

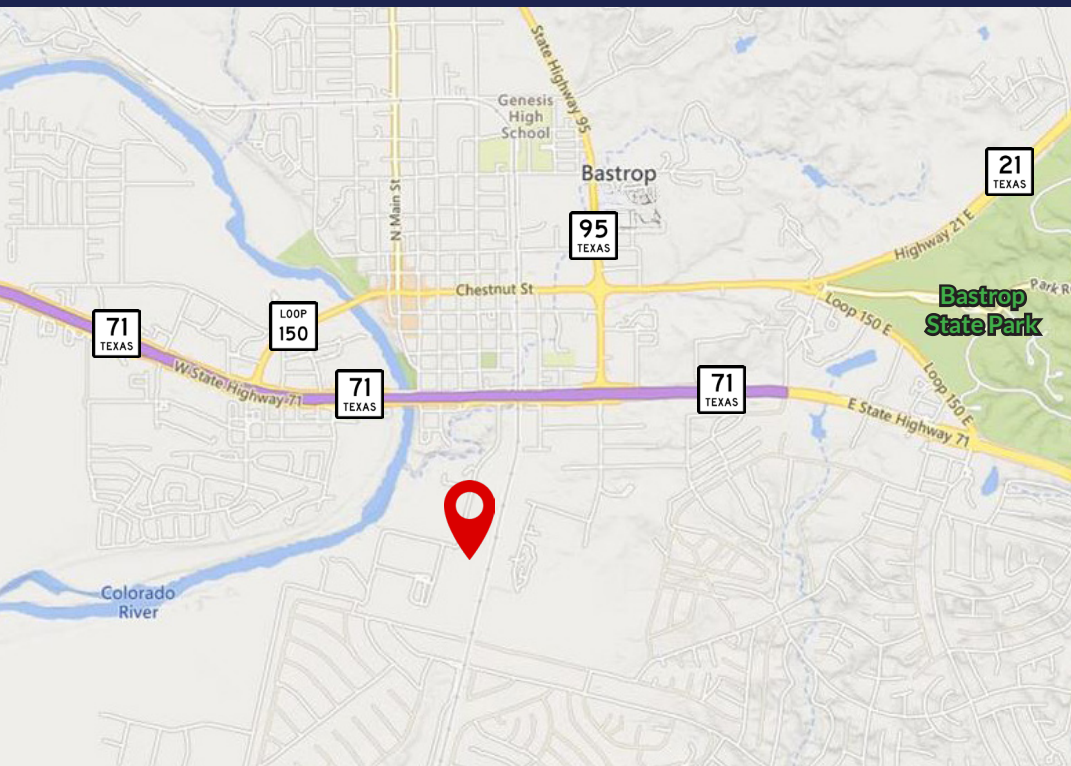
# 1065 Lovers Lane

Bastrop, Tx 78602

For Lease



# 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

Acerage: ±14.76 Acres

Utilities: Water and Sewer

Phase 1 Estimated Delivery: Q4 2026

### Features:

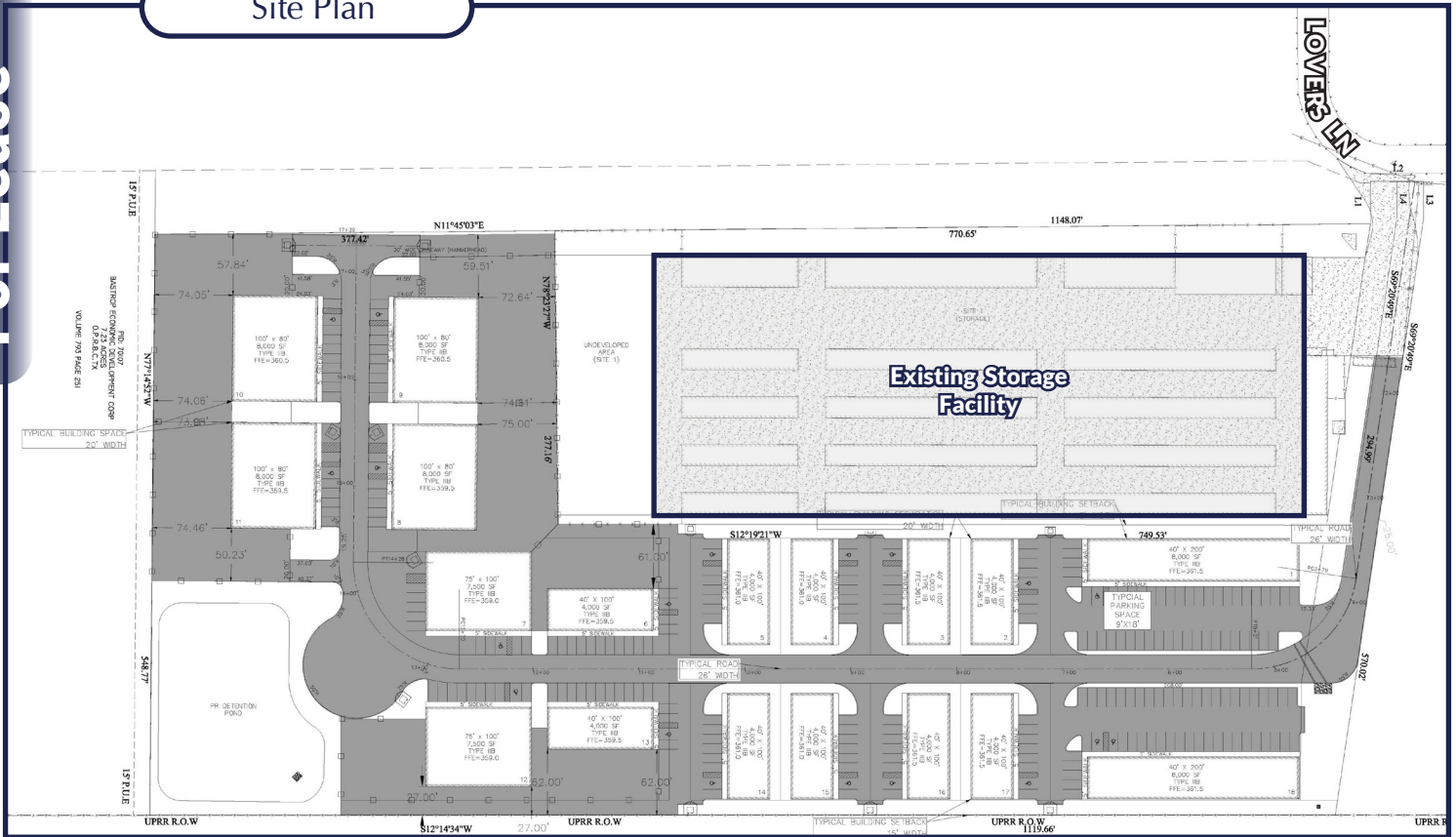
- Laydown Yard Available
- 4,450 VPD (Lovers Ln | 2020)
- Single or multi-tenant buildings
- Half a mile to Highway 71

David Alexander  
david@newcorcre.com  
281.210.0095

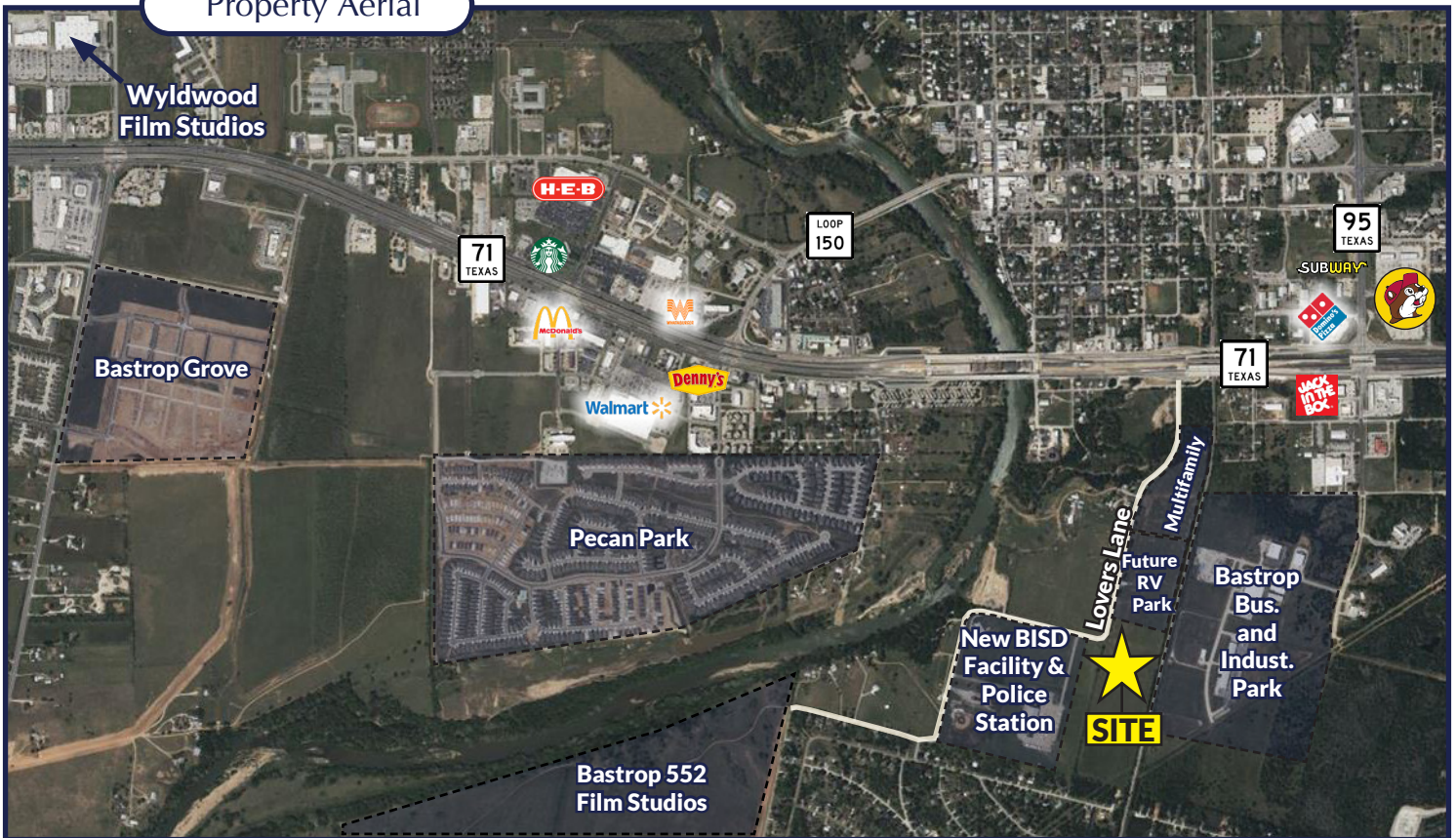
Newcor Commercial Real Estate  
281.210.3090  
newcorcre.com

Site Plan

For Lease

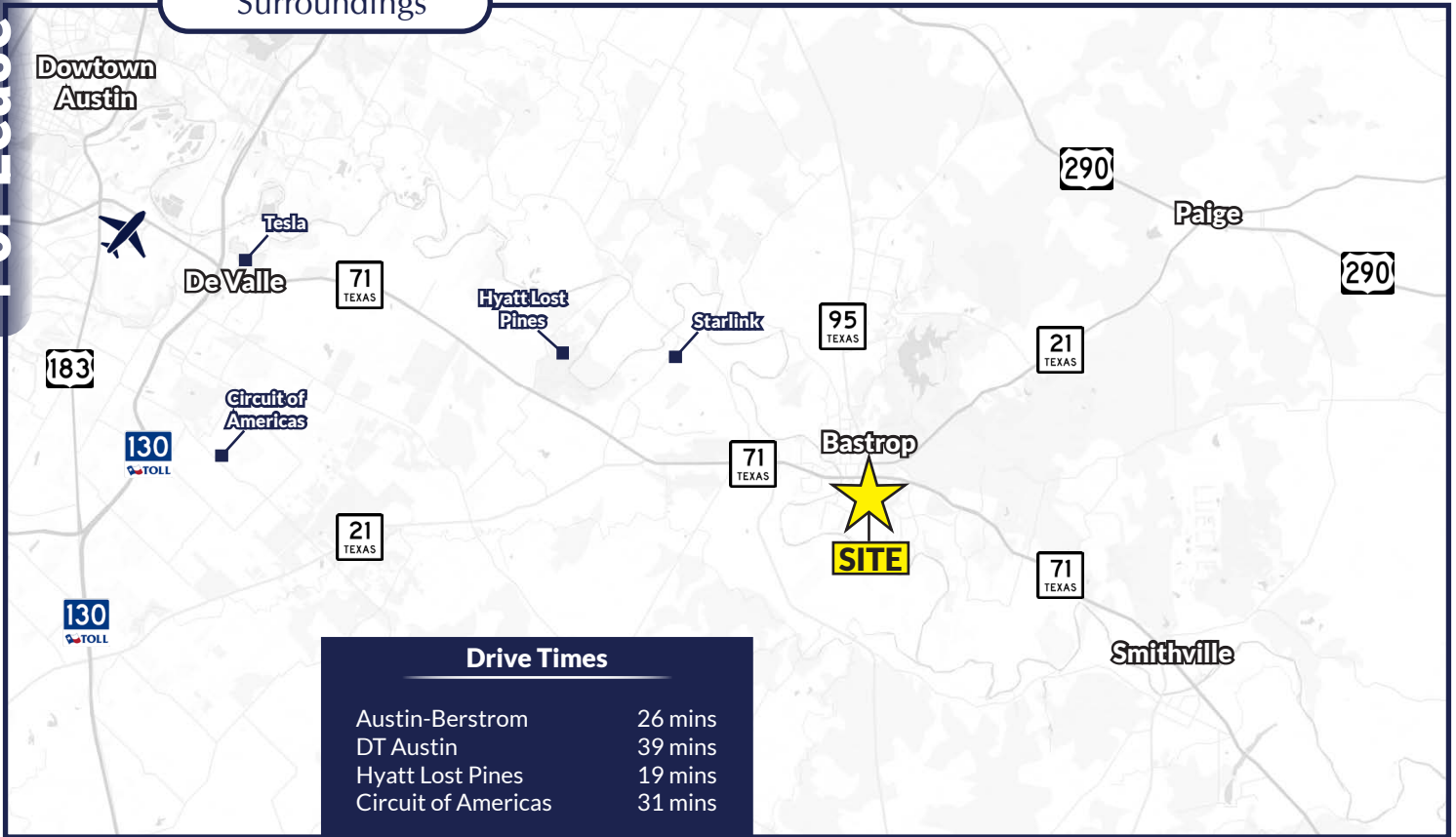


Property Aerial

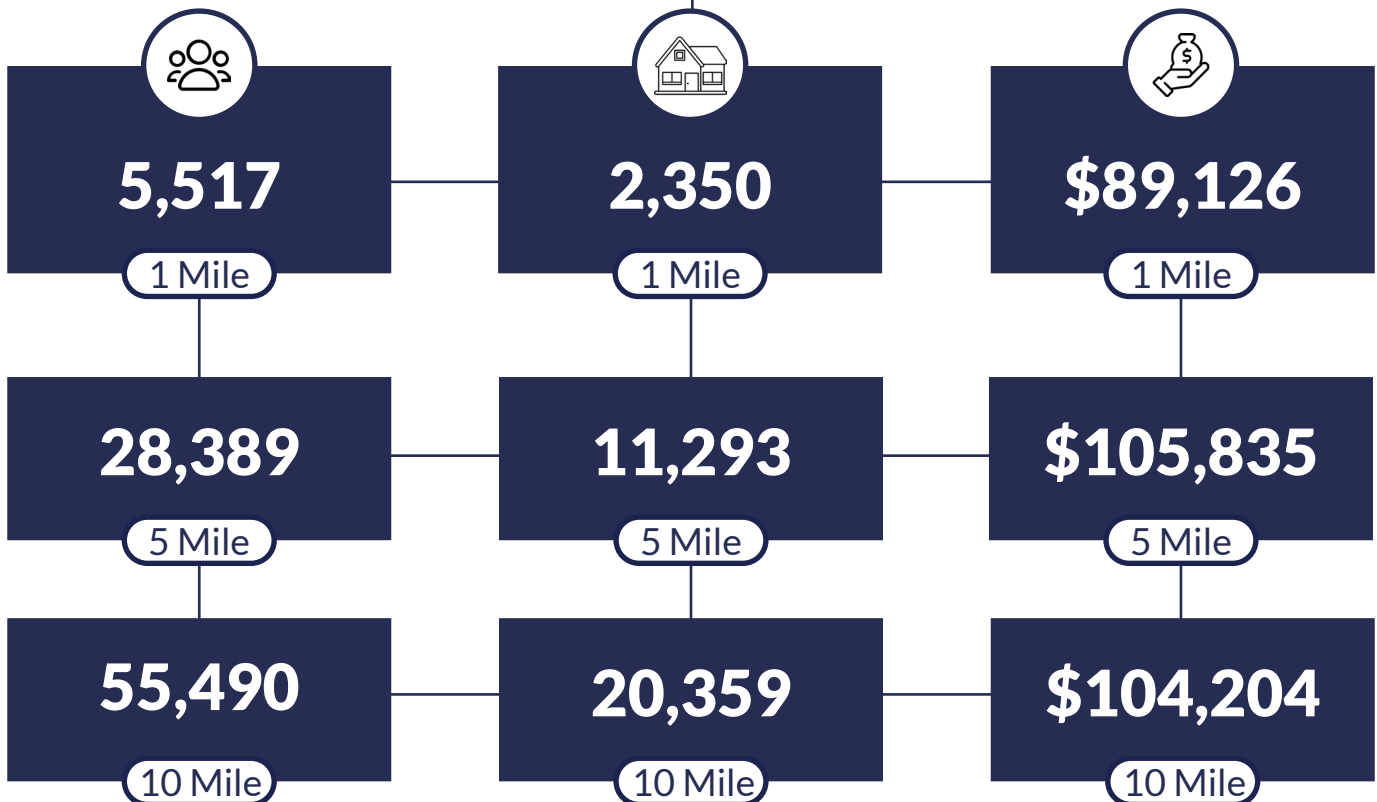


For Lease

## Surroundings



## Demographics



For Lease

Retail



Flex



Office/Warehouse

