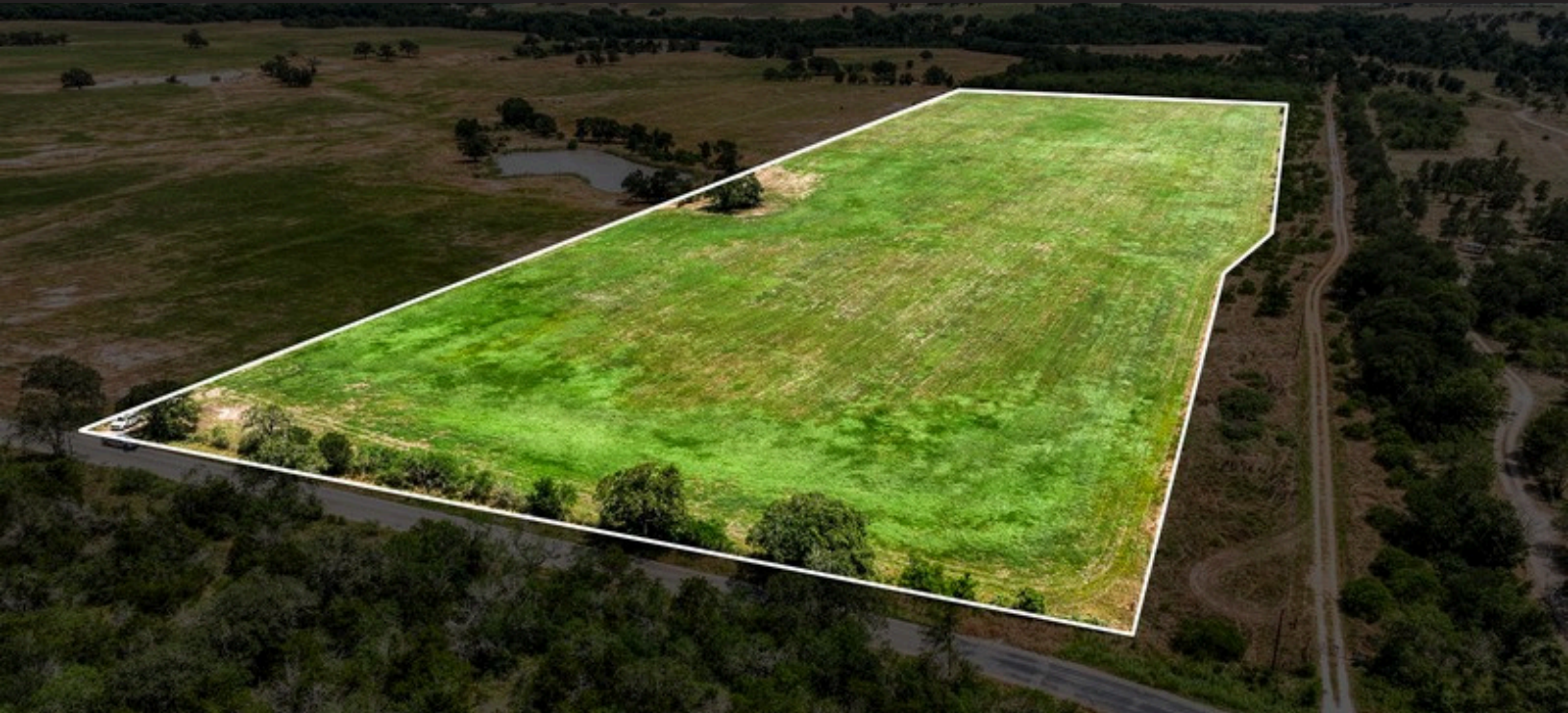
Forms

Melanie Moore

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2205, Dallas, TX 75201 www.lwof.com



TBD Shiloh Road Bastrop, Texas 78602



Melanie A. Moore
Broker Associate

979.224.4501

Melanie@ArmstrongPropertiesTX.com

ArmstrongPropertiesTX.com