

FOR SALE ±15.83 ACRES

1500 Farm St. & 1505 Cedar St. Bastrop, TX 78602



MATHIAS
PARTNERS



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3660 Stoneridge Road,
Building E, Suite 104
Austin, Texas 78746

**A ±15.83 acre Infill Residential Development
Site with Preliminary Plat Approval for 73 lots**

Exclusively Offered By:

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Executive Summary

An opportunity to acquire a ±15.83 acre infill residential development site, known as Farm Street Village, in the core of Bastrop, TX with an approved preliminary plat allowing for 73 lots. The property is strategically located with frontage on both Cedar Street and Farm Street, just west of State Highway 95 and only one-half (1/2) mile north of State Highway 71. The Bastrop ISD Performing Arts Center is adjacent to the site and Bastrop High School is across Cedar Street to the north. Historic Downtown Bastrop is less than a mile to the west with HEB Plus, Walmart Supercenter, Lowe's, Home Depot and Academy Sports & Outdoors all within 3 miles of the property. Significant new or planned development in the area includes SpaceX's \$43 million, 500,000sf Project Echo, and the 546-acre Bastrop 552 film studio and entertainment district.

Property Overview

Address 1500 Farm Street & 1505 Cedar Street, Bastrop, TX 78602

Asking Price Contact Broker

Total Land Area ±15.83 acres / ±689,555 SF

Jurisdiction City of Bastrop

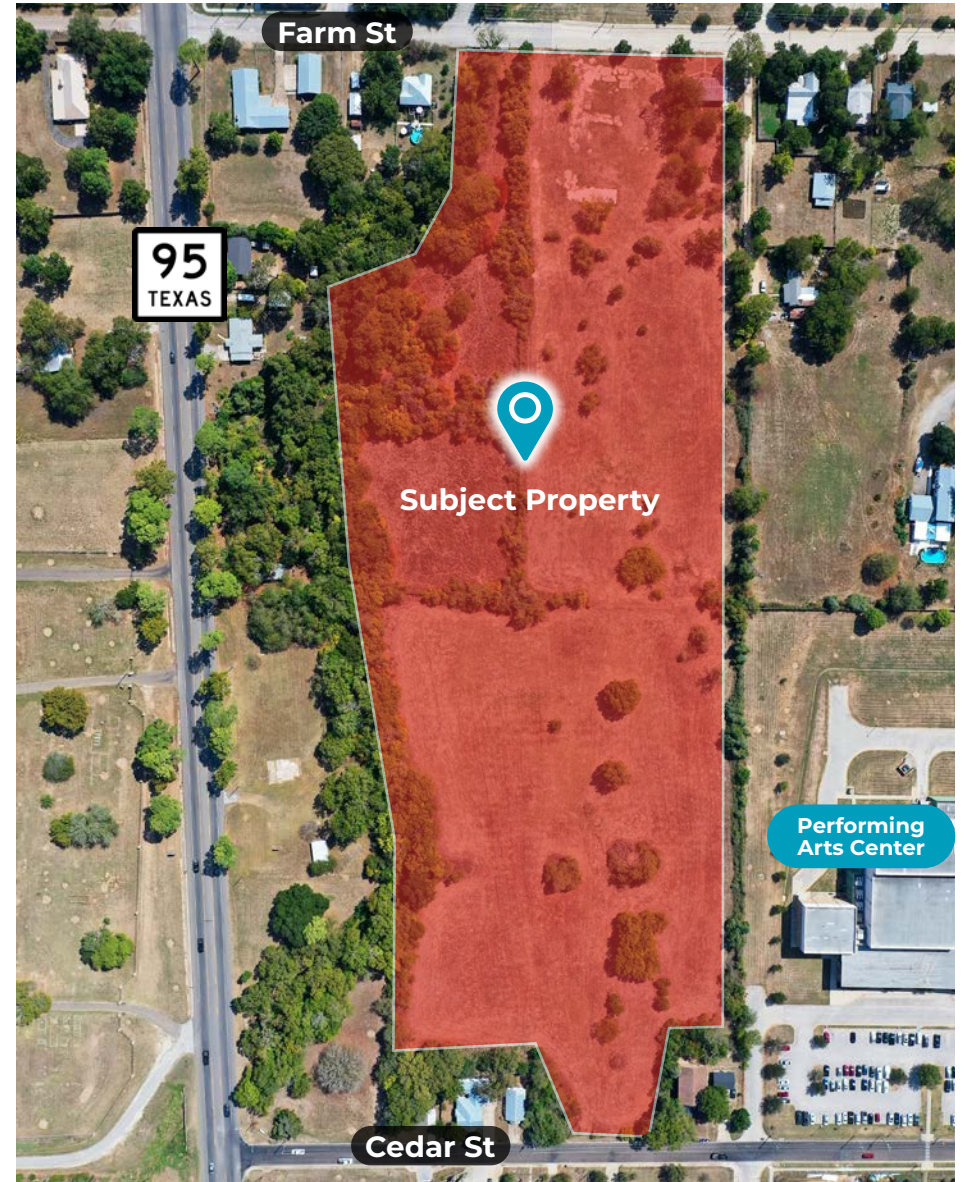
Zoning P-3 Neighborhood

Character District Cultural Arts District

Utilities All utilities are to the site

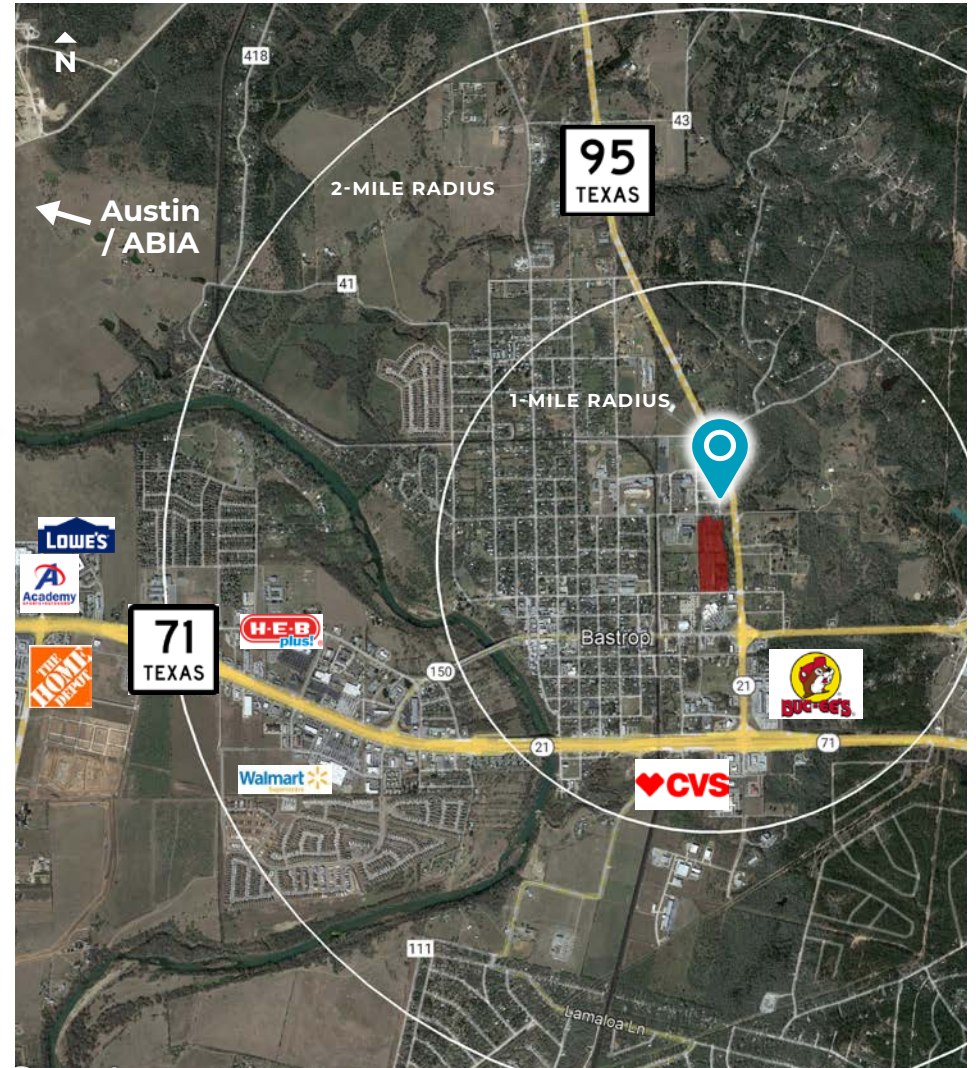
Floodplain A portion of the site is in the 100-year floodplain

Permitting & Approvals Approved Preliminary Plat for 73 lots

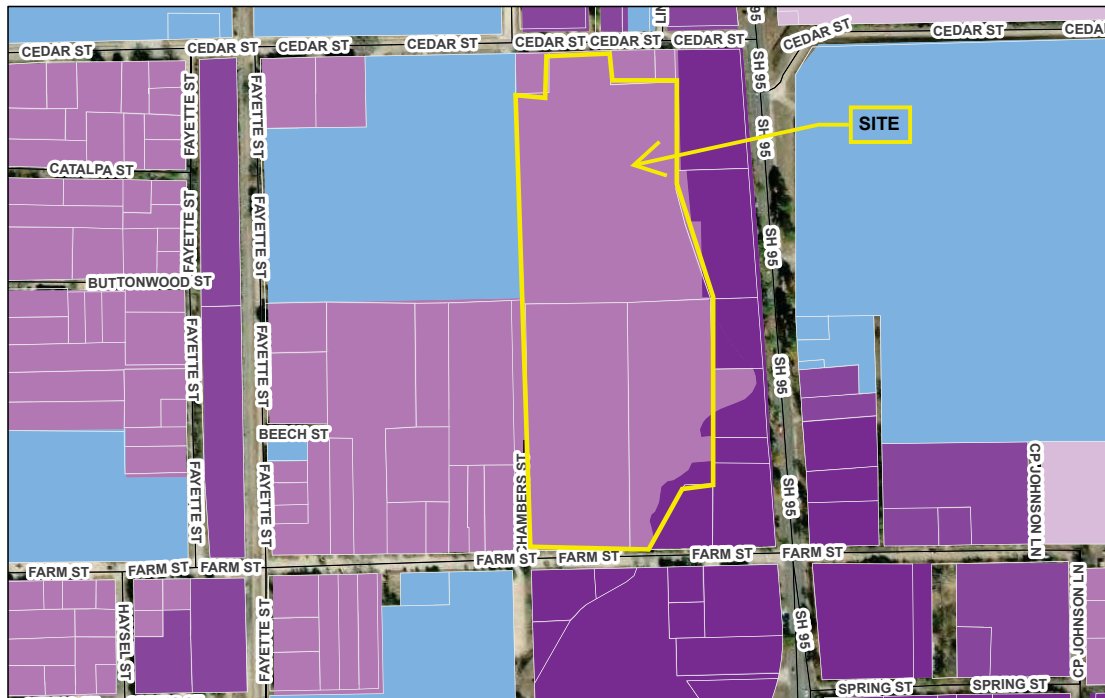




Site Location Map

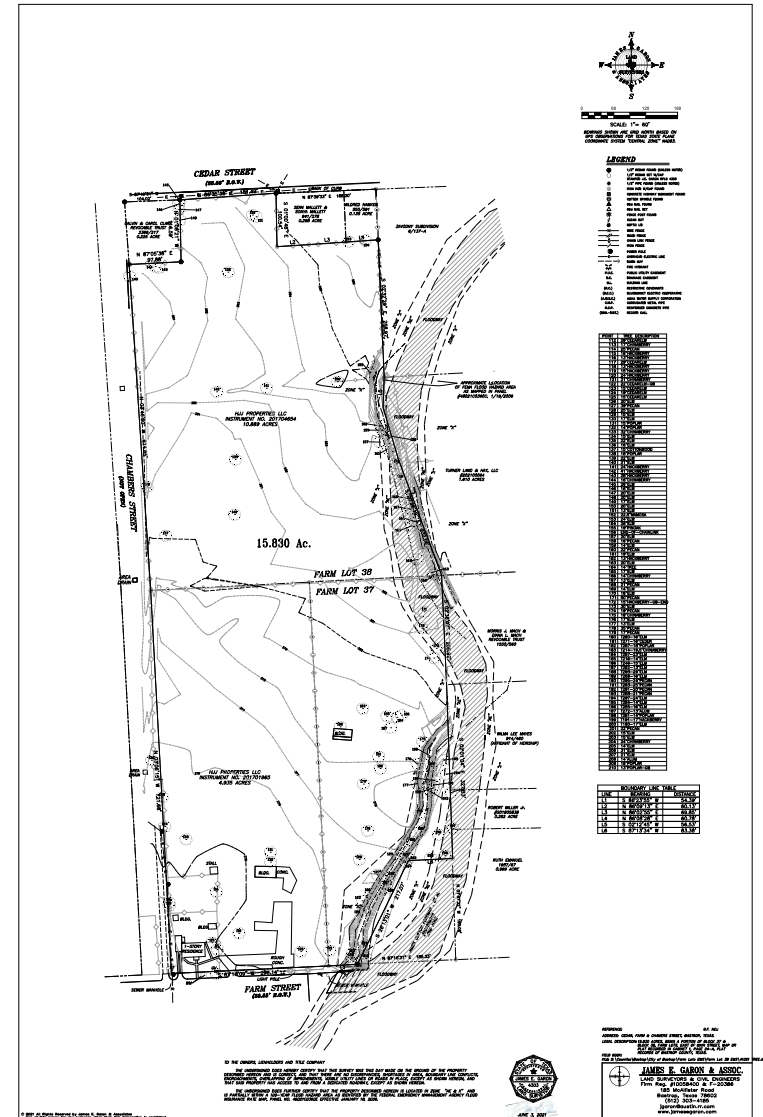
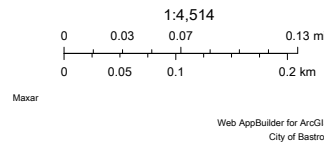


Zoning Map & Survey



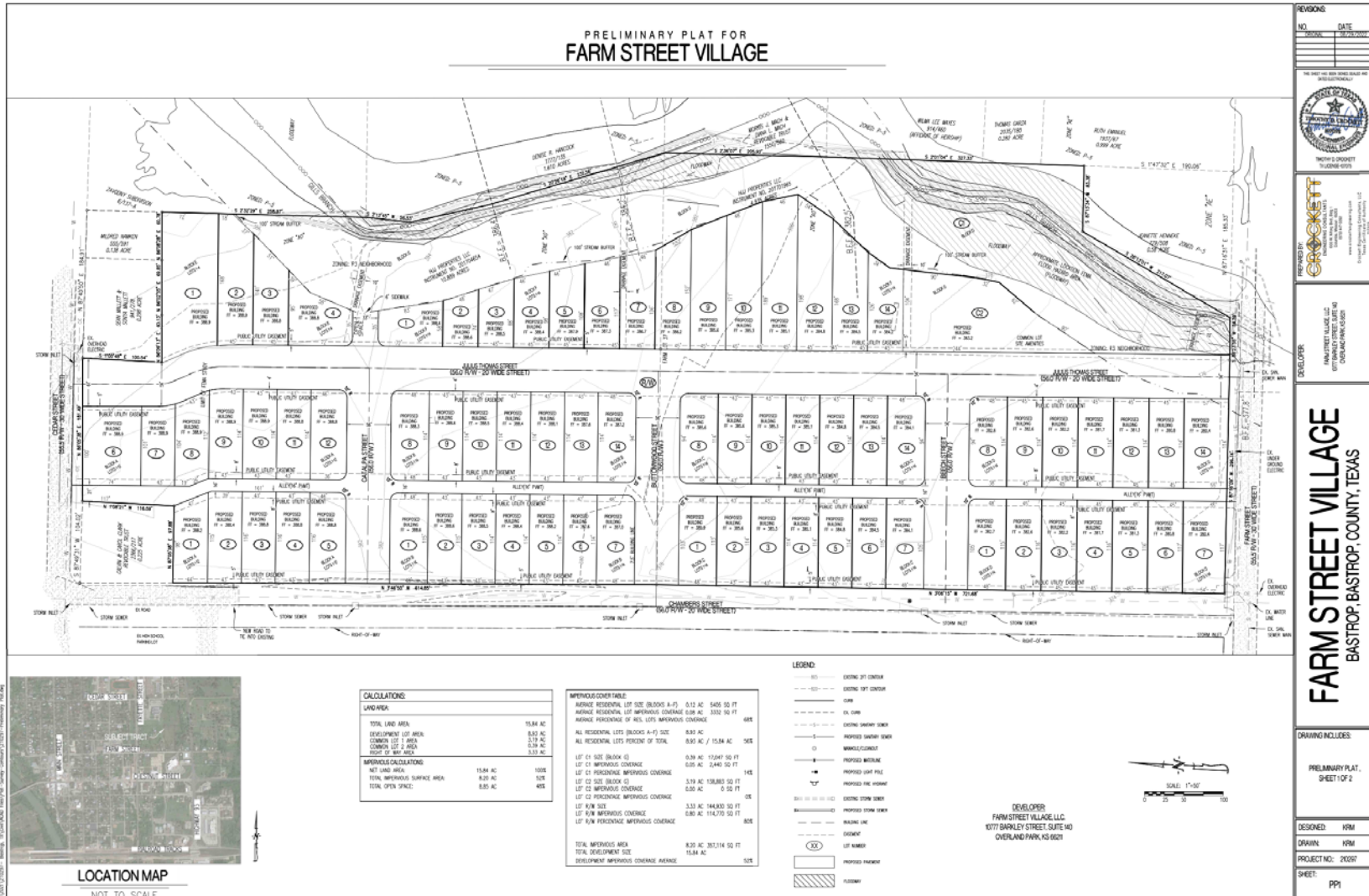
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- Historic Districts
- Basemap - Parcels
- Place Types (Zoning Districts)
 - Mix
 - Core
 - Neighborhood
 - Civic Space
 - Rural



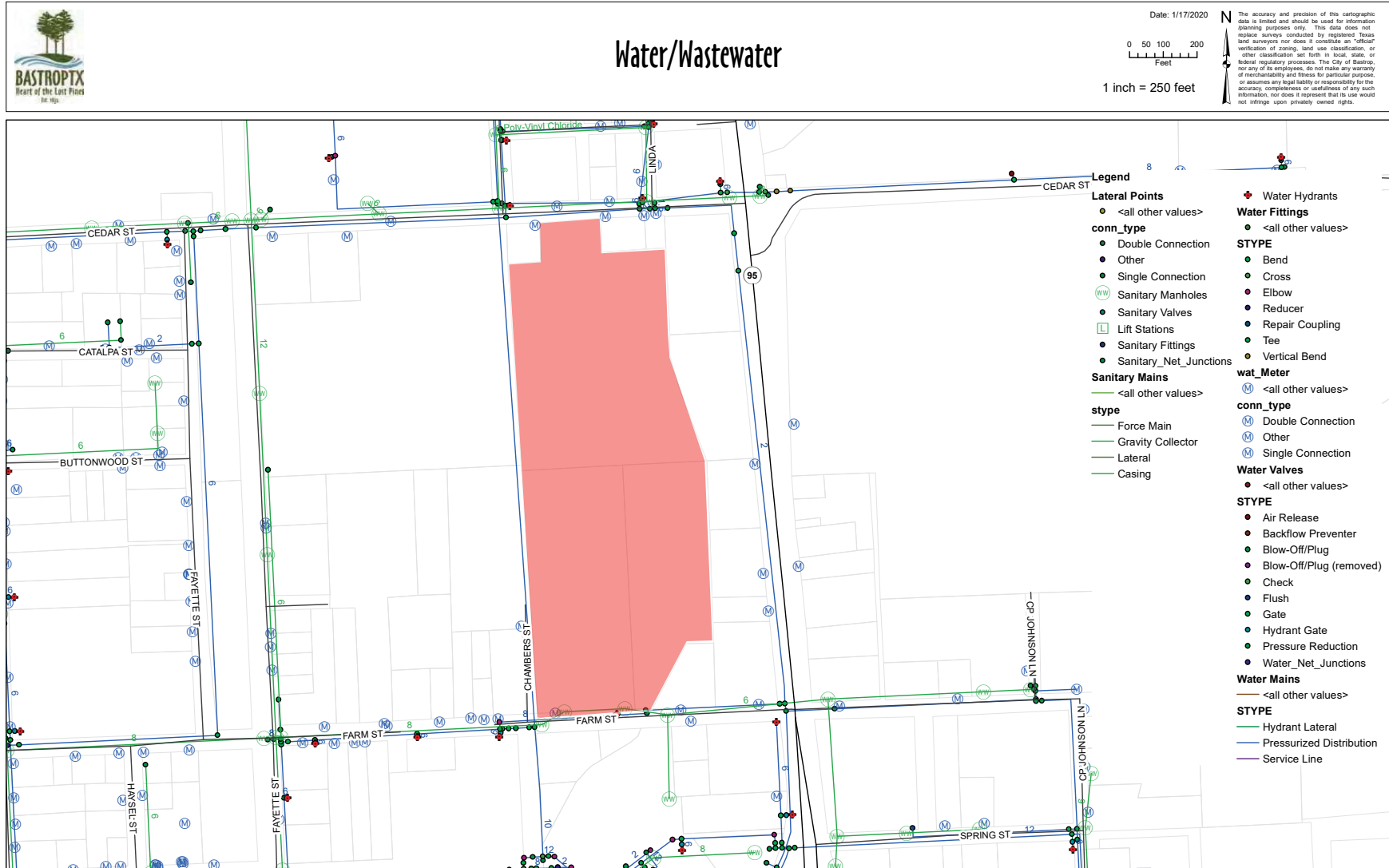


Approved Preliminary Plat





Water/Wastewater Map





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

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date