

Riverside Grove COMMERCIAL LOTS

OLD AUSTIN HWY & HWY. 71, BASTROP, TEXAS

LOCATION: North side Old Austin Hwy between Hwy. 71 & Loop 150 in Bastrop, near Home Depot, Sears, HEB, Seton Circle of Care Clinic opening Spring 2015

ZONING: Commercial – C-2 office, restaurant, retail

IMPERVIOUS COVER: 65% **HEIGHT LIMIT:** 35'

CITY UTILITIES: 8" & 12" water & 8" wastewater, Bluebonnet Electric (512) 321-3917
Centerpoint Energy Gas 1 800 427-7142 ,
ATT Telephone Service (512) 870-2527



BASTROP INTERMEDIATE

BASTROP MIDDLE

Please Contact:

Gay Ruggiano

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1+ Acre Commercial Lots

LOT SIZES AND PRICES:

Block B Lot 1	1.20 acres	171.8' x 275'	\$3.80/sf	\$198,634
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Block A Lot 33	1.16 acres	200' x 253'	\$3.66/sf	\$184,813
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Flat Cleared Development Lots, Protective Covenants Apply, No drive through restaurants Cross Access Easements & Shared curb cuts on Austin Hwy Lots 1-4 Ask Broker for details.

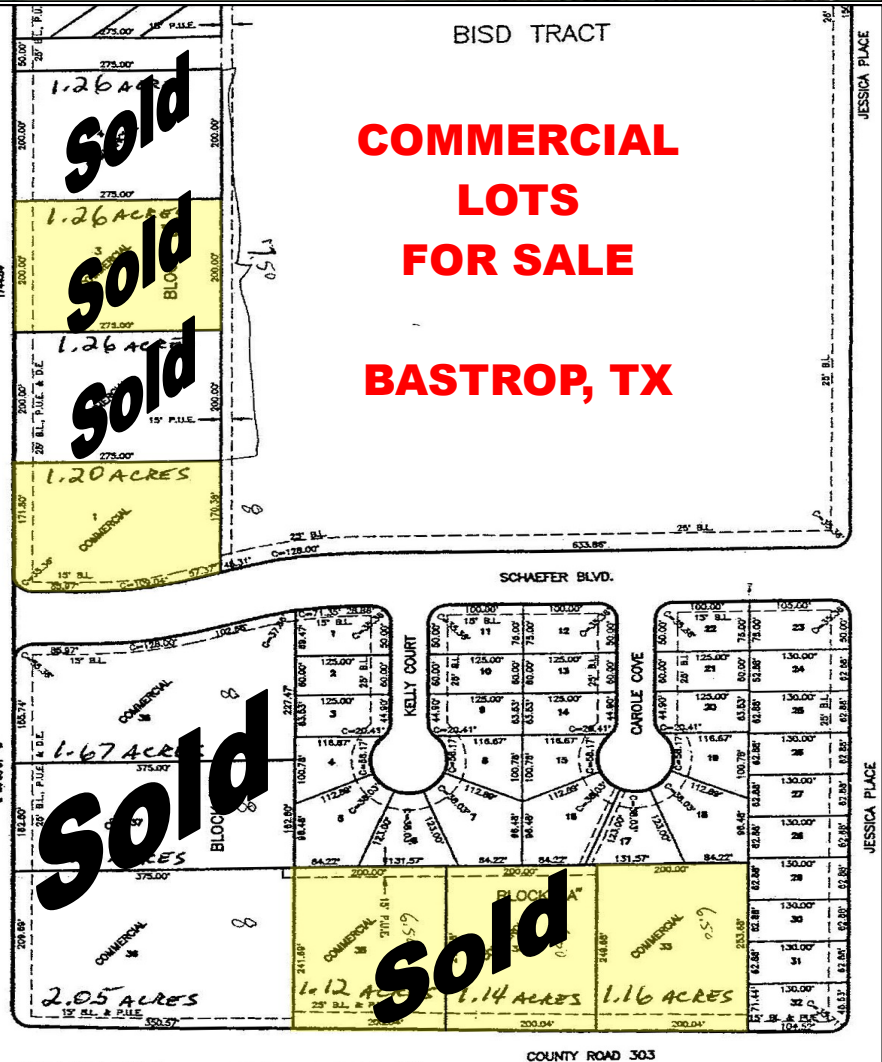
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LOCATION / AERIAL OVERVIEW



DEMOGRAPHICS

	5 Mile	10 Mile
Total Population	16,045	35,334
Male Population	54%	53.4%
Female Population	46.3%	45.6%
Median Age	40	39.60
White	78%	77%
African American	11%	9%
Asian	1%	0.8%
Hispanic	22%	25%
Other	7%	9.7%



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