



**1402 HAWTHORNE STREET, BASTROP, TX 78602  
& 1600 S HWY 95, BASTROP, TX 78602**

**OFFICE WAREHOUSE & INDUSTRIAL OUTSIDE STORAGE  
13,261 SF ON 11.896 ACRES - FOR SALE or LEASE**



**OAKLINE**  
COMMERCIAL REAL ESTATE

OFFERING INFORMATION

1402 HAWTHORNE STREET - BASTROP, TX 78602  
& 1600 S HWY 95 - BASTROP, TX 78602

**FOR SALE or FOR LEASE**  
PURCHASE PRICE: CONTACT AGENTS  
LEASE RATE: CONTACT AGENTS



**OAKLINE**  
COMMERCIAL REAL ESTATE

SALE/LEASE CONTACTS

SCOTT RYAN      TOM OLIVER      PETE TASSOS

SCOTT@OLCRE.COM    TOM@OLCRE.COM    PTASSOS@SULLIVANSA.COM

(214) 405-3900      (512) 586-6621      (210) 422-1537

PROPERTY DETAILS

Total Building SF	13,261 SF
Lot Size - Acreage	11.896 Acres
Lot Size - Square Footage	518,189.76 SF
Zoning	Employment Center (PEC)
Clear Heights	11'-13'
Dock-High Loading	Two (2) Dock-High Doors
-	Whse - (12'x10') & (12' x 8')
Grade-Level Loading	Two (2) Grade-Level Doors
-	Whse - (10' x 8') & (8' x 8')
Power	3-Phase   480V
Offices	12 Hard-Walled Offices
Restrooms	4
Utilites	Sewer, Water, Gas, Electric
Fire Sprinklers	Yes (ESFR)
Fencing	Fully Fenced
Year Built	1993

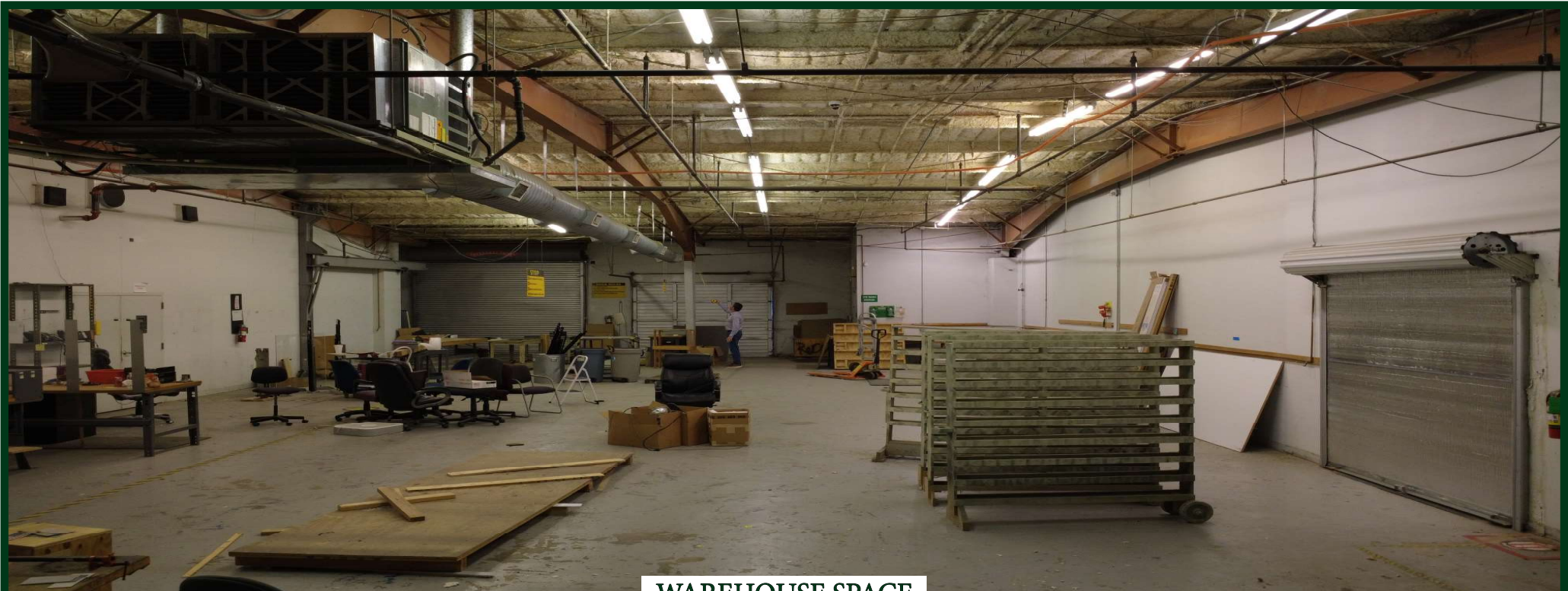


## 1402 HAWTHORNE STREET (LOT 1)



This 11.896-acre, Employment Center (PEC)-zoned industrial property is located on a corner site on the west side of Bastrop at Hwy 95 and Hawthorne Street, offering strong visibility and dual frontage. The offering includes Lot 1 (8.487 acres) at 1402 Hawthorne Street, improved with a 13,261 SF office-warehouse/flex building and expansive yard, and Lot 2 (3.409 acres) at 1600 S Hwy 95, which is unimproved and provides excellent frontage along Hwy 95. The site is fully fenced and served by City of Bastrop utilities, including city sewer, water, gas, and electricity, supporting immediate occupancy and future expansion or re-development. The building, constructed in 1993, features ESFR sprinklers, 3-phase 480V power, and a mix of dock-high and grade-level loading. Interior improvements include a lobby, four restrooms, two conference rooms, twelve hard-walled offices, flex space and warehouse space, making the property well suited for owner-users, contractors, service companies, manufacturers, or users requiring industrial outdoor storage (IOS) with future expansion optionality. The property is also an excellent opportunity for a developer. The property is being offered for sale or for lease. Please contact the agents for additional information.

FLEX SPACE



WAREHOUSE SPACE

**INDUSTRIAL OUTDOOR STORAGE**

**LOT 1 - 8.487 ACRES**

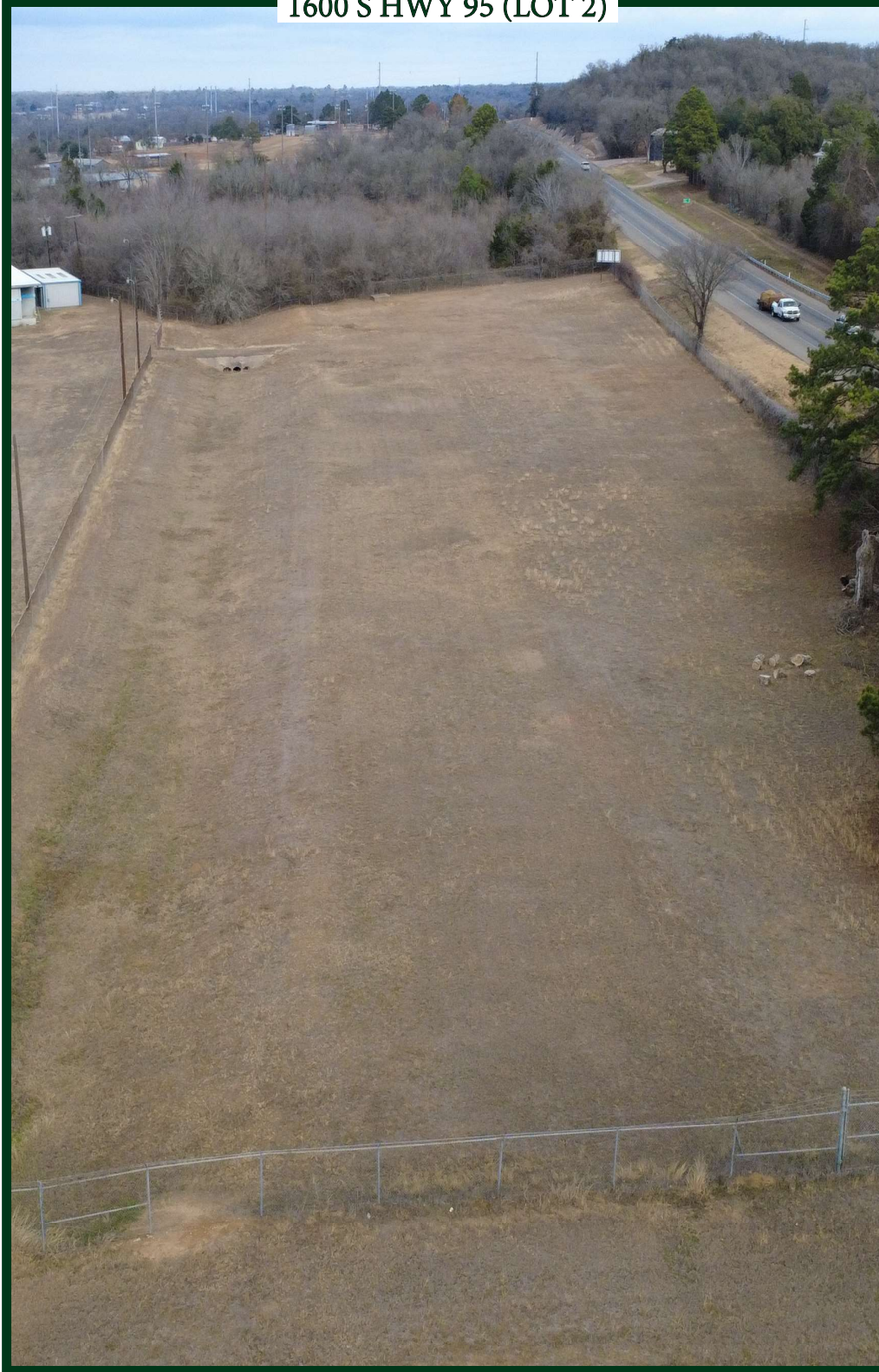
**LOT 2 - 3.409 ACRES**



**KITCHEN/BREAK ROOM**



**1600 S HWY 95 (LOT 2)**



**CONFERENCE ROOM**





HILL ST

HAWTHORNE ST

95

HOFFMAN RD

PINEY RIDGE

ELM ST

CHAMBERS ST

DELANO ST

LINDA

ROSANKY ST





# 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.

2-10-2025



### 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.

### 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.

<b>OLCRE LLC</b>	<b>9015826</b>		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Brett Birkeland</b>	<b>476913</b>	<b>brett@olcre.com</b>	
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tom Oliver</b>	<b>714817</b>	<b>tom@olcre.com</b>	<b>512-586-6621</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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<u>SULLIVAN COMMERCIAL REALTY</u>	<u>491694</u>	<u></u>	<u>210-341-9292</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>James E. Sullivan, Jr., Broker</u>	<u>347973</u>	<u><a href="mailto:jsullivan@sullivansa.com">jsullivan@sullivansa.com</a></u>	<u>210-910-4234</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Pete Tassos, Broker</u>	<u>488379</u>	<u><a href="mailto:ptassos@sullivansa.com">ptassos@sullivansa.com</a></u>	<u>210-910-4233</u>
<u>Zach Davis, Broker</u>	<u>555684</u>	<u><a href="mailto:zdavis@sullivansa.com">zdavis@sullivansa.com</a></u>	<u>210-910-4239</u>
<u>Connor Dziuk, Sales Agent</u>	<u>779545</u>	<u><a href="mailto:cdziuk@sullivansa.com">cdziuk@sullivansa.com</a></u>	<u>210-910-4235</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date