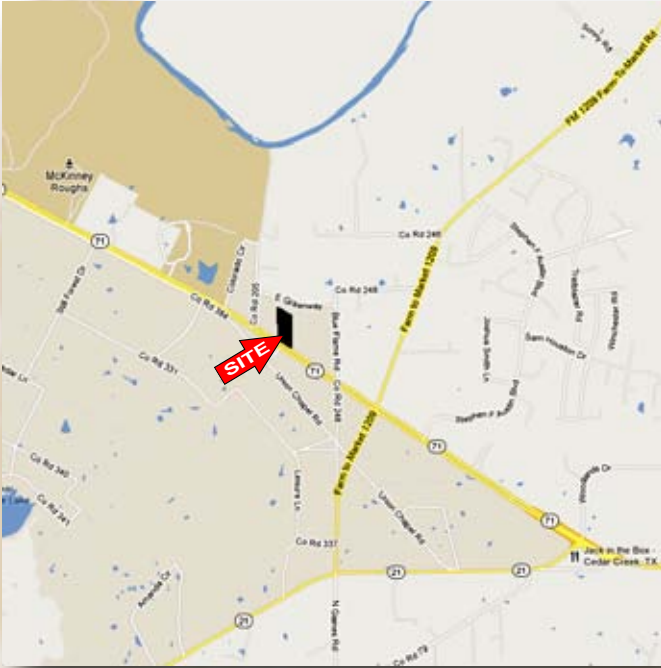


LAND FOR SALE

1622 and 1624 WEST STATE HIGHWAY 71
BASTROP, TEXAS 78612



LOCATION: The Subject Property is located on the north side of State Highway 71 in Cedar Creek west of the city of Bastrop in Bastrop County, Texas.

TOPOGRAPHY: Level lots with no floodplain; wooded area at the rear of property;

SIZE: Two lots comprising approximately 8 Acres 400 feet of frontage by 871 feet deep

PRICE: \$750,000.00

FRONTAGE/ ACCESS: Excellent access and visibility from State Hwy. 71; shared curb-cut on to State Hwy. 71 can be widened

INCOME: \$35,000.00 Annually

UTILITIES: water and electricity available; septic systems for wastewater

COMMENTS: Neighboring businesses include a new Benny Boyd Auto Dealership to the east and a Dollar General just to the west. Bluebonnet Elementary is within 1-mile on FM 1209 and Cedar Creek High School and Bastrop Hyatt Lost Pines Resort and Spa located approximately 3 miles west.

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