

1065 Lovers Lane

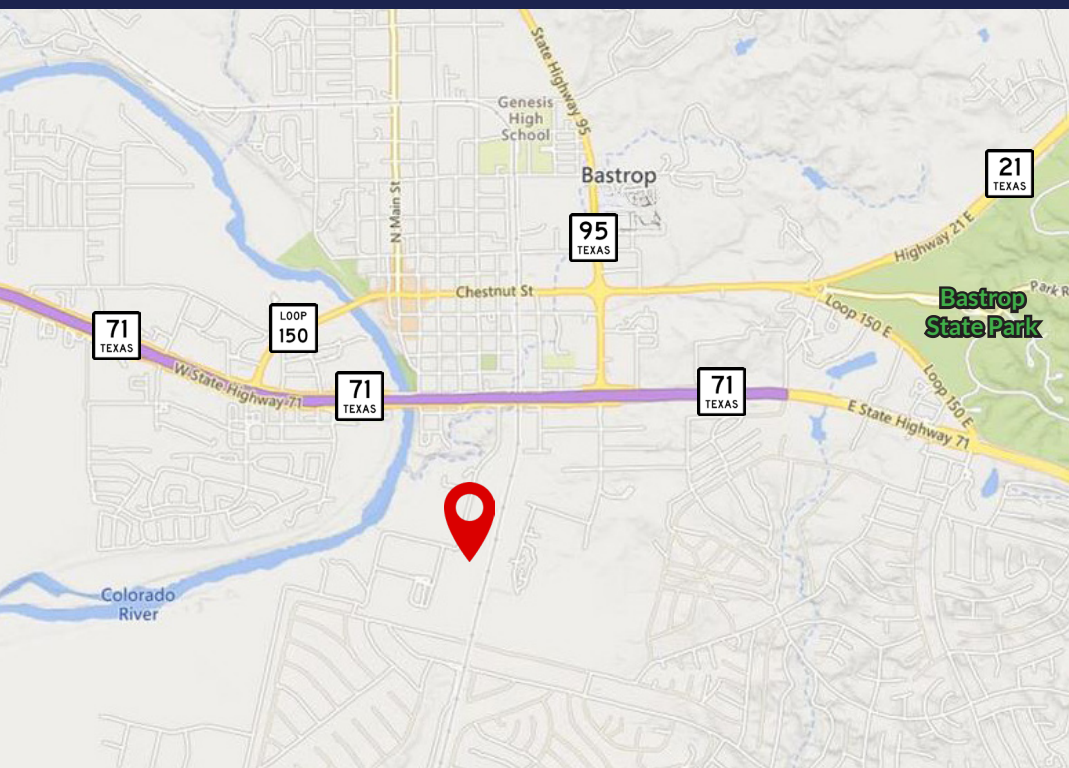
Bastrop, Tx 78602

For Lease



FOR ILLUSTRATIVE PURPOSES ONLY

NEWCOR



Texas State Business Park

Retail: 2,000 - 8,000 SF
Rate: \$25/SF/NNN

Flex: 2,000 - 4,000 SF
Rate: \$20/SF/NNN

Office/Warehouse: 8,000 - 20,000 SF
*BTS also available
Rate: \$18/SF/NNN

Estimated Opex: \$.33/SF/Mo

Acerage: ±14.76 Acres

Utilities: Water and Sewer

Phase 1 Estimated Delivery: Q4 2026

Features:

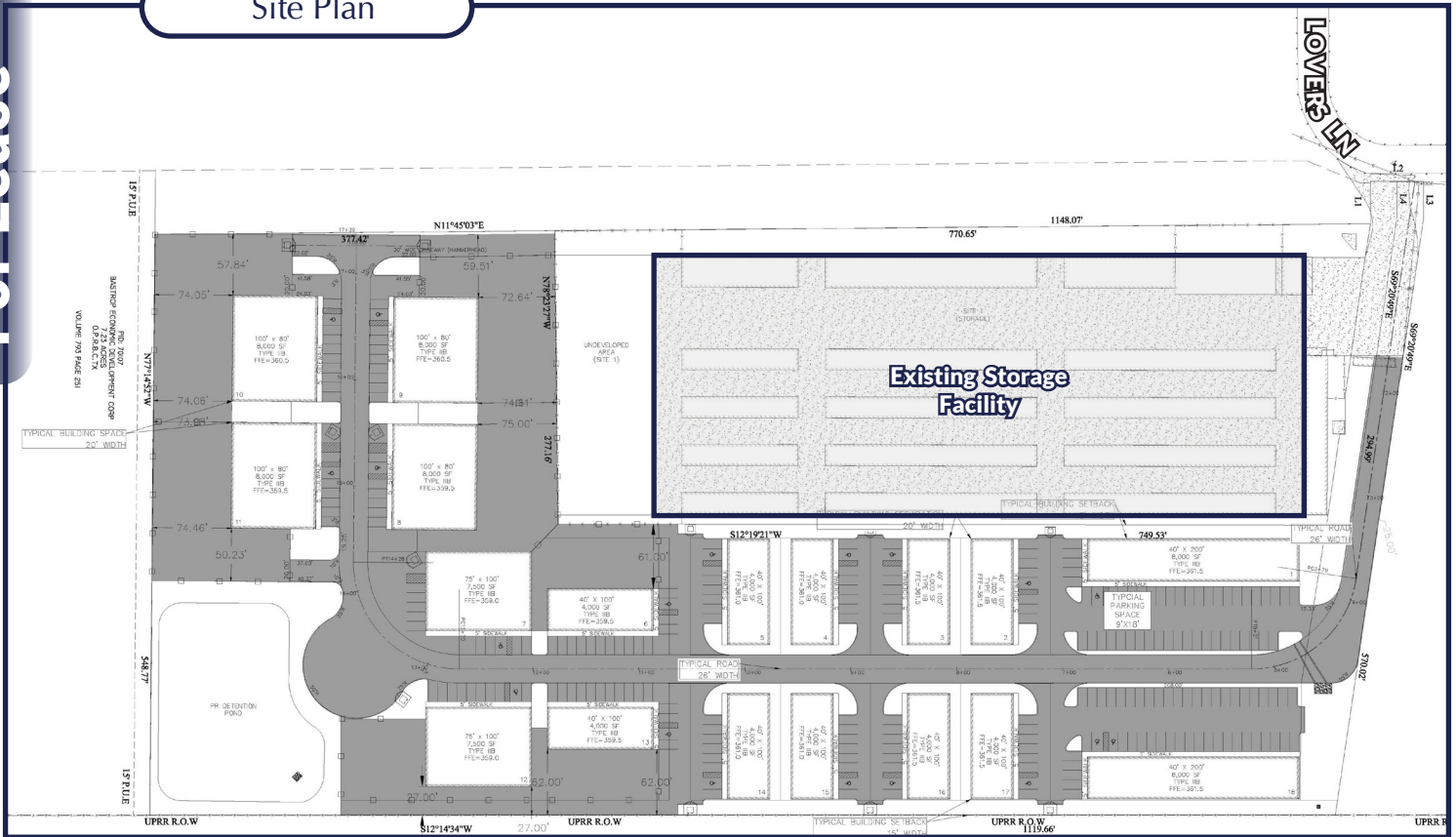
- Laydown Yard Available
- 4,450 VPD (Lovers Ln | 2020)
- Single or multi-tenant buildings
- Half a mile to Highway 71

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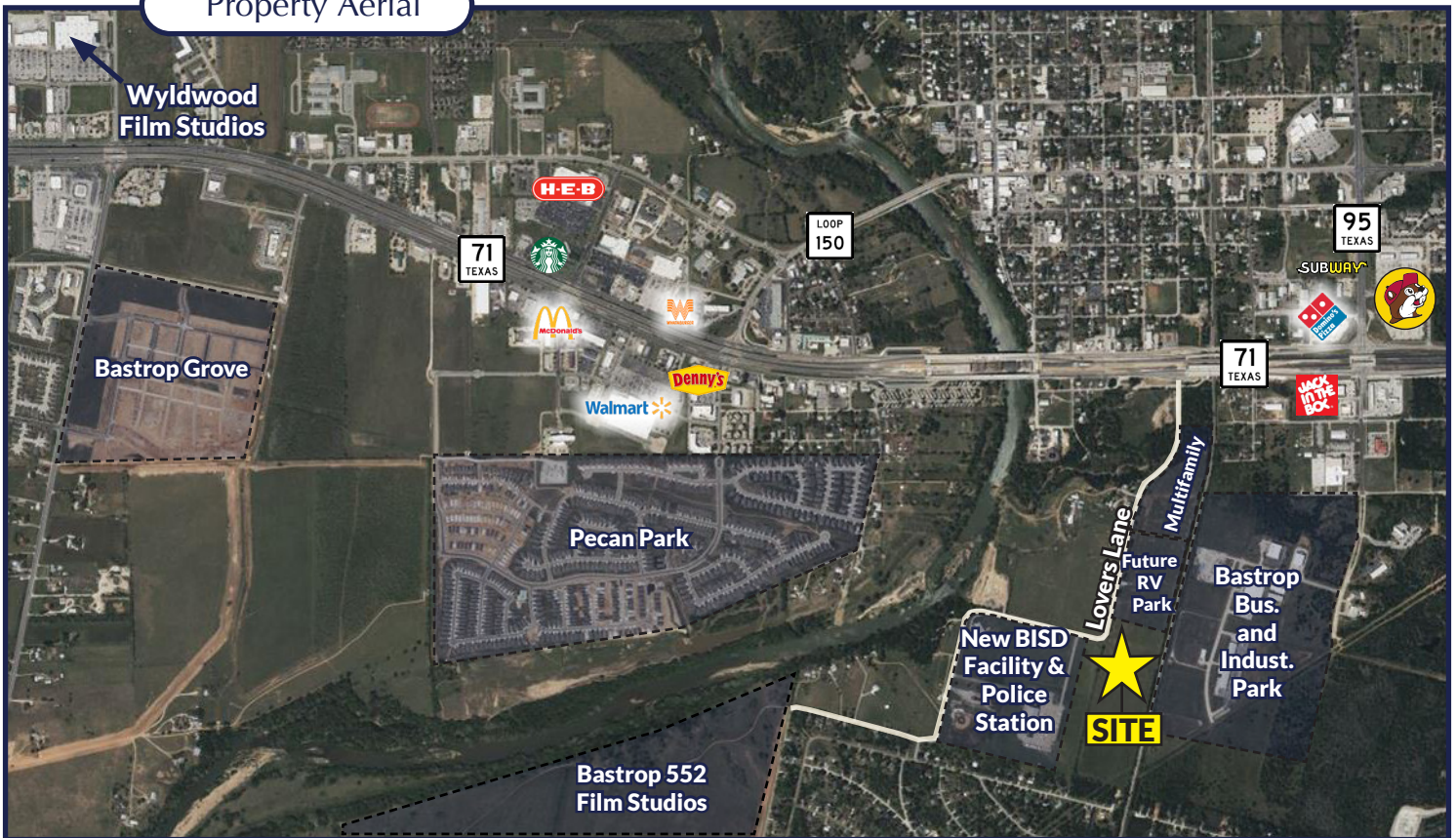
Newcor Commercial Real Estate
281.210.3090
newcorcre.com

Site Plan

For Lease

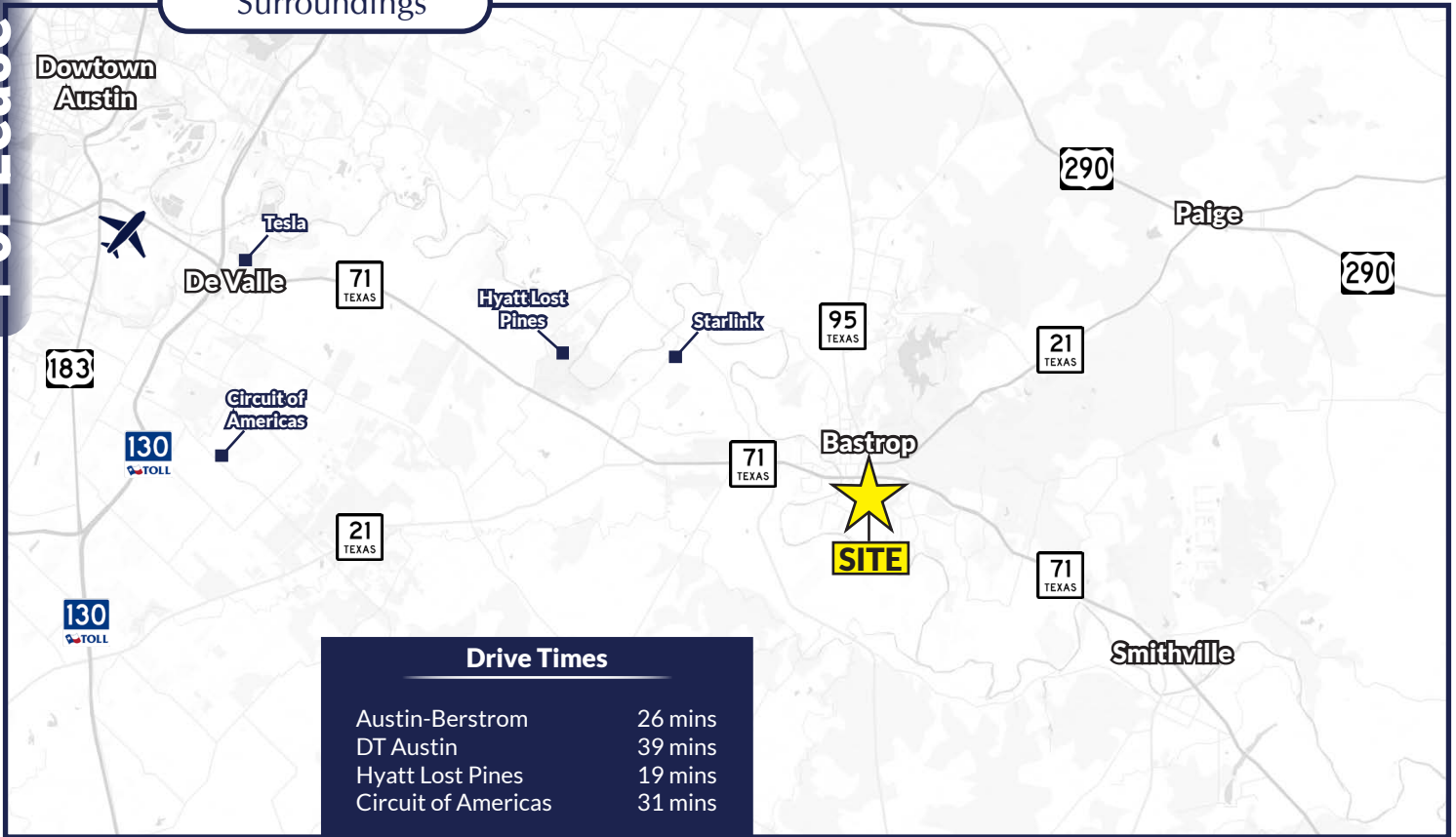


Property Aerial

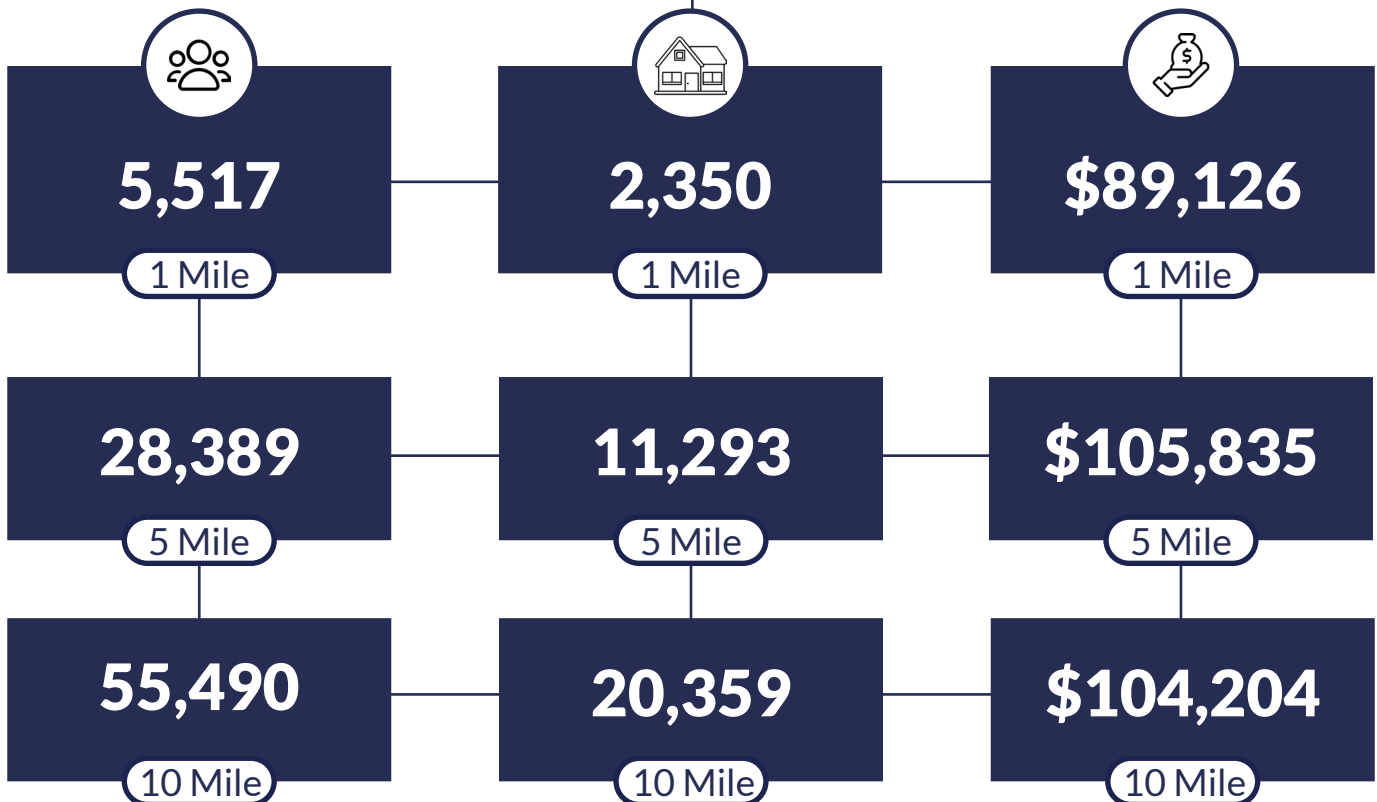


For Lease

Surroundings



Demographics



For Lease

Retail



Flex



Office/Warehouse

