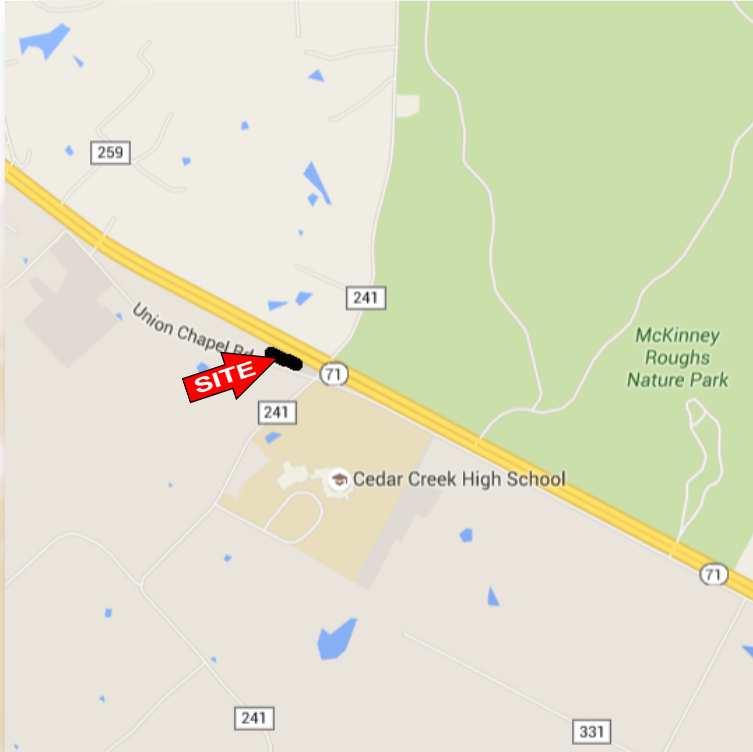


LAND FOR LEASE ±4.389 ACRES

2083 West SH 71 Cedar Creek, TX 78612



LOCATION: On the S. side of Hwy. 71 and just before the Exxon Station @ corner of Hwy. 71 & Pope Bend Rd.

SIZE: Approximately 4.389 Acres

**FRONTAGE/
ACCESS:** Approximately 1,100'

UTILITIES: All public utilities are available except wastewater..

ZONING: The property is not zoned.

TOPOGRAPHY: Property slopes down toward the middle with obvious drainage features.

FLOOD HAZARD: No portion of the Property is in the FEMA floodplain.

SCHOOL DISTRICT: Bastrop ISD

JURISDICTION: Bastrop County

PRICE: \$2,000 per month

COMMENTS: This vacant commercial tract could be utilized for various uses including used car lot, parking heavy equipment, portable storage bldgs., trucks, etc. The cell tower and the billboard are exempted from the Lease. Apparently no FEMA flood plain but there is a small dry creek from front to back of the tract. Mineral lease is outstanding.

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

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