



Colorado Bend

550 ACRE LAND DEVELOPMENT OPPORTUNITY

1.5 Miles Off of HWY 71, Southeast of Downtown Bastrop

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Introduction

JLL has been exclusively retained to offer for sale the Colorado Bend development site, comprised of 551.96 acres of land located 1.5 miles off of HWY 71, Southeast of Downtown Bastrop. Colorado Bend is approximately 30 minutes from the City of Austin and the Austin International Airport.

Currently zoned AG, Colorado Bend is a unique piece of property with 2.5 + miles of Colorado River frontage. Land topography consists of gently rolling hills, making it ideal for development ease.



Site Highlights

- 2.5 Miles of River Frontage
- Utilities are Available Nearby
- Prime Commercial or Residential Development Potential
- Less Than 2 Miles to Downtown Bastrop and 30 Minutes to ABIA
- Property is Located in Bastrop ETJ

Colorado Bend

551 Acres Located 30 Minutes from the City of Austin

SIZE	551.96 acres
PRICE	\$8,280,000
EXISTING ZONING	Agriculture
ACCESS	1.5 miles off HWY 71, Southeast of Downtown Bastrop
UTILITIES	Water/Sewer: Bastrop County / City of Bastrom ETJ Electric: Bluebonnett Electric Coop

