

SHOPPES AT COLONY VILLAGE

NWC STEPHEN F AUSTIN BLVD & HWY 71
BASTROP, TEXAS 78602

FOR LEASE

Office: \$21.00 - \$23 PSF GROSS

Retail: \$16.00 PSF NNN

*NNNs- \$2.98 PSF

(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE:

1,000 SF & up

(end cap w/ drive thru available)

CALL TODAY FOR MORE LEASING INFORMATION



PROPERTY HIGHLIGHTS

Located on the north side of Highway 71, this site provides excellent visibility to Highway 71, which serves over 26,000 vehicles per day (TXDOT, 2008). Located at the entrance to The Colony, an 1,800 home planned development.

Area Retailers:



Hwy 71 Billboard Signage



DEMOGRAPHIC SNAPSHOT

	3 miles	5 miles	7 miles
2009 Population	4,206	8,225	17,109
2014 Projected Growth	13.3%	13.4%	12.9%
Average HH Income	\$57,915	\$59,380	\$56,797

Martin Turner
martin@retailsolutions.us
512.474.5557

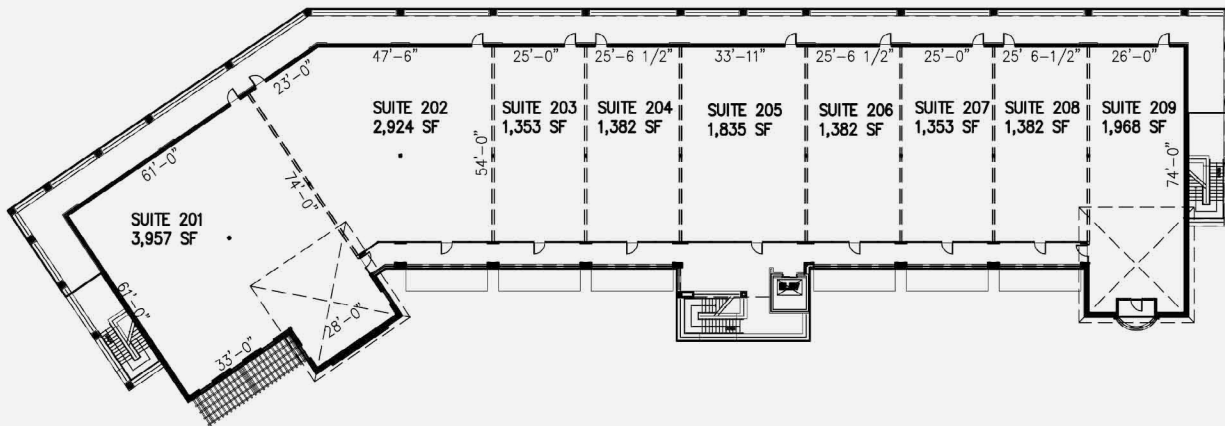
Brett Gissler
brett@retailsolutions.us
512.474.5557



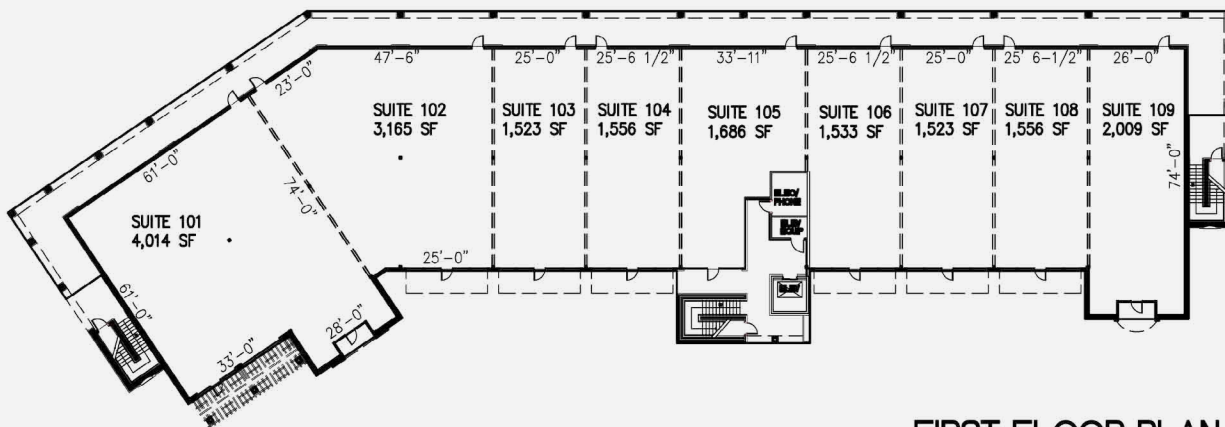
The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale 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.

SHOPPES AT COLONY VILLAGE

NWC STEPHEN F AUSTIN BLVD & HWY 71
BASTROP, TEXAS 78602



SECOND FLOOR PLAN



FIRST FLOOR PLAN



ELEVATION

Martin Turner
martin@retailsolutions.us
512.474.5557

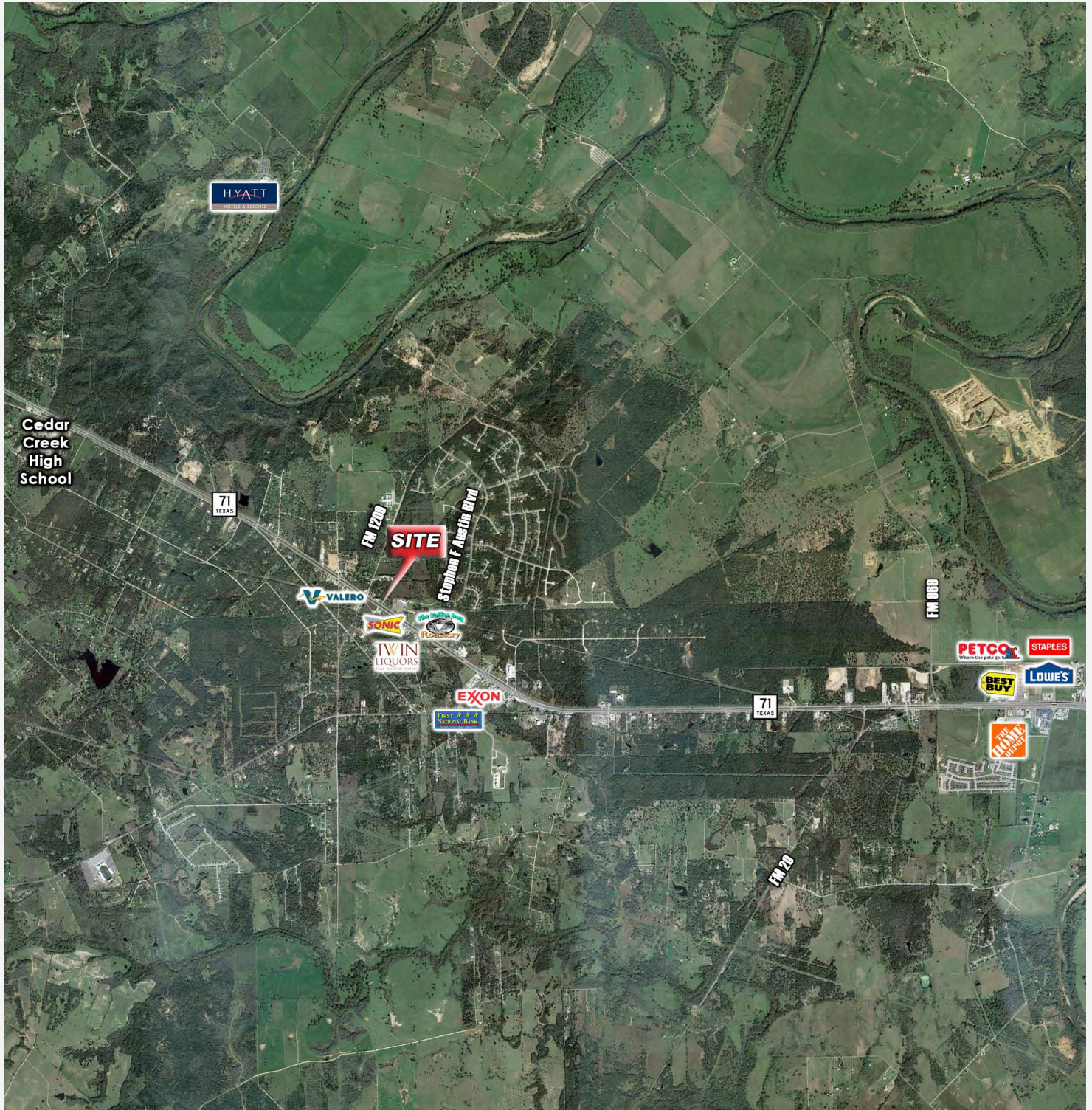
Brett Gissler
brett@retailsolutions.us
512.474.5557



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.

SHOPPES AT COLONY VILLAGE

NWC STEPHEN F AUSTIN BLVD & HWY 71
BASTROP, TEXAS 78602



Martin Turner
martin@retailsolutions.us
512.474.5557

Brett Gissler
brett@retailsolutions.us
512.474.5557



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.

Fire-ravaged Bastrop needs retail

Fire-ravaged area east of Austin needs retail

Premium content from Austin Business Journal by Vicky Garza, Staff Writer

Date: Friday, December 16, 2011, 5:00am CST

Even though wildfires earlier this year torched more than 1 million trees, 1,600 homes and set back 48 businesses, Bastrop economic development officials want to let people know that the city is still open for business.

The Bastrop Economic Development Corp. is working with the Bastrop Chamber of Commerce, taking a varied approach to help existing businesses recover, recruit new businesses and continue the flow of tourism dollars.

“We are working to define the devastation and tragedy instead of it defining us and hope to come out as a prime example of how to deal with a catastrophe,” said Dave Quinn, executive director at the Bastrop EDC.

The area was already growing, and the wildfires intensified the need for more housing and brought greater attention to the lack of certain types of businesses in the area.

Bastrop is losing \$918.7 million in sales annually to other communities because it lacks the retail base within its community to meet demand, according to a gap analysis performed by The Retail Coach LLC for the Bastrop EDC.

Bastrop is a small hub east of Austin, and its retail trade area — which includes Elgin, Giddings and La Grange — has a population of 144,000 people, Quinn said.

It’s been several months since the wildfires, and people are starting to receive insurance checks.

As people restock, local officials are encouraging them to reinvest in the community through a social media campaign called BuyBastropTX, Quinn said.

Sales tax in Bastrop is up 25 percent from last year, but people who cannot find the items they need in Bastrop are traveling to other areas such as Austin or San Marcos to shop.

The Ross store that recently opened in Bastrop cannot keep its shelves stocked, Quinn said.

He said residents are always asking him to bring a Target, Chick-fil-A, Academy Sports and Outdoors, and Hobby Lobby to the area.

Bastrop is leaking the greatest amount of sales in the areas of eating places, car dealerships, grocery stores, electronics stores, furniture stores, and miscellaneous retail stores such as drug stores, sporting goods stores and craft stores.

The community has a few businesses in those categories opening in the near future, such as Buc-ee’s gas station, Burger King, Denny’s, a second Walgreen’s drug store and a third Subway restaurant.

The city’s only movie theater, which closed in July, has recently been bought and will reopen, giving residents another entertainment option in the area.

Automobile dealer Lost Pines Toyota was scheduled to open April 2012, but owner Carlos Liriano pushed up the work schedule and plans to open in February.

“I’m moving faster because I want people to know I’m committed to the area and want to give them the vision that things are going to recover, that it is back to business as usual,” Liriano said.

Liriano moved to Bastrop with his family a week before the wildfires from New Orleans, where he went through what he called “the [Hurricane] Katrina experience,” and he has been impressed by the way Bastrop came together.

“If we are able to rebuild properly, Bastrop can overcome this crisis and become better and stonger,” Liriano said.

That is Quinn’s hope for the community. Additional revitalization efforts include taking advantage of having to build from the ground up, with economic development officials contemplating incentives for high-efficiency homes and landscaping focused on conservation.

Liriano wants his dealership to be not only a sign of progress for the community, but also a model of green technology. His goal is to be the first LEED gold-certified dealership in Central Texas.

“If we are able to rebuild properly, Bastrop can overcome this crisis and become better and stonger,” Liriano said.

That is Quinn’s hope for the community. Additional revitalization efforts include taking advantage of having to build from the ground up, with economic development officials contemplating incentives for high-efficiency homes and landscaping focused on conservation.

Liriano wants his dealership to be not only a sign of progress for the community, but also a model of green technology. His goal is to be the first LEED gold-certified dealership in Central Texas.

“I’m moving faster because I want people to know I’m committed to the area and want to give them the vision that things are going to recover, that it is back to business as usual,” Liriano said.

Liriano moved to Bastrop with his family a week before the wildfires from New Orleans, where he went through what he called “the [Hurricane] Katrina experience,” and he has been impressed by the way Bastrop came together.

“If we are able to rebuild properly, Bastrop can overcome this crisis and become better and stonger,” Liriano said.

That is Quinn’s hope for the community. Additional revitalization efforts include taking advantage of having to build from the ground up, with economic development officials contemplating incentives for high-efficiency homes and landscaping focused on conservation.

Liriano wants his dealership to be not only a sign of progress for the community, but also a model of green technology. His goal is to be the first LEED gold-certified dealership in Central Texas.

The need for new construction has brought a number of businesses — such as architectural firms and welding companies — to the area from as far as Alabama and Colorado to help rebuild. The Bastrop Chamber has had more than 2,200 independent companies register to be listed on its website, said Susan Wendel, the Chamber’s president and CEO.

Some of them have leased office space, and the Chamber hopes they stay permanently, Wendel said.

Economic development officials are also focusing on the little things that will give the community hope, such as investing \$100,000 to help an art guild refurbish a location for a new art center and promoting its Light Up Bastrop holiday event.

They may be simple things, “but it all weaves together a nice basket,” Quinn said.

things are going to recover, that it is back to business as usual,” Liriano said.

Liriano moved to Bastrop with his family a week before the wildfires from New Orleans, where he went through what he called “the [Hurricane] Katrina experience,” and he has been impressed by the way Bastrop came together.

“If we are able to rebuild properly, Bastrop can overcome this crisis and become better and stonger,” Liriano said.

That is Quinn’s hope for the community. Additional revitalization efforts include taking advantage of having to build from the ground up, with economic development officials contemplating incentives for high-efficiency homes and landscaping focused on conservation.

Liriano wants his dealership to be not only a sign of progress for the community, but also a model of green technology. His goal is to be the first LEED gold-certified dealership in Central Texas.

The need for new construction has brought a number of businesses — such as architectural firms and welding companies — to the area from as far as Alabama and Colorado to help rebuild. The Bastrop Chamber has had more than 2,200 independent companies register to be listed on its website, said Susan Wendel, the Chamber’s president and CEO.

Some of them have leased office space, and the Chamber hopes they stay permanently, Wendel said.

Economic development officials are also focusing on the little things that will give the community hope, such as investing \$100,000 to help an art guild refurbish a location for a new art center and promoting its Light Up Bastrop holiday event.

They may be simple things, “but it all weaves together a nice basket,” Quinn said.



solutions

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

