

FOR SALE

7.62 AC OF RAW LAND

1278 HWY 71 W | BASTROP, TX

 Newmark
Knight Frank



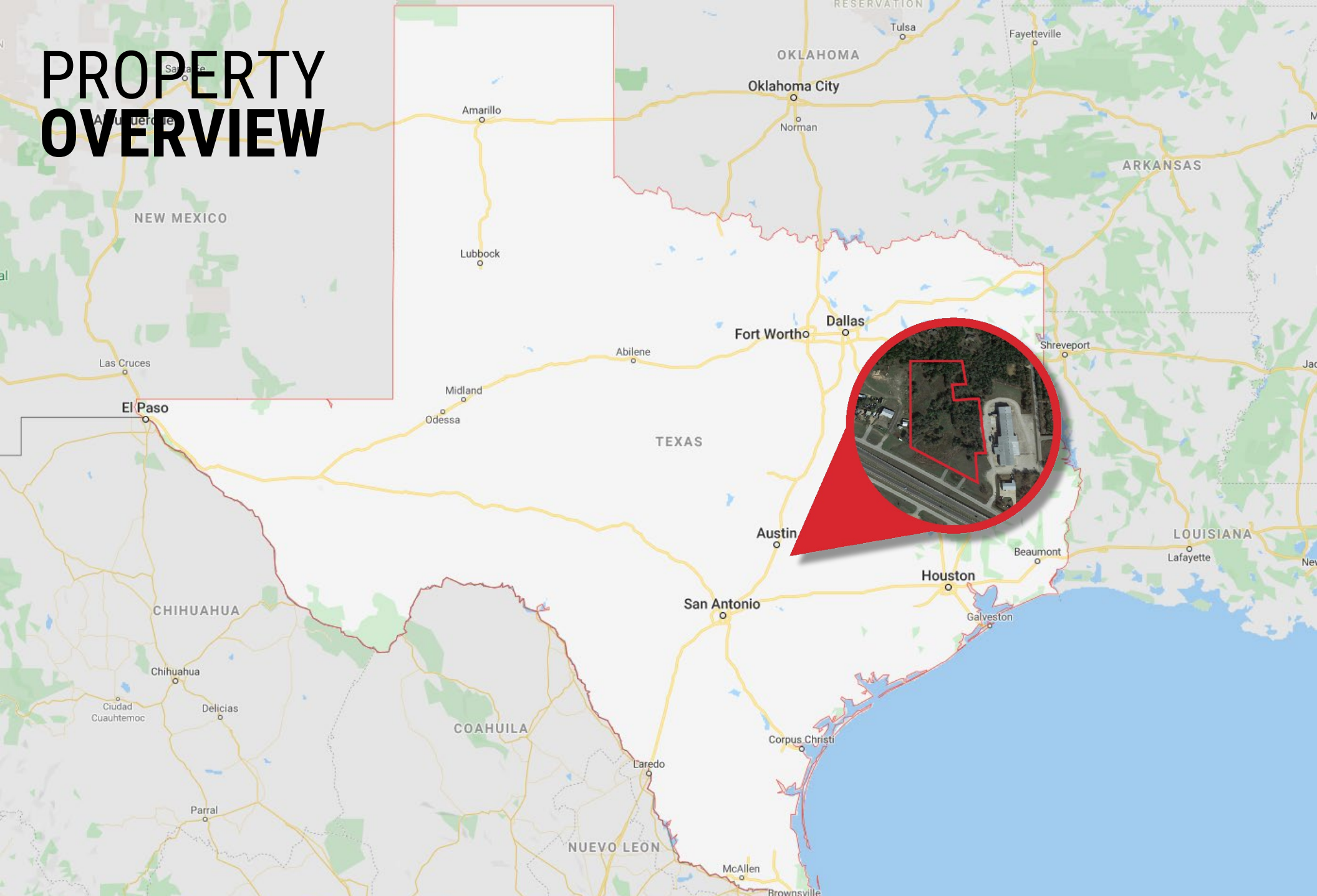
71

WOODLANDS DR

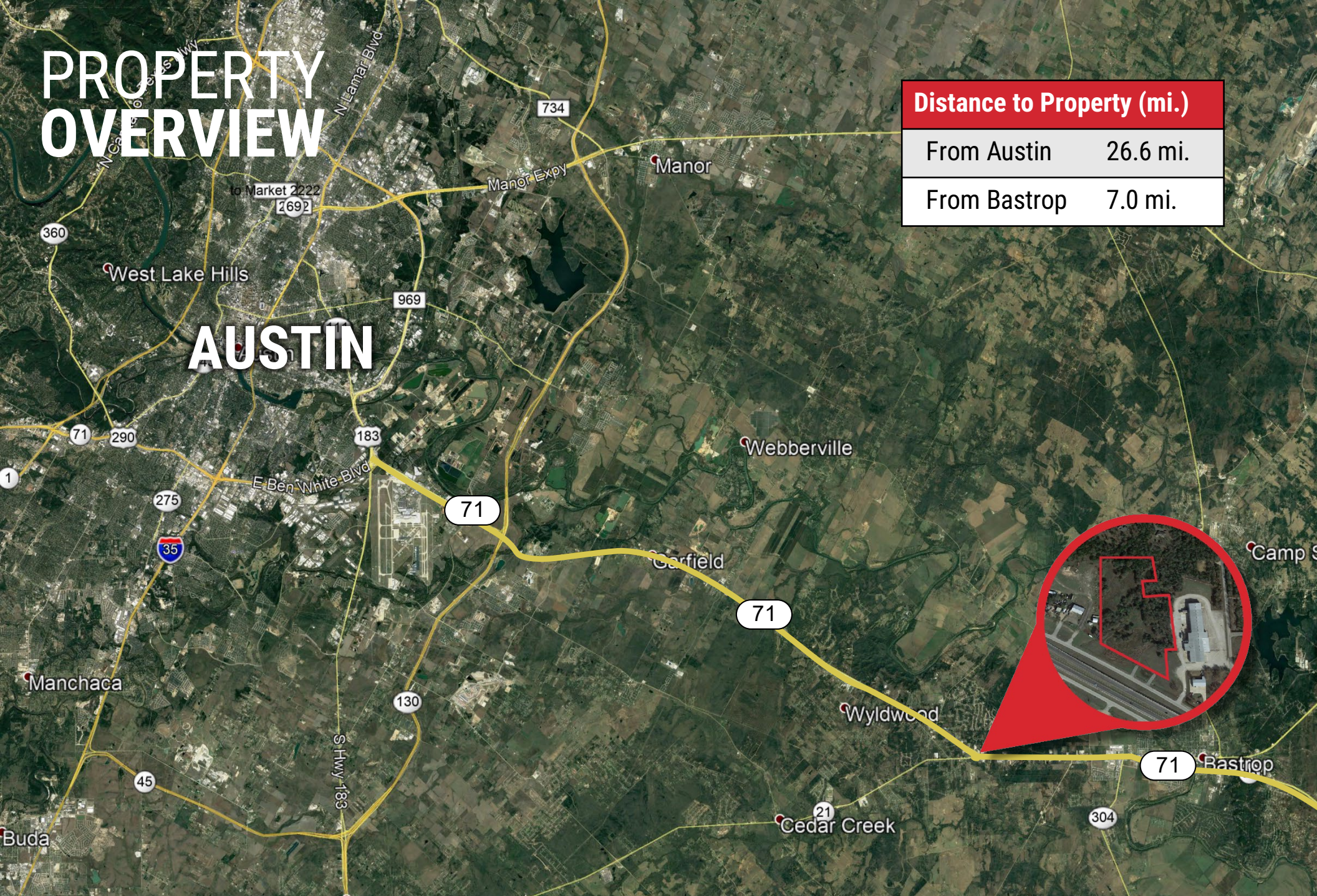
21

\$99,999 / AC

PROPERTY OVERVIEW



PROPERTY OVERVIEW



Distance to Property (mi.)	
From Austin	26.6 mi.
From Bastrop	7.0 mi.

PROPERTY OVERVIEW

Location:	1278 Hwy 71 W Bastrop, TX
Lot Size:	TOTAL: 7.62 AC P1: 5.29 AC P2: 2.33 AC
Property Type:	Raw Land
City:	Bastrop
County:	Bastrop
Parcel #:	P1: R63570 P2: R73554

Asking Price

\$99,999 / AC



BASTROP, TX MARKET OVERVIEW

BASTROP | 8,965
AUSTIN | 2,543,429

10MI RADIUS | 52,990
20MI RADIUS | 164,998

ESTIMATED POPULATION
GROWTH OVER NEXT 5 YEARS

5.26%

EXPECTED GROWTH RATE
OVER NEXT 5 YEARS

- Located about thirty miles southeast of the capital city, Bastrop, TX is a part of the greater Austin metropolitan area.
- The city of Bastrop was established in 1821 by Stephen F. Austin, placing it among the oldest towns in Texas.
- Bastrop boasts more than 130 sites listed in the National Register of Historic Places and is known as the “Most Historic Small Town in Texas”
- There are 3,392 households in the city of Bastrop and the median household income is \$68,113.
- Texas State Highway 71 (TX-71) runs through Bastrop, providing residents with access to Austin and the surrounding areas as well a direct route to Interstate-10 to the south.
- Residents in Bastrop are among a growing group of super-commuters, those who spend at least 90 minutes commuting each way.
- The population within Bastrop is well educated with 27.5% of the population 25 years and older holding a bachelor’s degree or a graduate / professional degree.
- There are six colleges and universities within an hour of Bastrop, including the University of Texas at Austin, Texas A&M University, Texas State University, and St. Edward’s University.
- Given its well educated workforce, white collar occupations total 63.6% in Bastrop.



Information About Brokerage Services

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



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date