

PAD SITE AVAILABLE

BASTROP, TEXAS 78602
NEC HWY 71 & OLD AUSTIN HWY

FOR SALE
\$12.00 PSF

AVAILABLE SPACE:
1.13 ACRES

PROPERTY HIGHLIGHTS

- Great visibility and access with approximately 197 linear feet of frontage on Hwy 71 and 336 linear feet of frontage on Old Austin Hwy.
- 100% impervious cover
- No existing restrictions
- Zoned Commercial 1 – allows almost anything
- No detention & no water quality ponds required – grandfathered in per the City of Bastrop

Traffic Counts:

Hwy 71: 42,000 VPD
(TxDot, 2009)

Area Retailers:



Andrew Perkel
andrew@retailsolutions.us
512.474.5557

Lawrence Charles
lawrence@retailsolutions.us
512.474.5557

CALL TODAY FOR MORE INFORMATION



DEMOGRAPHIC SNAPSHOT

| | 1 mile | 3 miles | 5 miles |
|--------------------------|----------|----------|----------|
| 2009 Population | 2,122 | 8,514 | 15,689 |
| Total Daytime Population | 4,827 | 12,744 | 19,917 |
| Average HH Income | \$54,816 | \$52,782 | \$55,860 |

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The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

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SCALE: 1" = 50'

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- 1/2 IRON ROD FOUND
- 5/8 IRON ROD SET
- ▲ FENCE POST
- UTILITY POLE
- ⊙ WATER METER
- - - FENCE LINE
- - - ELECTRIC LINE

NANCY BLAKEY SURVEY, A-98

OLD AUSTIN HIGHWAY

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS,
That James M. Easterling, Jr., owner of 2.000 ACRES in the NANCY BLAKEY SURVEY, A - 98, described in a deed recorded in Volume 1128, Page 206, Bastrop County Official Records, do hereby subdivide said tract in accordance with the plat shown hereon, subject to any easements or restrictions heretofore granted, to be known as EASTKEN PLACE, and do hereby dedicate to the Public the use of the Streets and Easements as shown hereon.

Witness my hand this the ____ day of _____, 200____, A.D.

James M. Easterling, Jr.

STATE OF TEXAS
COUNTY OF BASTROP

This instrument was acknowledged before me on the ____ day of _____, 200____, by James M. Easterling, Jr.

(SEAL)

Notary Public, State of Texas

Printed Name of Notary / Expires

NO portion of this tract lies within a SPECIAL FLOOD HAZARD AREA designated as such by the Department of Housing and Urban Development, Federal Insurance Administration, as shown on FIRM Number: 48021C 0118 C for BASTROP COUNTY, TEXAS.
Effective Date: 06/19/91
This Tract lies in Zone X.
Base Flood Elevation: N/A

WARNING:
This Flood Statement, as determined by a H.U.D.-F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the Improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may increase by Man-Made or Natural Causes.
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BASTROP

I, Dale L. Olson, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land, and that the corner monuments shown were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Bastrop, Bastrop County, Texas.

(SEAL)

Dale L. Olson, RPLS
Registered Professional Land Surveyor
Reg. No. 1753
717 Water Street
Bastrop, Texas 78602
(512) 321 - 5476

- 1) PRIOR TO UNDERTAKING DEVELOPMENT ON THE LOTS SHOWN ON THIS PLAT, A DEVELOPMENT PLAN MUST BE PREPARED, SUBMITTED TO, AND APPROVED BY THE CITY OF BASTROP, IN COMPLIANCE WITH SECTION 42, SITE DEVELOPMENT PLAN IN THE CITY OF BASTROP ZONING ORDINANCE.
- 2) RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- 3) A CROSS ACCESS EASEMENT IS HEREBY DEDICATED FOR VEHICULAR INGRESS/EGRESS BETWEEN LOTS 1 AND 2.

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

