

DEVELOPMENT OPPORTUNITY POSITIONED AT EPICENTER OF BASTROP'S TRANSFORMATION



**±22.34
ACRES**

LOWES TJ-maxx
HOBBY LOBBY Academy Chick-fil-A

OPENING
MARCH 6, 2026
SPROUTS
FARMERS MARKET

COMING IN 2026
Coca-Cola Seven Stars

BLAKEY LN

BLAKEY LN EXTENSION

Bastrop Middle School

Riverside Middle School

21

OLD AUSTIN HWY

BW | Best Western
Hotels & Resorts

THE HOME DEPOT
PANDA EXPRESS
DISCOUNT TIRE

H-E-B

Starbucks

71

Ascension Seton

THE VILLAGE AT
HUNTER'S CROSSING
MF | 181 UNITS

Advance
Auto Parts

Walgreens

McDonald's

THE PRESERVE AT
HUNTER'S CROSSING
MF | 140 UNITS

Walmart
Supercenter

Walmart

AUSTIN

BASTROP

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REED RANCH | 615 W SH 71, BASTROP, TX



SITE DETAILS

[DUE DILIGENCE](#)



ADDRESS

615 W SH 71, Bastrop, TX



SIZE

±22.34 Acres



LAT., LONG.

30.1134225182413, -97.3455112453689



ZONING

MF-1A



PARCEL

R37176



UTILITIES

All Utilities to the Site



TAX RATE

2.100%



IMPACT FEES

~\$950/Unit for Water and ~\$950/Unit for WW



SCHOOLS

Bastrop ISD

Mina Elementary School

Bastrop Middle School

Bastrop High School



LEGAL

A98 BLAKEY, NANCY, ACRES 21.86





PRICE

Call for Pricing: (512) 575-5125

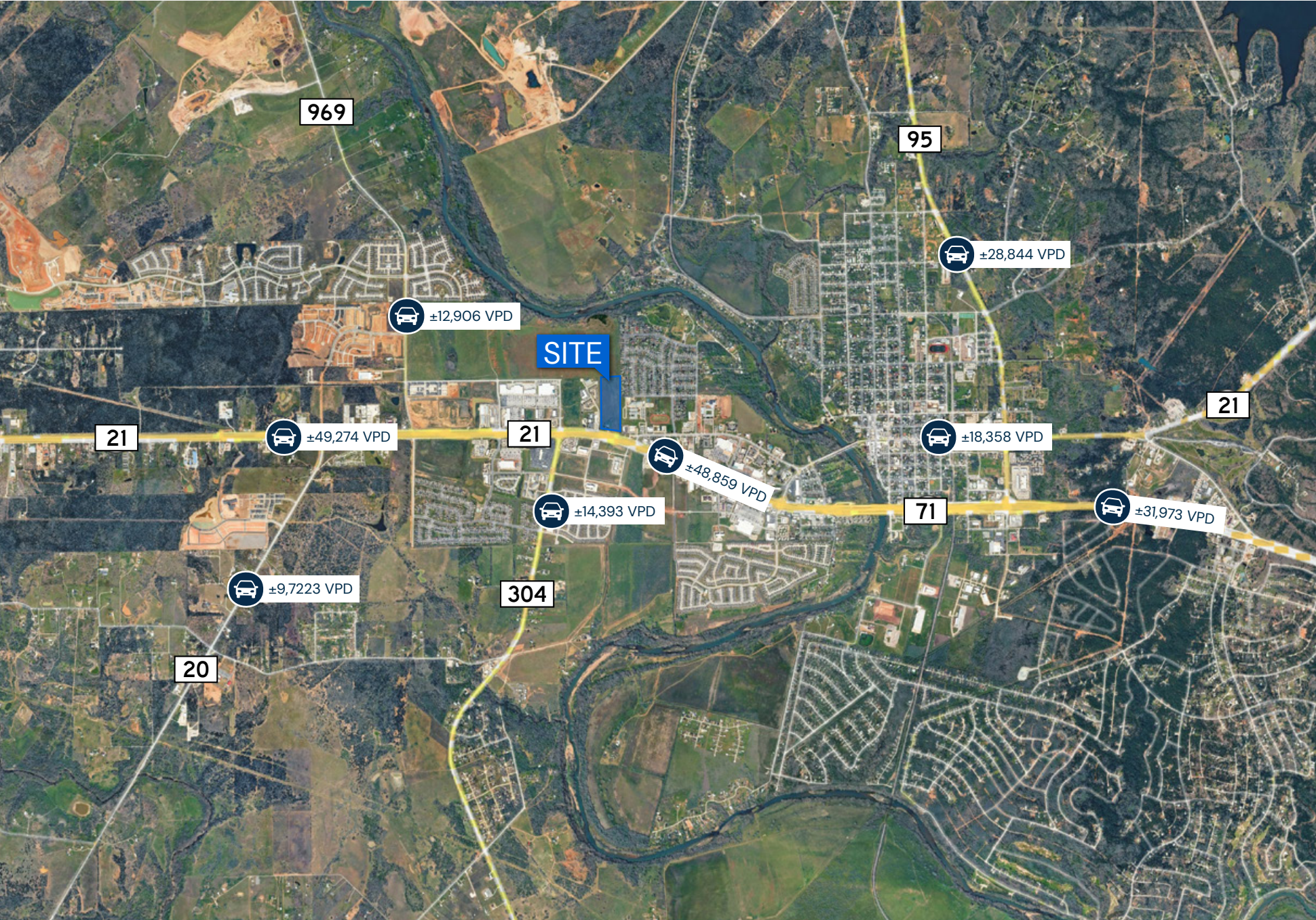


±22.34
ACRES

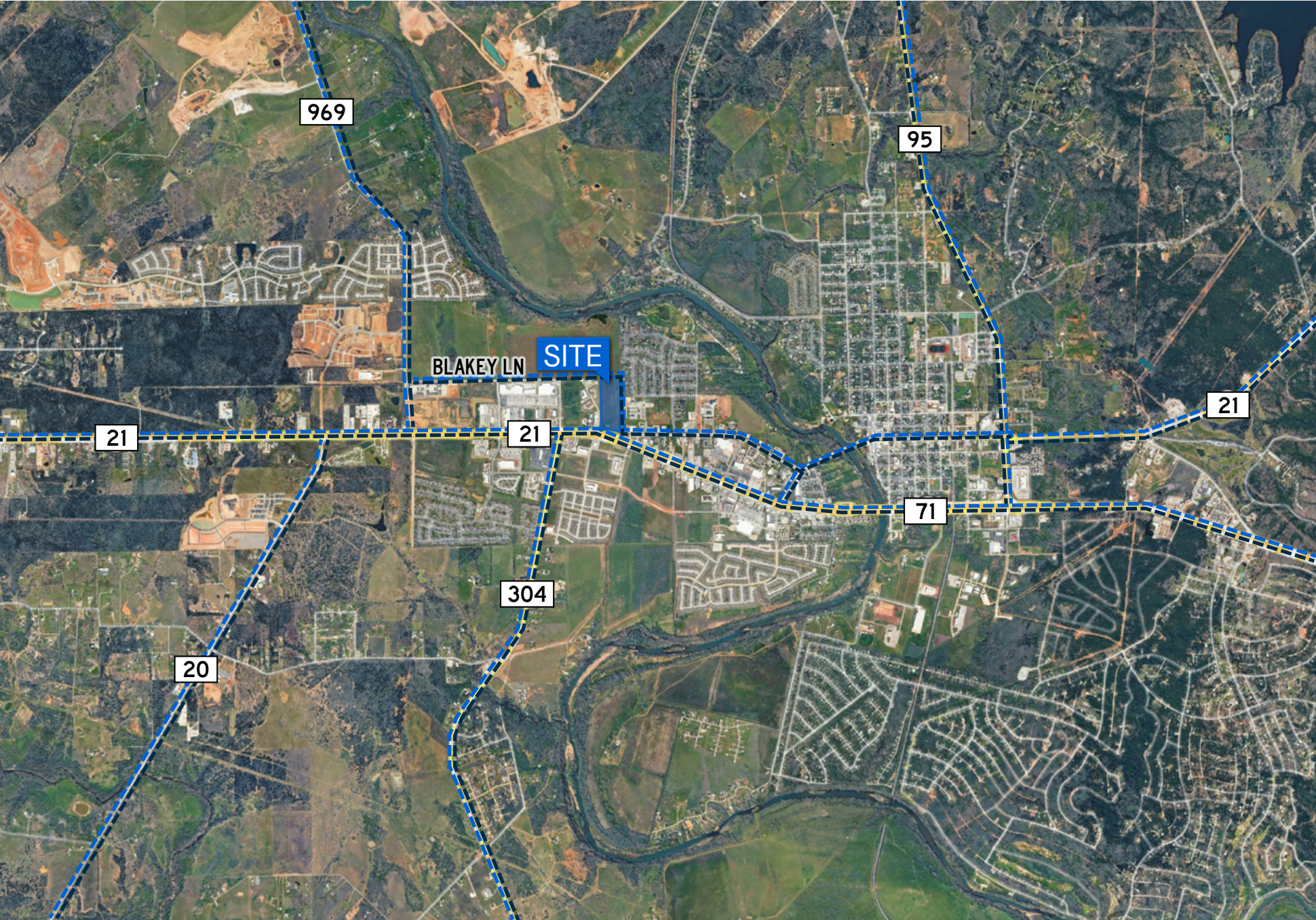
71

 500-Year Floodplain
 100-Year Floodplain

TRAFFIC COUNTS

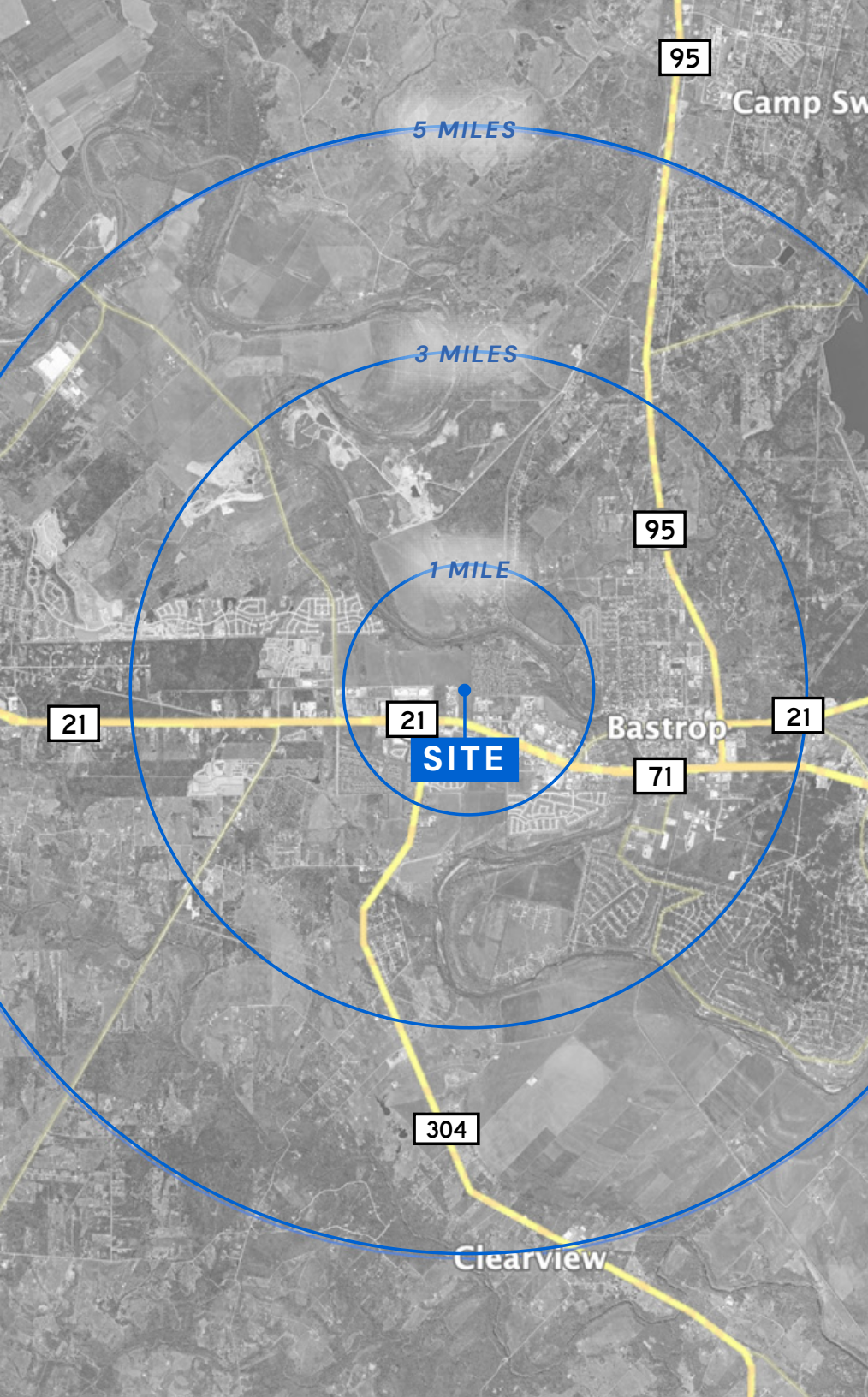


INGRESS / EGRESS



----- INGRESS

----- EGRESS



2025 TAX RATES

CITY OF BASTROP	0.5040
BASTROP COUNTY	0.3505
COUNTY ROAD	0.07821
BASTROP ISD	1.0679
BASTROP COUNTY EMERGENCY SVC	0.1000
TOTAL	2.100

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 POPULATION ESTIMATE	3,688	15,232	27,270
FIVE-YEAR POPULATION PROJECTION	24%	22%	22%
AVERAGE HOUSEHOLD INCOME	\$87,236	\$108,125	\$112,017
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$343,271	\$338,901	\$349,387

ELON MUSK'S BUSINESS EMPIRE

Elon Musk's presence in Bastrop has grown significantly in recent years, turning what was once a quiet rural area into a hub for several of his major businesses and related developments. At the heart of this transformation is **SpaceX**, which operates a large facility in Bastrop focused on manufacturing equipment for **Starlink**, its global satellite internet service; this site has been expanding with investment in new buildings and production space, contributing hundreds of jobs and technological capacity to the local economy.

Just down the road from SpaceX is **The Boring Company**, Musk's tunneling and infrastructure venture. The Boring Company's Bastrop location serves as a headquarters and manufacturing site, producing machinery and equipment that support its tunnel technologies and hosting community-oriented spaces like the Hyperloop Plaza, which includes retail and services for employees and residents.

In addition, Musk relocated the headquarters of **X Corp.** — the parent company of the social media platform formerly known as Twitter — to Bastrop County. This facility includes a safety support center and other operational functions, bringing technology and content moderation jobs to the area.

Musk's footprint isn't limited to just factories and offices. The area has seen supportive developments such as **Snailbrook**, a small enclave of modular homes built for employees, and the establishment of **Ad Astra School**, a private STEM-focused school located near the corporate compound that reflects an effort to build an education ecosystem connected to the region's growing tech economy.

Together, these enterprises have significantly diversified Bastrop County's economy, creating technology, manufacturing, and support roles that are new to the region, while also attracting additional investment and community development around Musk's expanding business operations.



SPACEX

THE
BORING
COMPANY



BASTROP: BEST-KEPT SECRET IN TEXAS

This year, 43 commercial and retail projects (150 acres' worth) are underway in the city, with construction costs exceeding \$89 million.

Helping spur this development is a city of Bastrop population that has increased by 32% since the 2020 census. With a population of over 14,000, community leaders are attuned to the need for appropriate housing options as the city expands. To that end, going hand-in-glove with Bastrop's commercial development is ongoing construction on 174 residential projects this year, approaching \$80 million in construction costs.

LOCATION

- ✓ Growth is Moving East Along Highway 71
- ✓ Within 30–40 Minutes of Downtown Austin and ABIA
- ✓ More Affordable Alternative to Central Austin

MORE AFFORDABLE

- ✓ Lower Home Prices Compared to Austin
- ✓ Larger Lots and Newer Housing Inventory
- ✓ Attractive for Families and Remote Workers

LIFESTYLE APPEAL

- ✓ Colorado River Access
- ✓ Pine Forests and Open Space
- ✓ Small-Town Charm with Proximity to a Major Metro

JOB CREATION

- ✓ SpaceX / Starlink Manufacturing
- ✓ The Boring Co. Headquarters
- ✓ X Corp. Operations
- ✓ Proximity to Tesla Gigafactory and Broader Central Texas Industrial Growth

MARKET MOMENTUM

RECENT ACTIVITY IN BASTROP, TX



RESIDENTIAL

- ▷ Ironwood Subdivision: 290-Acre with 1,000 Units (SF + MF) and 50 Acres of Parkland and Trails
- ▷ Adelton: 1,200+ units
- ▷ The Colony: 2,300 Acres + 4,000 Homes
- ▷ Sendero: 75-Acre Master Plan with retail, apartments, hotel

COMMERCIAL

- ▷ Sprouts Farmers Market Opening March 6
- ▷ HEB and Walmart Open (2 miles)
- ▷ Healthcare and Wellness Centers are Expanding

EMPLOYMENT

- ▷ SpaceX / Starlink: Expanding with 400 New Jobs
- ▷ LS Electric's U.S. Facility: Adding New Jobs
- ▷ \$1.4B Data Center Campus: Cedar Creek
- ▷ Film Industry Growing with Major Production Studio Developments

INFRASTRUCTURE

- ▷ SH-71 Expansion Project with New Overpasses and Frontage Roads to Ease Regional Traffic
- ▷ Blakey Ln Expansion
- ▷ Capital Improvement Plan Focused on Road Expansions (like the Agnes St extension)
- ▷ School Expansions + Utility Upgrades to Support Growth

The convergence of residential growth, commercial investment, and infrastructure improvements positions Reed Ranch at the center of Bastrop's transformation.

DISCOVER BASTROP



DOWNTOWN BASTROP



LOST PINES ARTS CENTER



MCKINNEY ROUGHS NATURE PARK



COPPER SHOT DISTILLERY



BASTROP OPERA HOUSE

Bastrop, TX, known as the “most historic small town in Texas,” is a rapidly growing city of over 14,000 residents located about 30 miles east of Austin on the Colorado River. Established in 1832, it features over 130 historic sites, a charming downtown, and major outdoor attractions like Bastrop State Park. It is becoming a hub for industry and tech,

including Elon Musk’s ventures, SpaceX, and The Boring Company. The town is a gateway to the Lost Pines forest. Key spots include Bastrop State Park (hiking/camping) and Lake Bastrop (fishing/boating), as well as McKinney Roughs Nature Park. A bustling arts community is highlighted by the Lost Pines Art Center and various galleries.

WHY CENTRAL TEXAS

Central Texas excels with a strong economy, rapid job growth, top-tier universities, and a thriving tech and cultural scene.

Combined with its central location, outdoor lifestyle, and steady population growth, it's one of the most dynamic and attractive regions in the country.



67M+
ANNUAL VISITORS

33.8
MEDIAN AGE

1.3M+
POPULATION

1.5%
JOB GROWTH RATE

15.4%
MULTIFAMILY VACANCY RATE

11.7%
INDUSTRIAL VACANCY RATE

\$29.5B
VISITOR SPENDING

INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for voluntary use.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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BROKER NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT		BUYER, SELLER, LANDLORD OR TENANT	

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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TEXAS LAND GUYS

The Art of Real Estate Dealmaking

WITH TIM AND TOM DOSCH

