



Available
SWC Hwy 71 & Tahitian Dr.
Bastrop, TX 78602

Pad Site Available for Sale/Ground Lease

- Signalized hard corner pad
- Located in charming Bastrop, TX - 25 miles south east of Austin
- 20 min drivetime to Austin Airport & Tesla Giga Factory
- 10 min drivetime to Hyatt Los Pines Golf & Resort Community

Location	SWC Highway 71 & Tahitian Drive
Size	0.919 Acres
Price	\$22.00 / PSF
Vehicles per Day	Hwy 71: 21,923 VPD
	Tahitian Drive: 7,060 VPD

Bastrop Trade Area Demographics



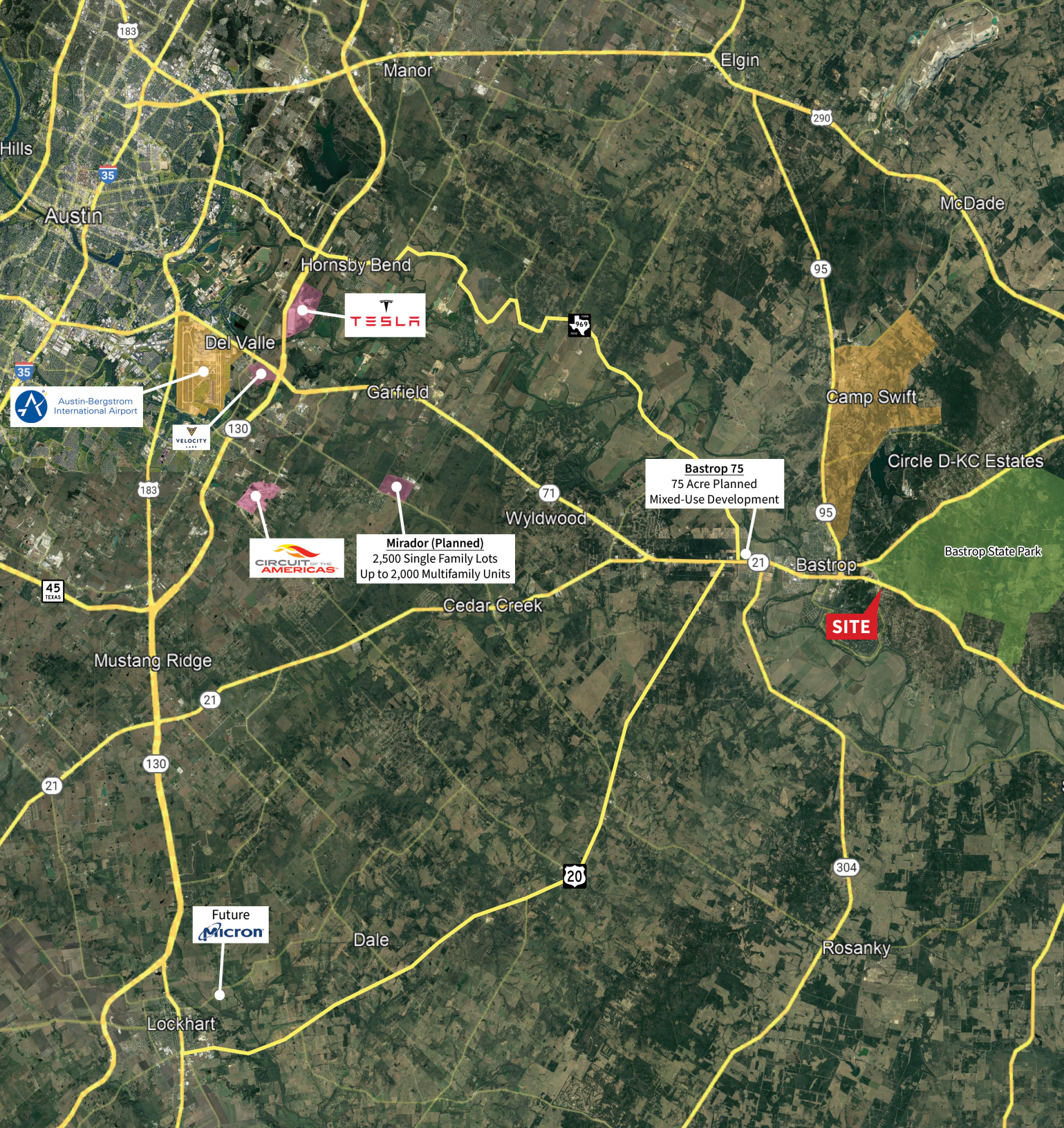
224,557
Population



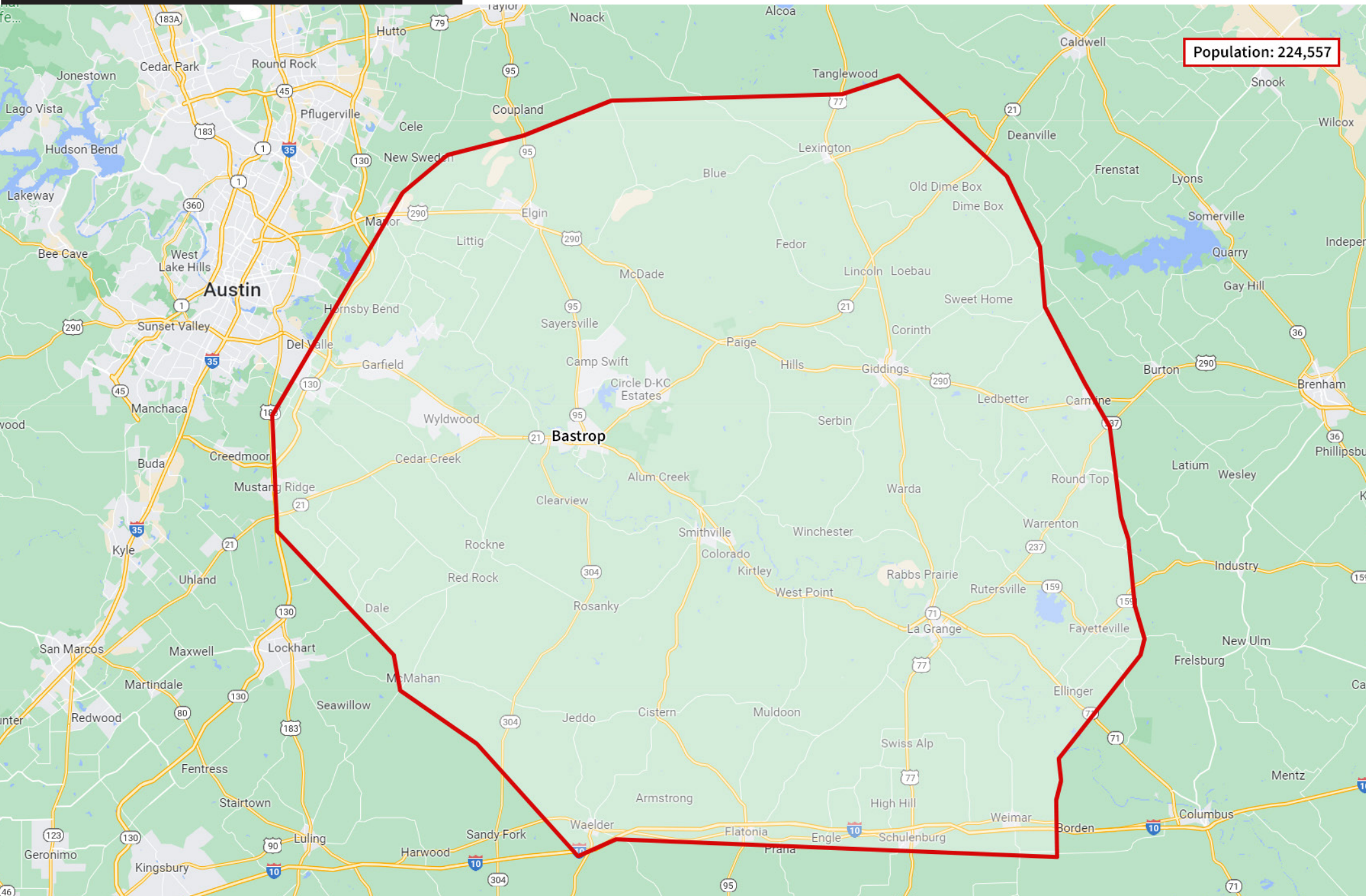
58,448
Households



\$78,861
Average HH Income



Retail Market Profile



About Bastrop, TX

Bastrop County is located approximately 30 miles southeast of Austin, Texas and known for its rural charm and urban growth.

The county was created in 1836 and among the original ten counties established by the Republic of Texas. The county consists of 895.9 square miles in area, or 574,074 acres. Bastrop County is in the center of the Lost Pines region. Its rolling hills and sandy loam soils are the home of Bastrop State Park, Buescher State Park, Lake Bastrop and three 18-hole golf courses which brings tourists to the county.

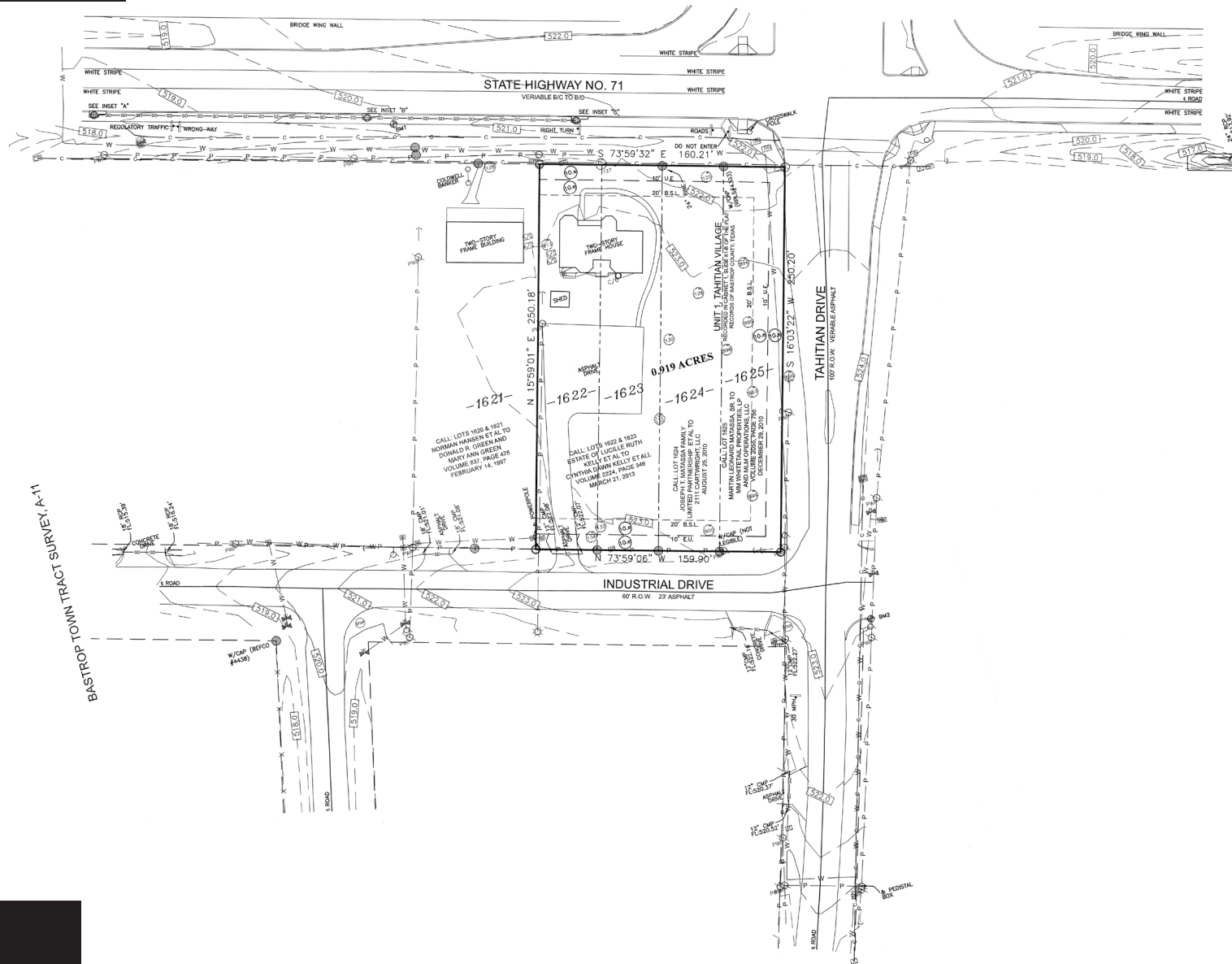
Greater Austin is a region defined by stunning growth, lower business and living costs, and a youthful, well-educated workforce. Because of its draw as a destination for migrating talent, metro Austin's population surpassed 2.0 million in 2015. *The County of Bastrop's population has grown from 74,000 citizens in 2010, to just over 102,000 in 2021 as shown on the Census.*

*Excerpts taken from Bastrop Economic Development & the U.S. Census Bureau



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

Site Survey



Contacts

Austin McWilliams
Executive Vice President
+1 512 368 7063
Austin.McWilliams@am.jll.com

Barry Haydon
Executive Vice President
+1 512 593 4878
Barry.Haydon@am.jll.com