

For Lease



Hunington

Hunington Properties, Inc.

1715 S. Capital of Texas Highway #101

Austin TX 78746

1-800-357-1031

hpiproperties.com

Market at The Colony

SWC FM 969 and Sam Houston Dr.

Bastrop, Texas 78602

For Lease



MARKET AT THE COLONY

SWC FM 969 and Sam Houston Dr Bastrop, Texas 78602



PROPERTY INFORMATION

Space For Lease	18,376 SF (Will Divide)
Rental Rate	Call for Pricing
NNN	\$10.00 PSF
Total Sq. Ft.	19,875 SF



PAD SITE INFORMATION

Pad Site Available	Pad 1: 0.71 AC
Ground Lease, For Sale, or BTS	Pad 4: 1.02 AC



PROPERTY HIGHLIGHTS

- Strategic location near downtown Austin, Austin-Bergstrom Airport, major thoroughfares, and the new Tesla factory (anticipated to employ around 20,000 employees).
- Positioned along the major east-west Highway 71, Bastrop functions not just as a growing Austin suburb but also as a gateway attracting consumers to and from surrounding tourism areas.
- With a population of 224,557, Bastrop serves as a thriving hub for businesses, offering access to a diverse and dynamic consumer base.
- Upcoming traffic signal installation at Sam Houston Drive and FM 969.



DEMOGRAPHICS

	10 MINUTES	20 MINUTES	30 MINUTES
2025 Estimated Population	24,553	56,247	107,114
2025 Estimated Households	10,087	21,872	40,238
Average Household Income	\$108,998	\$108,959	\$108,894
Daytime Population	20,644	54,483	285,442



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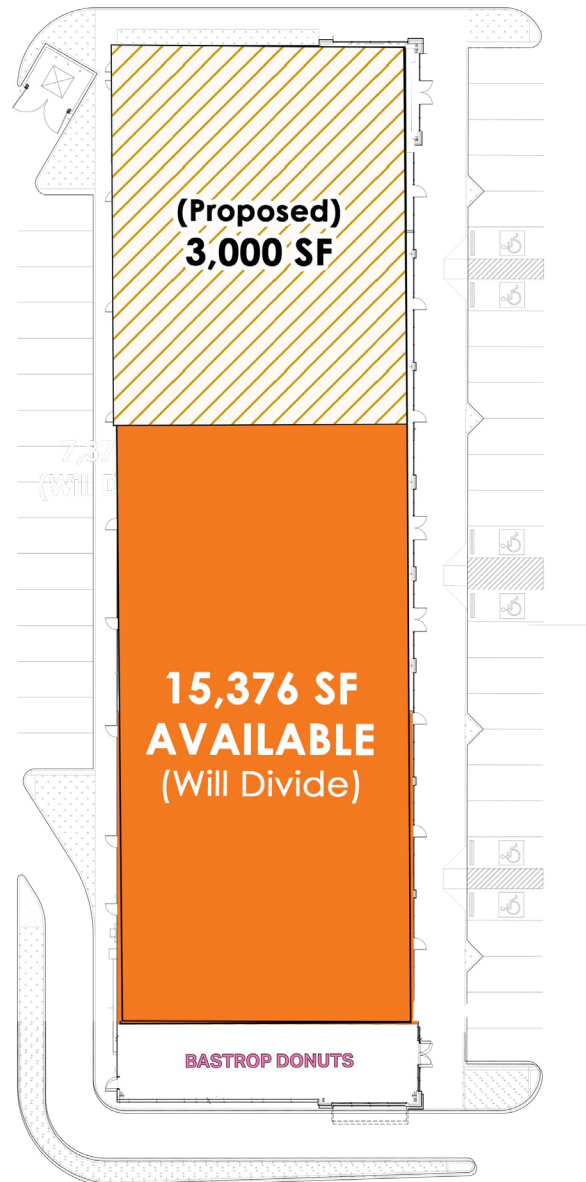
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For Lease

Retail Site Plan



-  Available
-  In Negotiation
-  Leased | Sold

For Lease



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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.

Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date