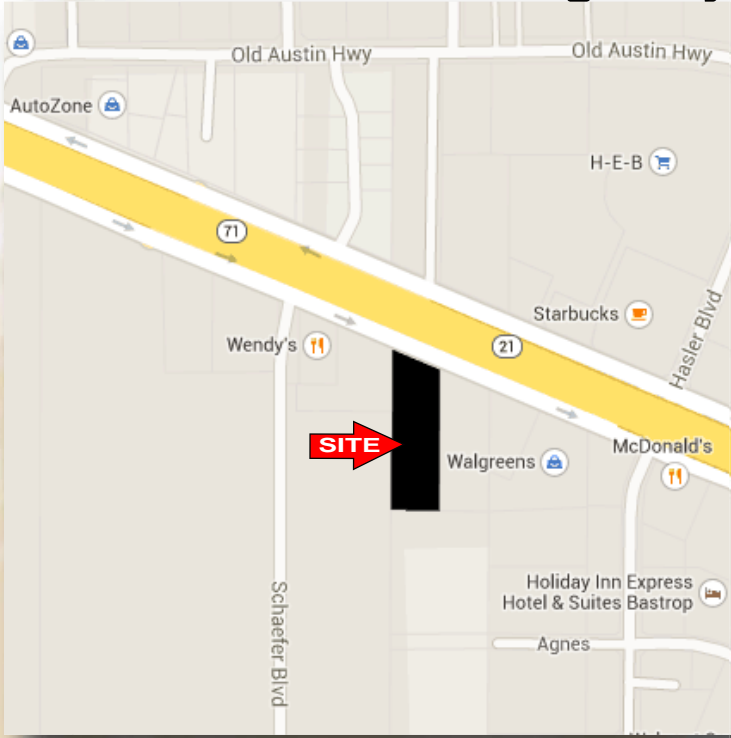


FOR SALE - ±2.6 ACRE PAD SITE

313 W. State Highway 71 Bastrop, TX 78602



LOCATION: Site located on Hwy. 71 Eastbound Frontage Road just past Schaefer Rd.

SIZE: +/-2.67 acre pad is divisible to +/-1.33 acres

FRONTAGE/ACCESS: Approximately 206' on Hwy 71 Frontage Rd.

UTILITIES: Yes, fully entitled, platted lot

ZONING: Commercial - Retail or Restaurant uses

TOPOGRAPHY: The Property is relatively flat.

SCHOOL DISTRICT: Bastrop ISD

TRAFFIC COUNT: Hwy. 71 42,000 CPD
Year: 2009 | Source: TX DOT AADT

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Estimated Population	1,569	9,432	16,544
Estimated Households	644	3,614	6,030
Med HH Income	\$58,777	\$55,711	\$59,170
Daytime Population	1,329	5,322	6,303

Year: 2011 | Source: Applied Geographic Solutions

RATE: Call Agent

COMMENTS:

- Area: HEB, Wal-Mart, Bastrop Medical Center, Holiday Inn Express, Comfort Inn, Walgreens
- Comfort Suites and Hampton Inn recently opened and a La Quinta Hotel is planned nearby
- The site is highly visible to the tremendous amount of traffic flow on Hwy 71
- Bastrop was named one of the nation's top 12 "distinctive destinations," by the NTHP

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Bob Dickerson
Mobile: (512) 917-1661
BDickerson@matexas.com

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XS Development
8,500 Acres
7,000 Lots Planned

Burleson Crossing Shopping Center



Riverside Grove
341 Lots

Bastrop Middle School
631 Students

Bastrop High School
2,343 students

Old Town Bastrop and River Walk

Loop 150

Emile Elementary School
523 Students

FM 969 - 1,800 VPD 09'

42,000 VPD 09'

FM 304
8,500 VPD 09'

42,000 VPD 09'

71 TEXAS

Hunters Crossing
495 Lots

The Grove Planned Development

Agnes Rd Future

SITE

Schaefer Blvd

Wasser Blvd

Childers

Hwy 21 / 95



SITE PLAN

313 W. State Highway 71 | Bastrop, TX 78602



Demographic Summary Report

Demographic Data 2011 by Synergos Technologies

Calculated using TAS Retrieval

Jul 10, 2012

Latitude: 30.1 Longitude: -97.1981

Bastop		Bastrop
Bastrop		
Population	Q4 2011 Estimated Population	136,022
	2016 Projected Population	150,363
	2010 Census Population	132,937
	2000 Census Population	104,008
	1990 Census Population	75,026
	Historical Annual Growth 1990 to 2000	3.32%
	Historical Annual Growth 2000 to 2010	2.48%
	Estimated Annual Growth 2010 to 2011	1.32%
	Projected Annual Growth 2011 to 2016	2.02%
	Median Age	38.4
Households	Q4 2011 Estimated Households	48,173
	2016 Projected Households	53,291
	2010 Census Households	47,078
	2000 Census Households	37,071
	1990 Census Households	27,032
	Historical Annual Growth 1990 to 2000	3.21%
	Historical Annual Growth 2000 to 2010	2.42%
	Estimated Annual Growth 2010 to 2011	1.32%
	Projected Annual Growth 2011 to 2016	2.04%
Population per Household	2.76	
Population by Race	White	74.8%
	Black or African American	8.5%
	Asian & Pacific Islander	0.7%
	Other Races	16.1%
	Non-Hispanic Population	67.9%
	Hispanic Population	32.1%
Income	Average Household Income	\$63,695
	Median Household Income	\$51,626
	Per Capita Income	\$23,005
Education (Age 25+)	Elementary	9.3%
	Some High School	10.4%
	High School Graduate	34.0%
	Some College	22.4%
	Associates Degree Only	6.9%
	Bachelors Degree Only	12.0%
	Graduate Degree	5.0%
Business	Number of Businesses	2,299
	Total Number of Employees	26,886
	Employees per Business	11.69
	Residential Population per Business	59.16

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

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

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

