

540 HWY 71W | 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, in whole or part, a **44.982-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 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)**. Bastrop’s residential growth is primarily within large single-family subdivisions, including The Colony (4,000 SFHs), Valverde (1,400 SFHs), and Adelton (1,200 SFHs). Due to this recent economic and residential growth, commercial and retail development has yet to catch up with demand.

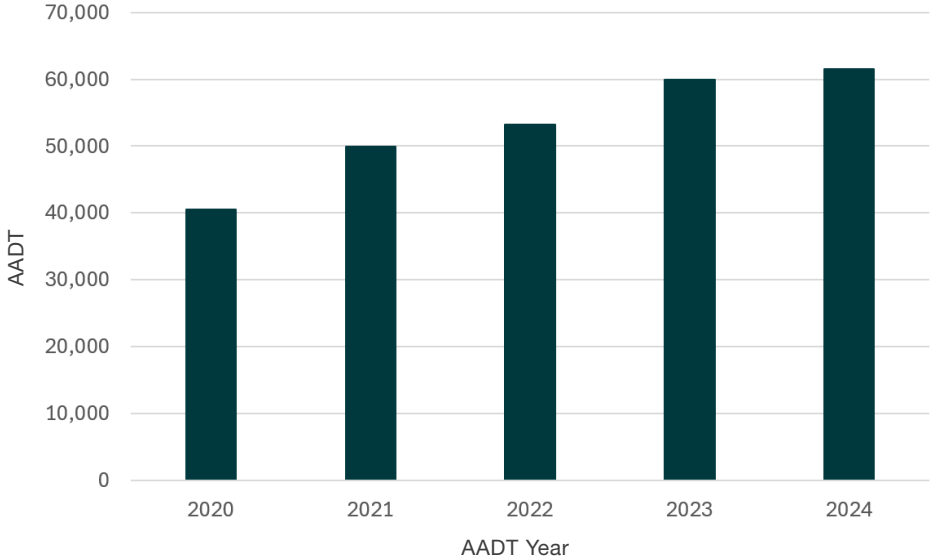
The Property’s **frontage on Hwy 71**, the primary retail corridor within the Bastrop Trade Area, provides **exceptional traffic counts** (61,500 vpd) and **strong visibility**. The soon-to-be-completed extensions of Agnes Street and Orchard Parkway will provide **exceptional access** to the property from Hwy 71, Hwy 304, and local connector streets.

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 43.1-acre parcel an ideal candidate for high-value, large-scale Residential and Commercial development.

TRAFFIC ANALYSIS - HWY 71



OVERVIEW	
Price	To Be Determined
Address	540 Hwy 71W, Bastrop, TX
Parcel IDs	72237 (Bastrop County)
Acreage	44.982 Acres (Whole or Part)
2,030Frontage	Hwy 71 - 368 Ft Agnes St - 356 Ft Orchard Pkwy - 2,150 Ft
Zoning	PDD (Planned Development District)
Floodplain	100% Buildable; No 100-Year Floodplain
Utilities: Water / WW	City of Bastrop
Utilities: Electric	Bluebonnet Co-op

retail strategies // retail academy

Custom Trade Area Demographics



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.

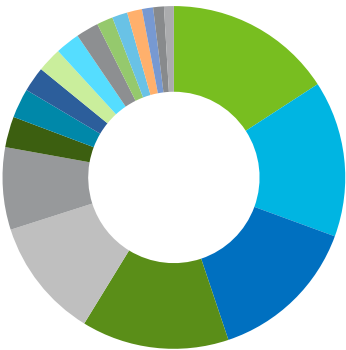
Lake Jackson, TX	121 Highway 332 W
Angleton, TX	1801 N Velasco St
Granbury, TX	735 E Highway 377
Princeton, TX	701 W Princeton Dr
Greenville, TX	7401 Interstate Highway 30
Corpus Christi, TX	3829 US Highway 77
Boerne, TX	1381 S Main St

Bastrop, Texas



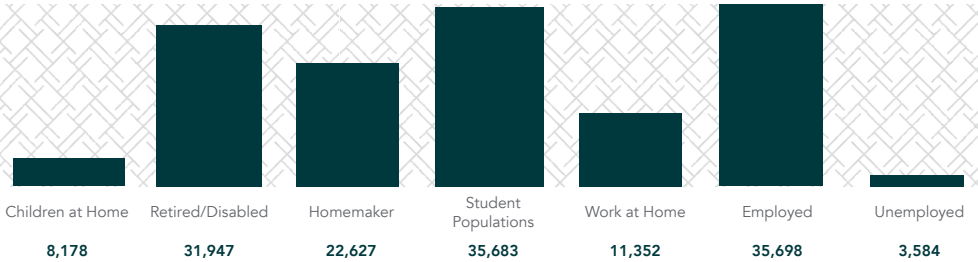
GAP Analysis

\$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

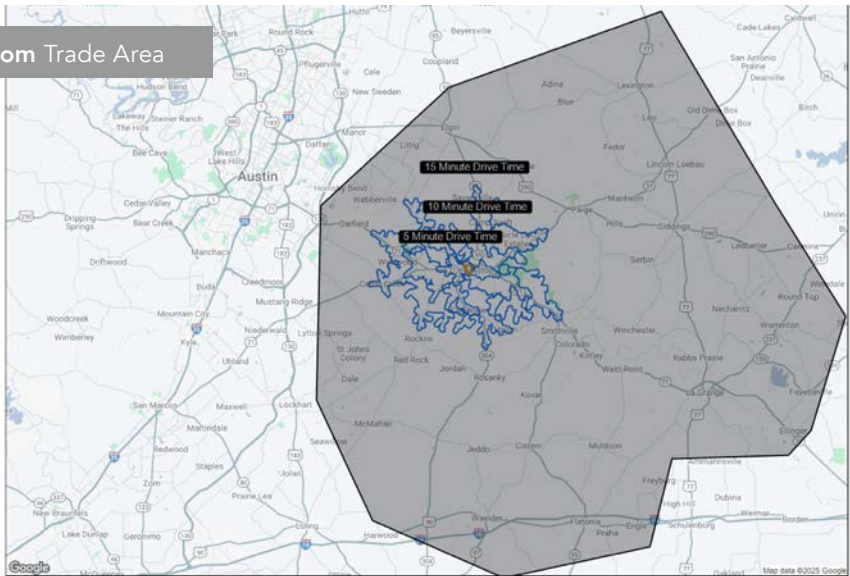
Daytime Population



Market Guide



Custom Trade Area





LOWE'S
HOBBY LOBBY
Academy SPORTS+OUTDOORS
BEST BUY
SUBWAY
Chick-fil-ly



H-E-B plus!
O'Reilly AUTO PARTS
Starbucks
Walmart
TSC
TRACTOR SUPPLY CO
WHAT A BURGER
Chicken EXPRESS



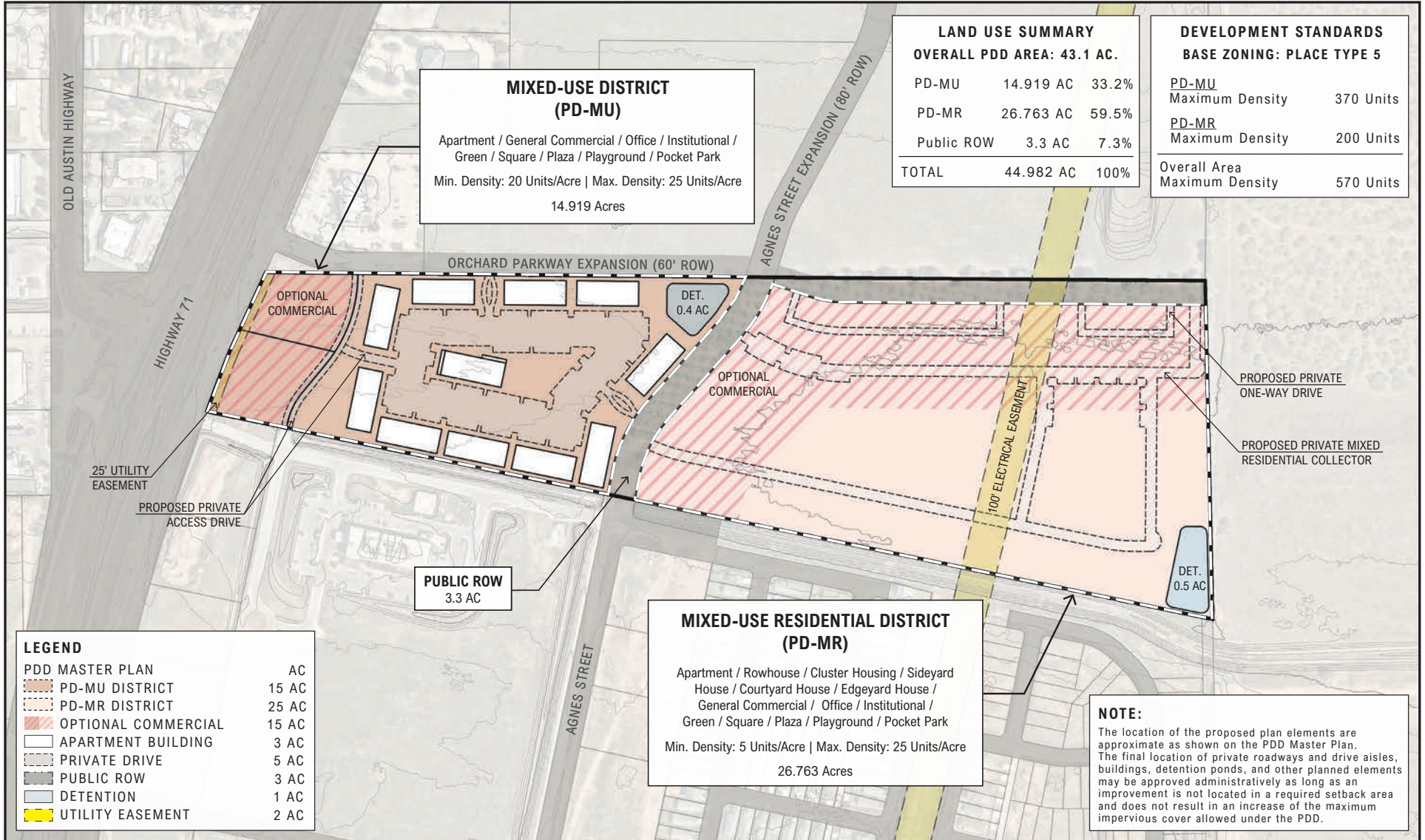
Chevron
Shell
Wendy's
BURGER KING
Walmart
Advance Auto Parts
McDonald's
DQ
TACO BELL
AT&T

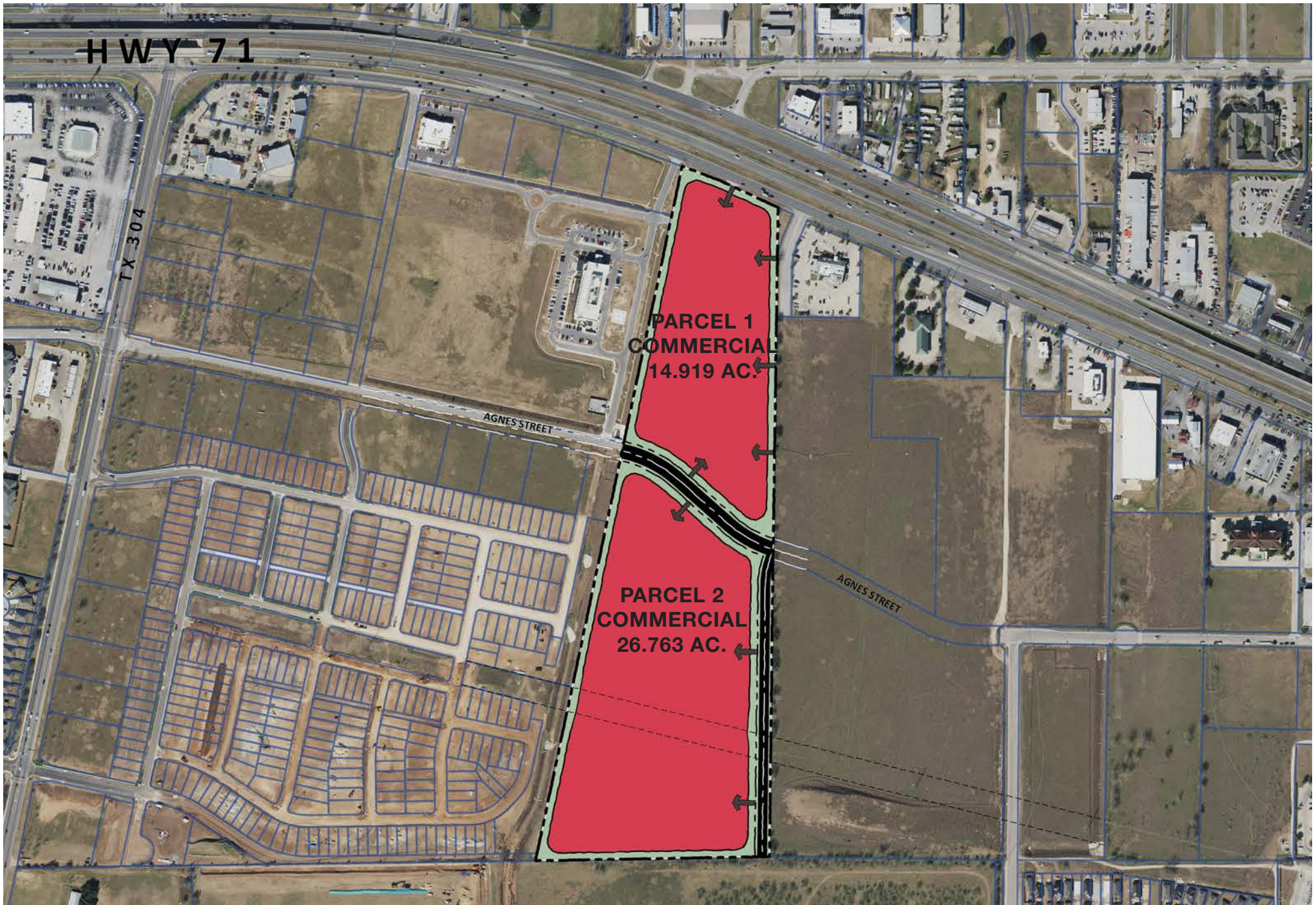
71
TEXAS

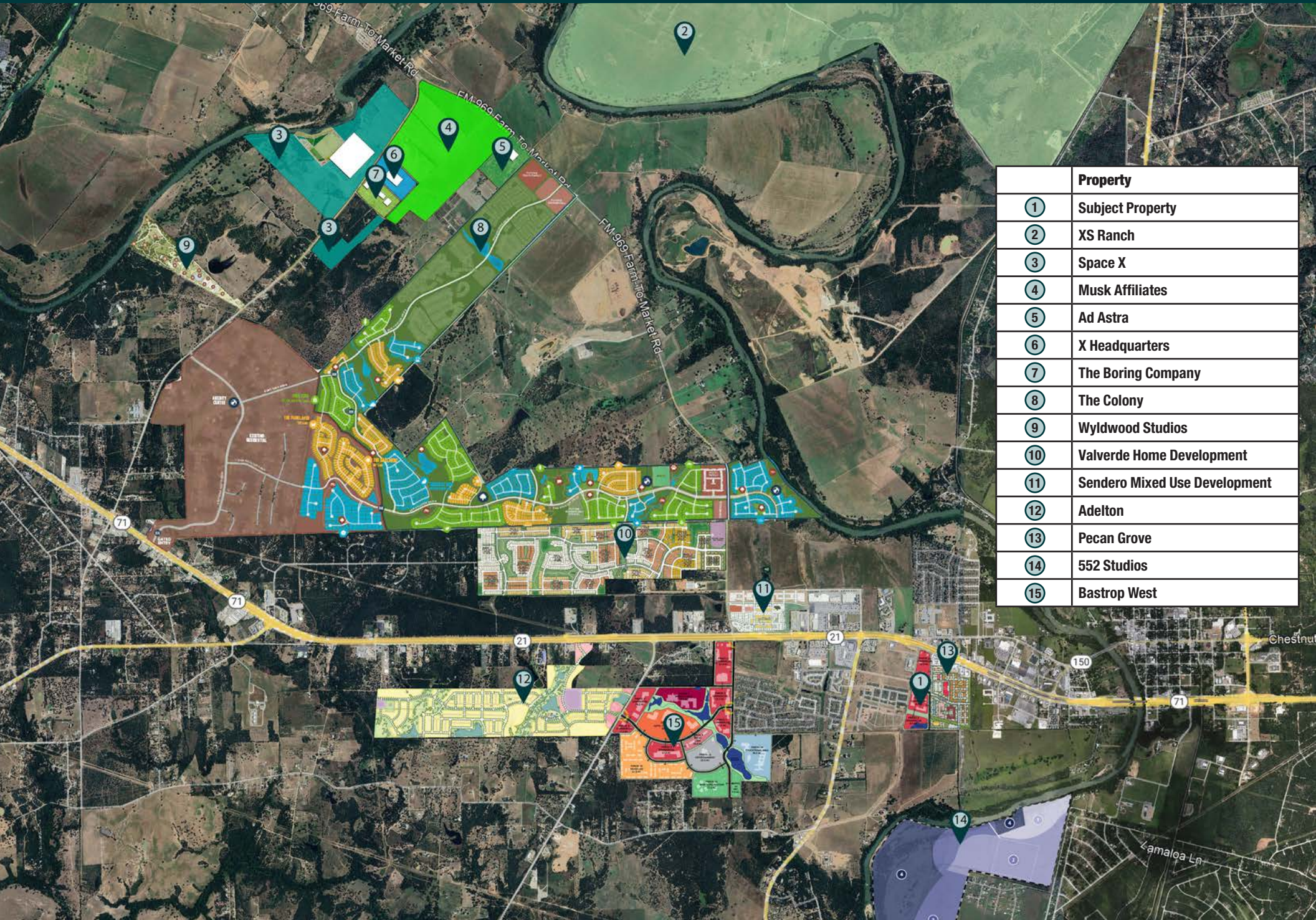


DISCOUNT TIRE
THE HOME DEPOT
BW | Best Western Hotels & Resorts
Chili's
Domino's Pizza

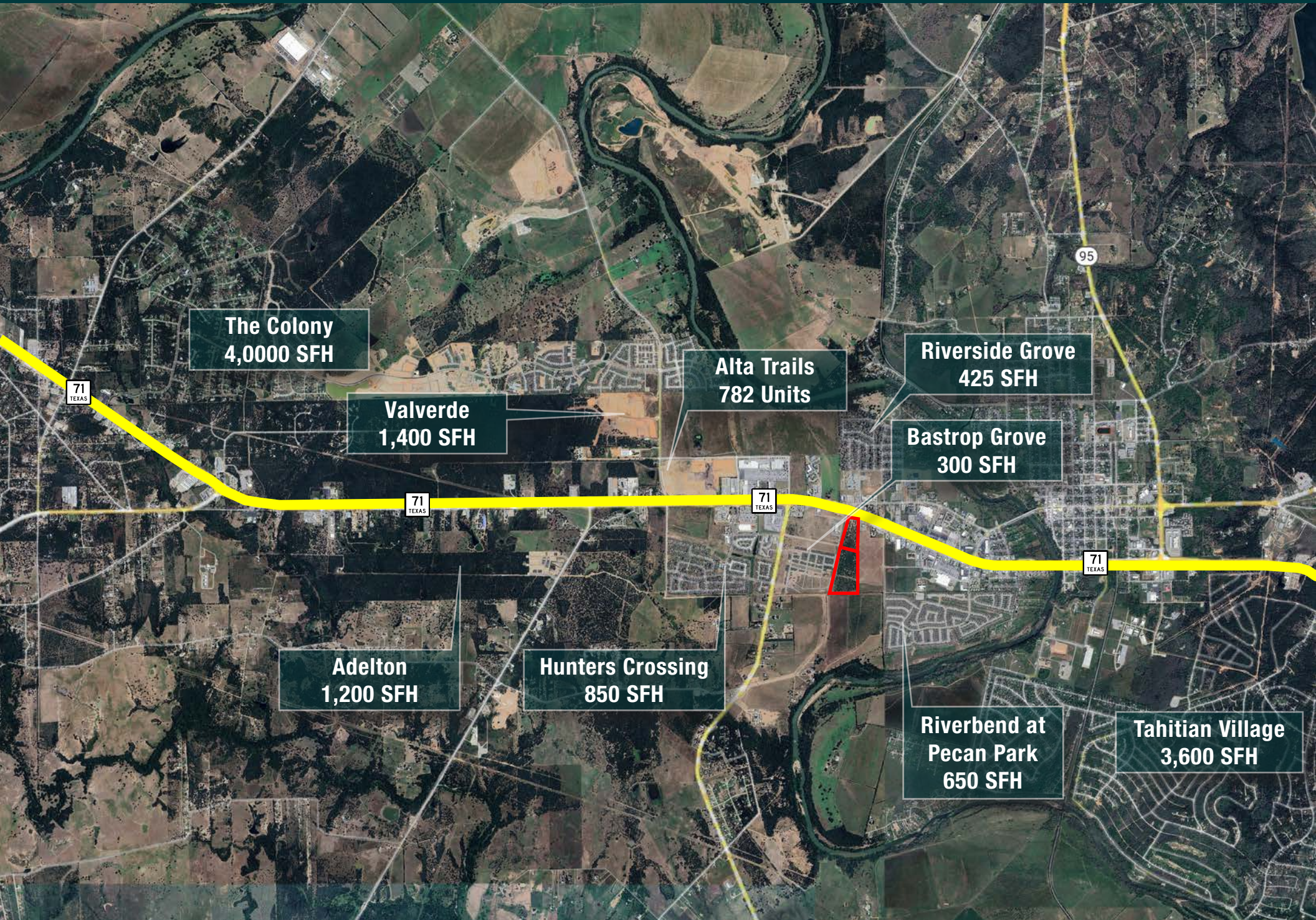
Existing PDD diagram below can be revised for change in use.







	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



The Colony
4,000 SFH

Valverde
1,400 SFH

Alta Trails
782 Units

Riverside Grove
425 SFH

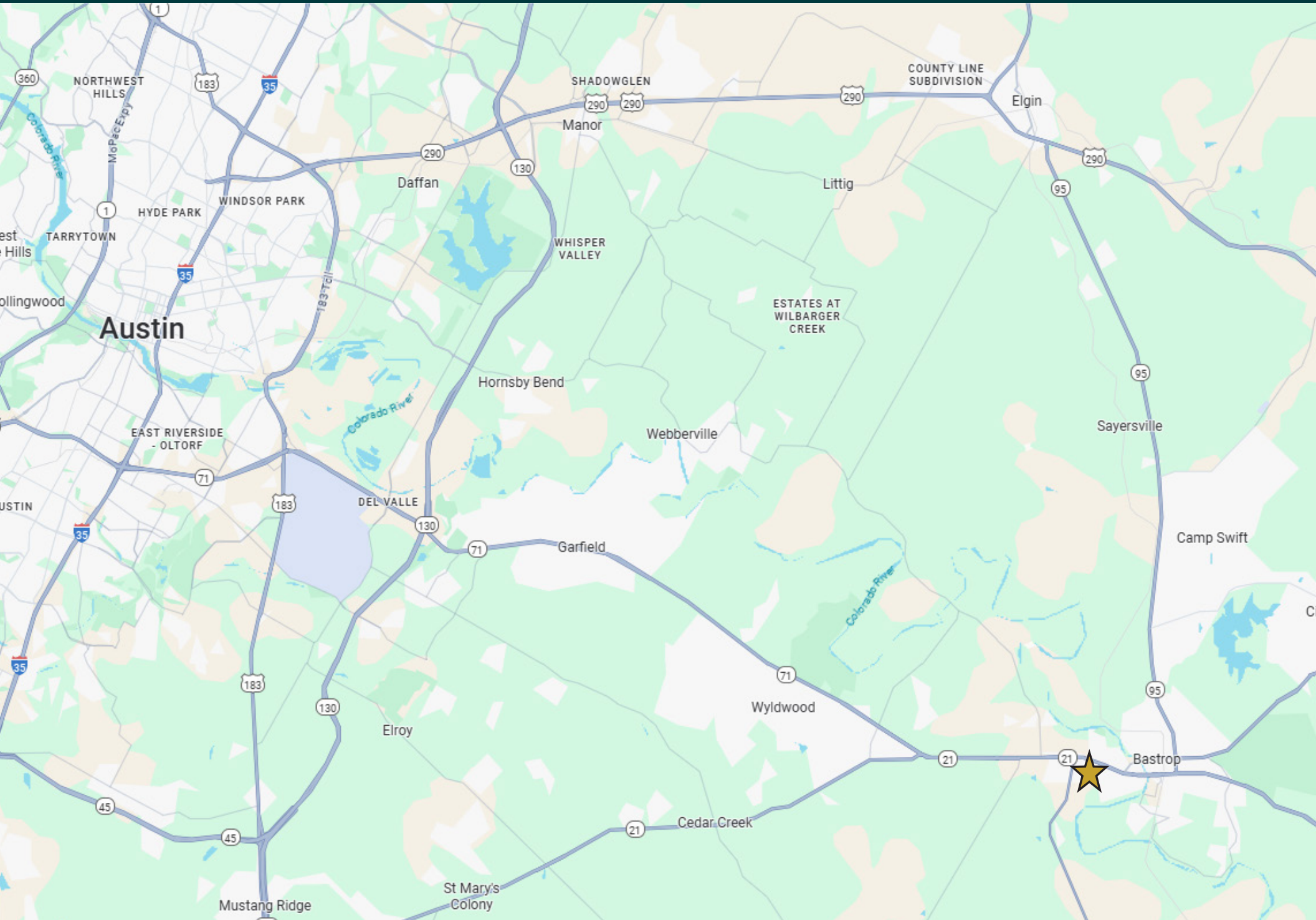
Bastrop Grove
300 SFH

Adelton
1,200 SFH

Hunters Crossing
850 SFH

**Riverbend at
Pecan Park**
650 SFH

Tahitian Village
3,600 SFH





Information About Brokerage Services

2-10-2025

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. **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.

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.

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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

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540 HWY 71 W

BASTROP TX

EXCLUSIVELY LISTED BY

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