

THE GROVE

LAND ADVISORS-AUSTIN EXCLUSIVE LISTING | ±51 ACRES OF PRIME MIXED-USE LAND ON HIGHWAY 71 | BASTROP, TX



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THE GROVE PROPERTY ATTRIBUTES



PROPERTY DESCRIPTION

LAO is pleased to represent the ownership in the marketing of two, prime commercial development parcels located in the heart of the commercial corridor of Bastrop, Texas. The tracts total approximately 51 acres of land and are located at the southeast corner of the intersection of US Highway 71 and FM 304. The future extension of Agnes Road from east to west will bisect the 29.47 acre parcel and the 21.76 acre parcel, and will provide additional accessibility and road frontage.

The two primary parcels of land may be purchased together or separately.

AREA INFORMATION

The City of Bastrop, Texas (founded in 1804) is a suburb of Austin, Texas with a population of 7,554 (2013). Located on US Highway 71, the primary route of travel between Austin and Houston, Bastrop is the beneficiary of a high volume of traffic along the newly-improved highway and its access roads. Bastrop boasts a unique small-town charm in its downtown area east of the Colorado River. The City has redeveloped much of its downtown and the banks running along the Colorado and is home to numerous festive holiday celebrations taking advantage of its riverfront geography.

Seton Hospital recently closed on 32 acres on the northeastern boundary of the property along Highway 71. Seton will install water, wastewater, electric and drainage improvements for the northern commercial 21.76 acre parcel. Seton will also construct a connector road within the property to Highway 71 and Highway 304.

LOCATION

The Property occupies a strategically dominant location at the southeastern corner of the intersection of US Highway 71 and FM 304 on the commercial, west side of the City of Bastrop. The surrounding area consists of dense commercial and residential development on both sides of US Highway 71. The future extension of Agnes Road to the south of the 52.864 acre parcel will connect the property to existing neighborhoods and commercial development across FM 304 to the west.

SIZE

The Property contains a total of approximately 51 acres and consists of two primary parcels, Subject A 21.76 and Subject B 29.47 acres to be bisected by the future Agnes Road.

ZONING

The northern parcel of 21.76 acres is zoned C1 or Light Commercial. The rear 29.47 acre parcel is zoned GR or General Retail.

TRAFFIC COUNTS

Highway 71: $\pm 45,960$ VPD

FM 304: $\pm 11,300$ VPD

JURISDICTION

The property is located in the City of Bastrop, Texas and is subject to its zoning and other development codes.

UTILITIES

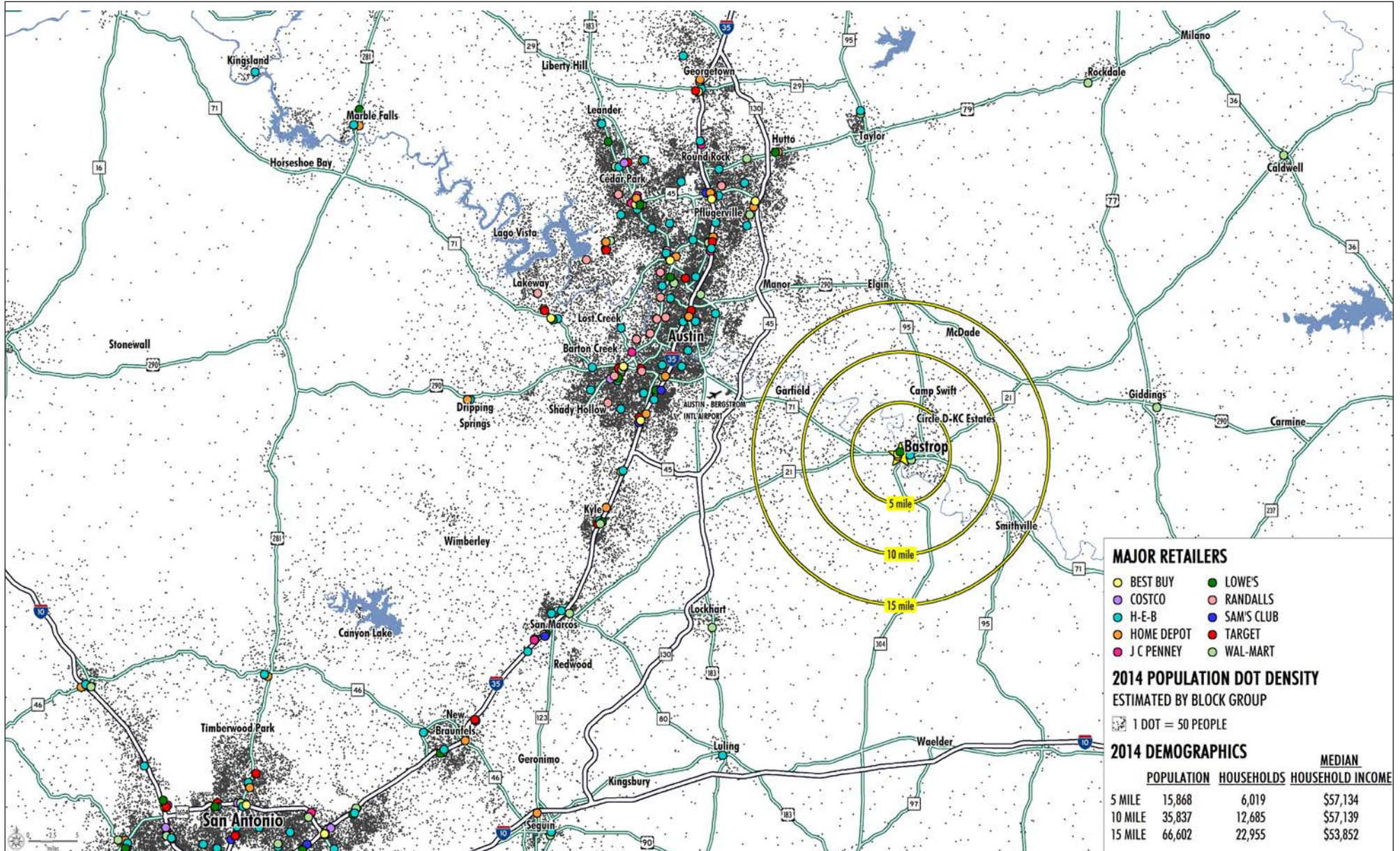
Water, wastewater, and electric power are located in the immediate vicinity of the property. Water and wastewater are provided by the City of Bastrop. Electric power is provided by Bluebonnet Electric Cooperative.

Prospective purchasers should conduct their own research regarding locations of utility services and their sufficiency for their proposed uses.

SCHOOL DISTRICT

Bastrop Independent School District

THE GROVE RETAILER MAP

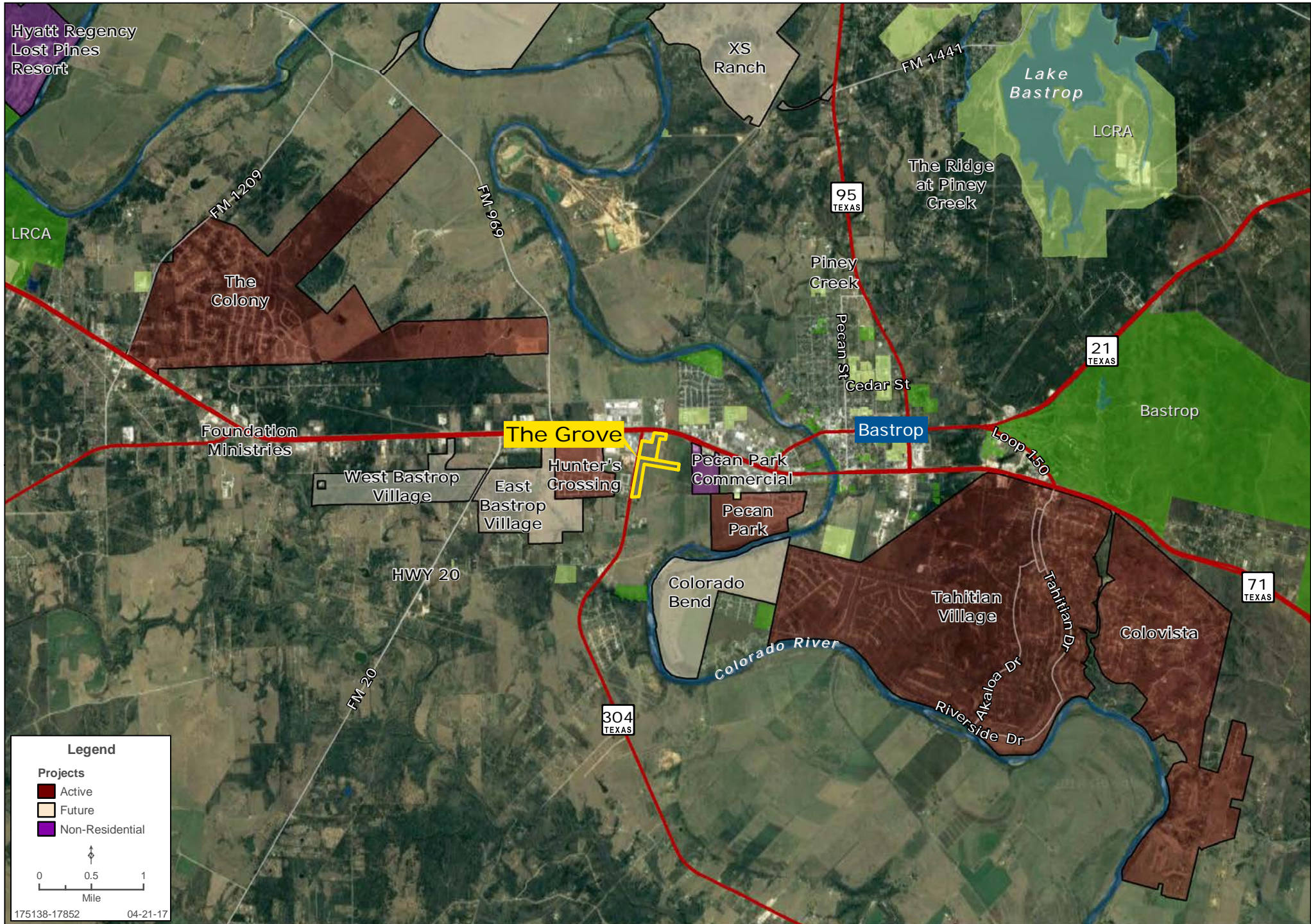


THE GROVE PROPERTY AERIAL



SURROUNDING DEVELOPMENT MAP

Josh Cameron | 512.327.3010 | www.landadvisors.com



PROPERTY DETAIL, CONTOUR & FLOODPLAIN MAP

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OVERLAY MAP

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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Land Advisors Organization

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Kirk Laguarta Designated Broker of Firm	60656241	klaguarta@landadvisors.com	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Hal Guggolz Sales Agent/Associate's Name	628645	hguggolz@landadvisors.com	210-416-6276
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Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000