

Available:

- End Caps w/ Patio
- Inline Space
- Pads

Under Construction  
2025 Delivery

# sendero

Join Retailers:



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AN OPEN-AIR MIXED-USE EXPERIENCE

BASTROP, TEXAS



# Free to Forge Your Own Path

EVERYTHING YOU NEED,  
JUST A STROLL AWAY.



Experience a mixed-use destination that goes beyond the ordinary. Carefully crafted dining options bring a unique flare to lunches and nights out. Outdoor spaces transform into lively stages for concerts and events, promising memorable experiences beneath the open sky. Convenient services bring ease to your everyday. At Sendero, there's something for everyone. From good food to good times, we're here to serve the Bastrop community and beyond.





OVERVIEW

**There's  
Something  
Here for  
Everyone**

# 75 ACRES

Serving the City of Bastrop

# 250,000+ SF

Experiential Retail

# 5+ ACRES

Public Greenspace

# 120+

Key Hotel

# 3 ACRES

Wellness and Medical Office

# 782

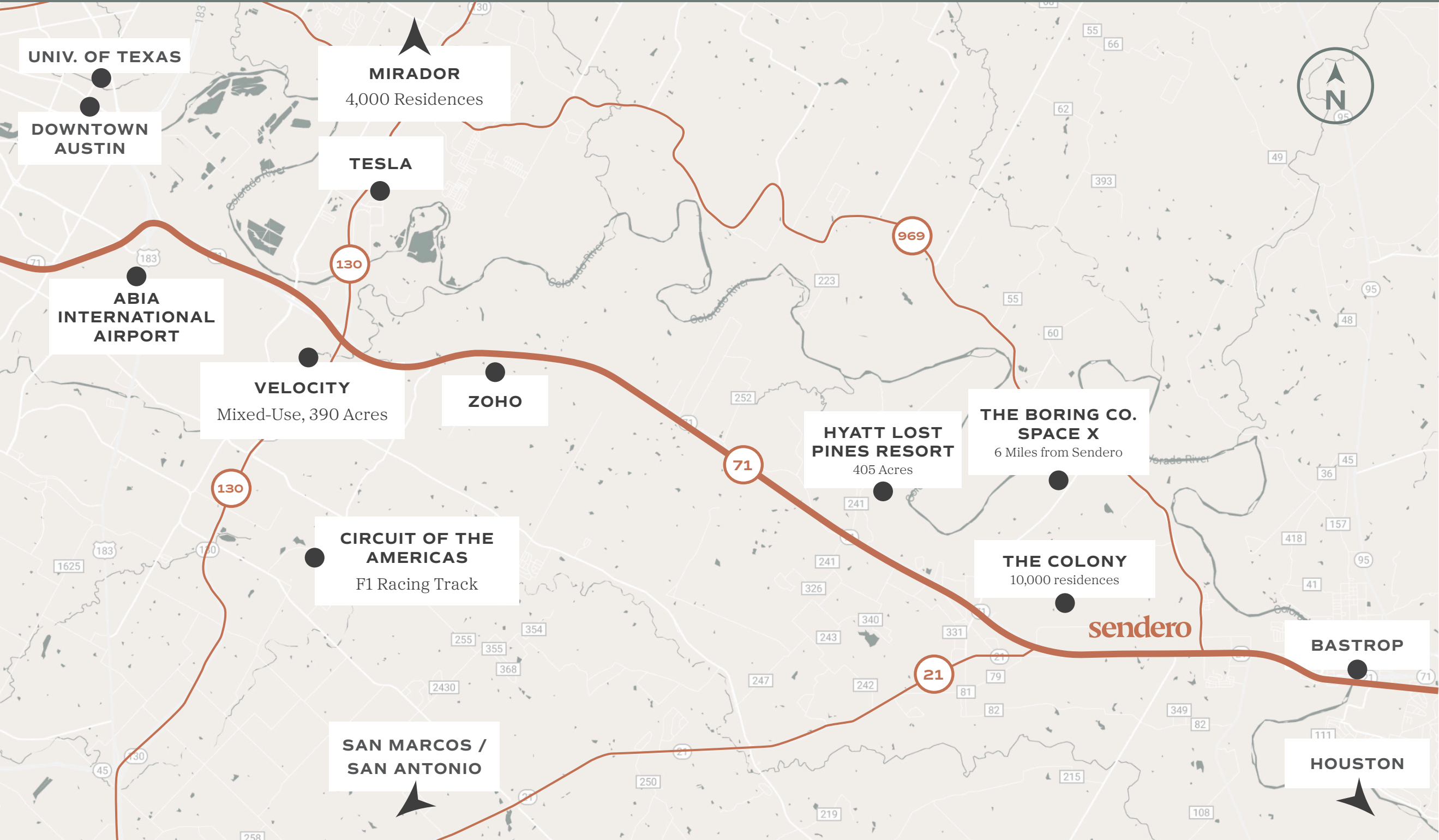
Luxury Apartments



LOCATION

# The Next Step in the Cultural Growth of the Austin Market

Bastrop, nestled just southeast of Austin, offers a close-knit community within arm’s reach of the vibrant energy of the Texas capital.



17 MILES  
TO HWY 130  
INDUSTRIAL  
CORRIDOR  
91-MILE DESIGNATED  
INDUSTRIAL CORRIDOR

19 MILES  
TO AUSTIN-  
BERGSTROM  
INTERNATIONAL  
AIRPORT  
2ND FASTEST GROWING  
AIRPORTS IN NATION

20 MILES  
TO CIRCUIT OF THE  
AMERICAS  
HOME OF F1 RACING,  
GI AMPHITHEATER, ETC.

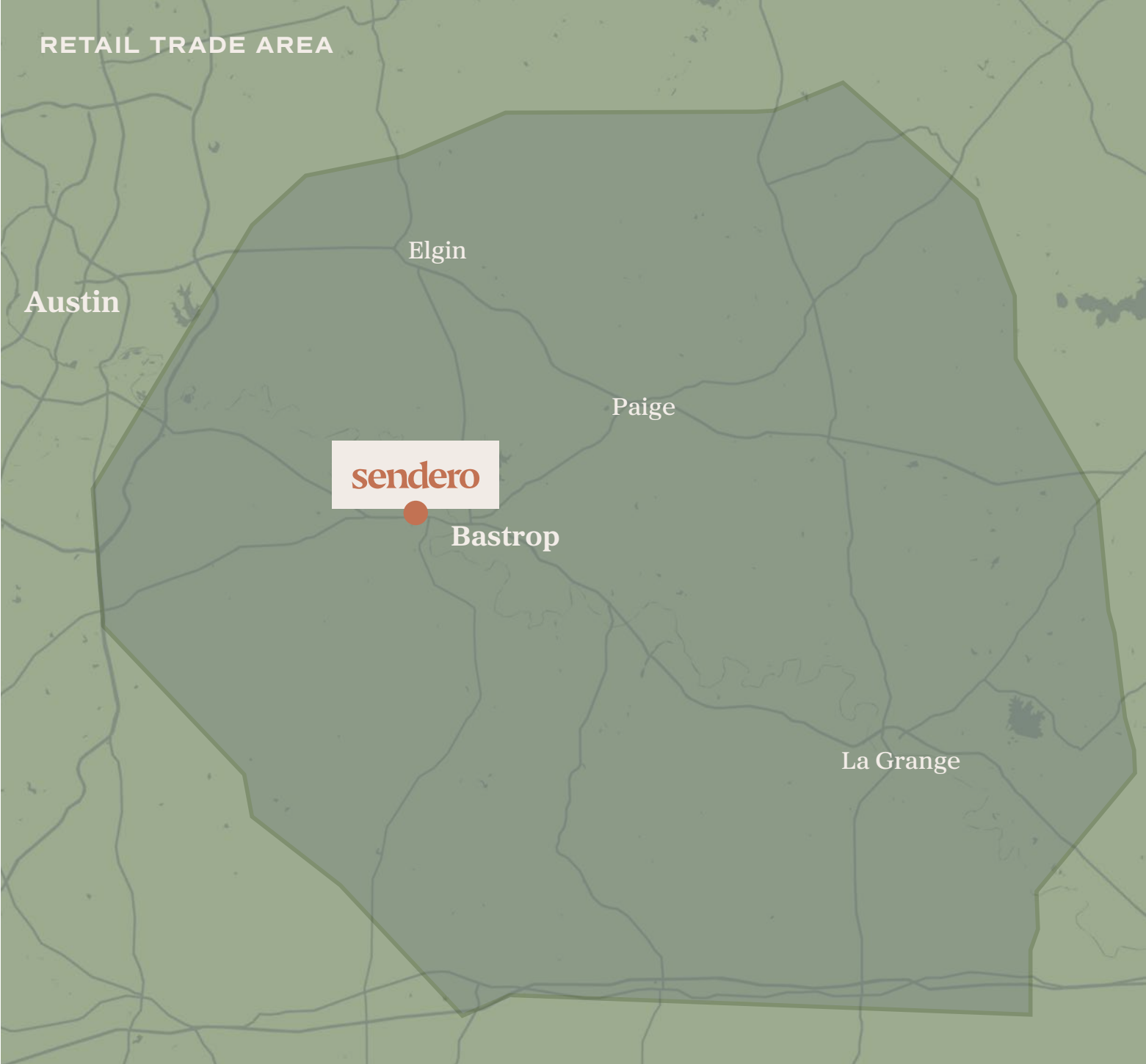
# Defining a New Horizon

## A PLACE FOR FAMILIES AND BUSINESSES TO GROW

Austin, Texas, is experiencing a **rapid surge in growth**, radiating beyond its urban core and into the surrounding communities. This burgeoning **expansion** is causing a ripple effect, transforming the city’s periphery into vibrant hubs of development. Communities that once stood on the outskirts, like Bastrop, are now flourishing centers, offering an attractive blend of **urban conveniences** and a more relaxed lifestyle.

| TRADE AREA | POPULATION<br>224,557 | HOUSEHOLDS<br>113,545 | AVERAGE HH INCOME<br>\$98,862 | YOY HH \$/PSF<br>61% |
|------------|-----------------------|-----------------------|-------------------------------|----------------------|
|------------|-----------------------|-----------------------|-------------------------------|----------------------|

| DEMOGRAPHICS              | 10 MINUTES | 20 MINUTES | 30 MINUTES |
|---------------------------|------------|------------|------------|
| 2023 ESTIMATED POPULATION | 17,633     | 64,252     | 310,350    |
| 2023 ESTIMATED HOUSEHOLDS | 6,828      | 22,405     | 113,545    |
| AVERAGE HOUSEHOLD INCOME  | \$111,880  | \$109,348  | \$98,862   |
| DAYTIME POPULATION        | 20,644     | 54,483     | 285,442    |





# Site Plan

Sendero is dedicated to bringing an array of convenient amenities to the Bastrop community. We envision a space where daily needs seamlessly intertwine with leisure and relaxation. From experiential retail and dining to a wellness office park, hotel, and multifamily residences.









# Site Plan

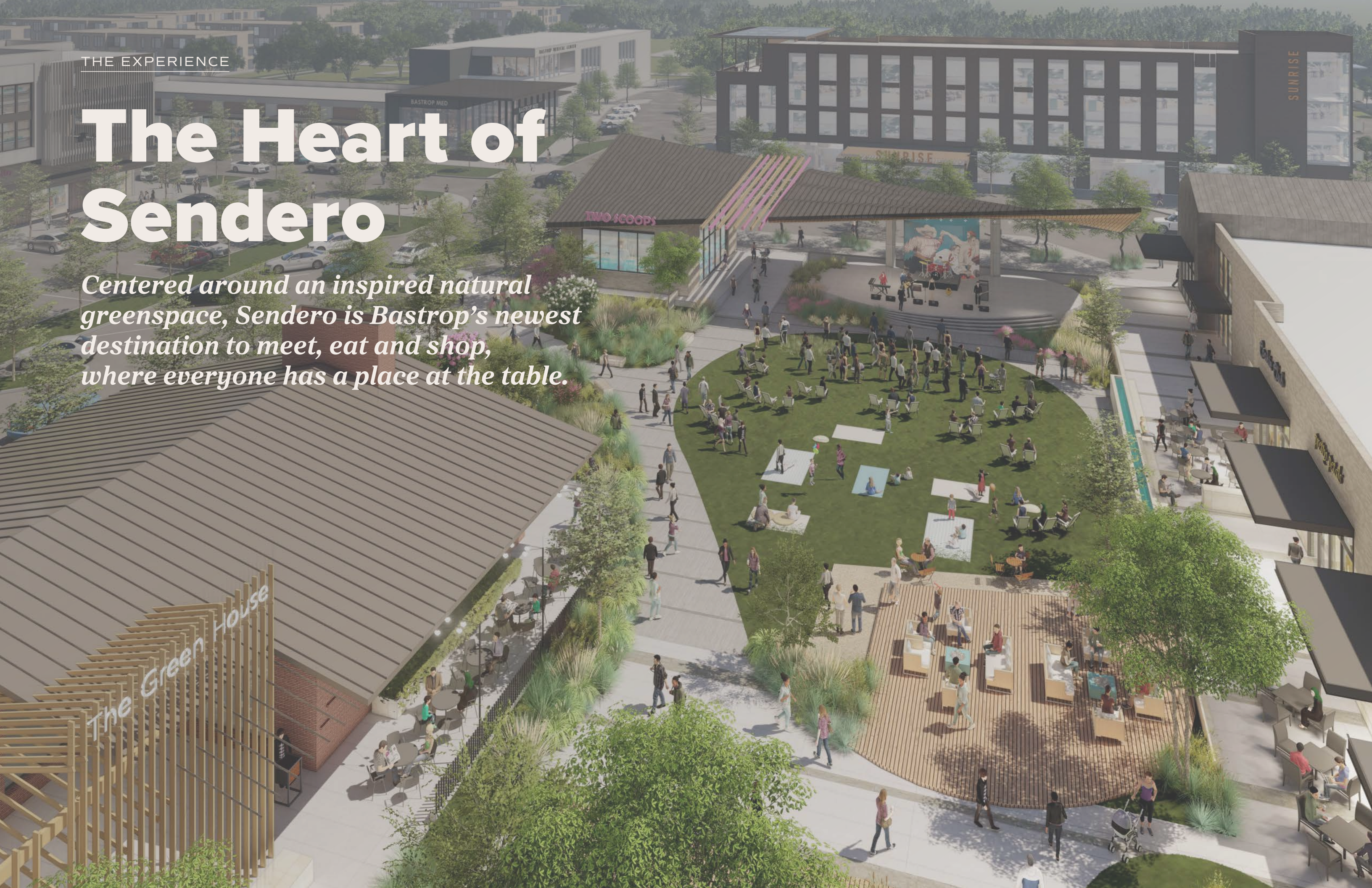




THE EXPERIENCE

# The Heart of Sendero

*Centered around an inspired natural greenspace, Sendero is Bastrop's newest destination to meet, eat and shop, where everyone has a place at the table.*





*Entertainment and  
eats within reach.*





THE EXPERIENCE

# A day in the Life at Sendero

*From sunrise to sunset, Sendero offers a diverse range of amenities catering to every individual's needs and desires.*



8:30 AM  
GRAB A COFFEE  
ON YOUR WAY IN  
TO WORK

12:00 PM  
YOGA IN THE  
CENTRAL LAWN


1:00 PM  
PICK UP LUNCH  
FOR THE OFFICE

5:00 PM  
HAPPY HOUR  
WITH A FRIEND

7:00 PM  
LIVE MUSIC  
AT THE  
PERFORMANCE  
PAVILION

10:00 PM  
CALL IT A DAY  
AT SENDERO'S  
MULTIFAMILY  
RESIDENCES





EXPERIENCE THE OPEN-AIR LIFESTYLE FOR YOURSELF

# Explore Leasing Opportunities

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BASTROP — TEXAS