



# Bastrop 75

*Bastrop, Texas*

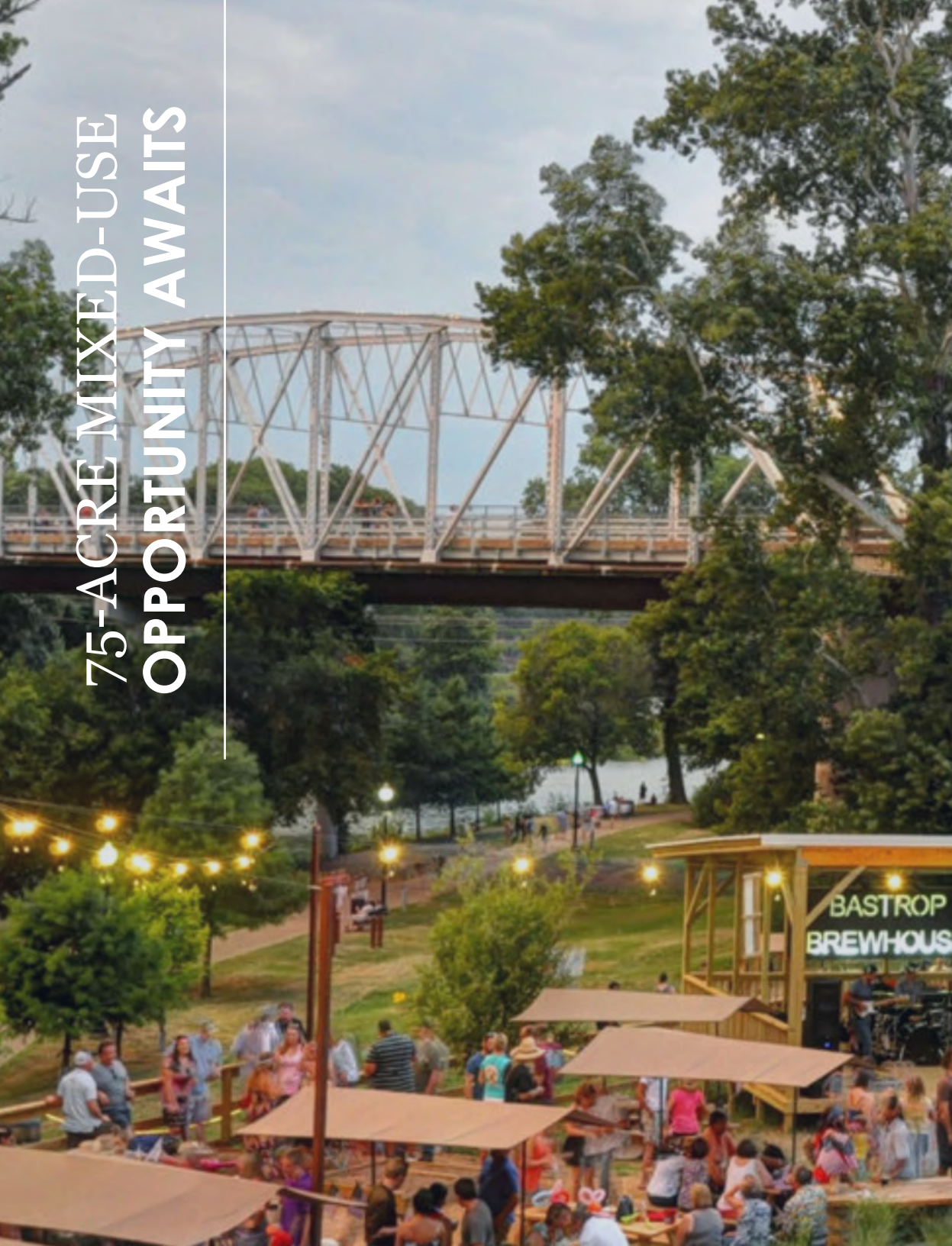


*Achieve  
Ambitions*





75-ACRE MIXED-USE  
OPPORTUNITY AWAITS



NEARBY:



petco



HOBBY LOBBY



HomeGoods





# ABOUT

## BASTROP, TEXAS

### Discover Bastrop

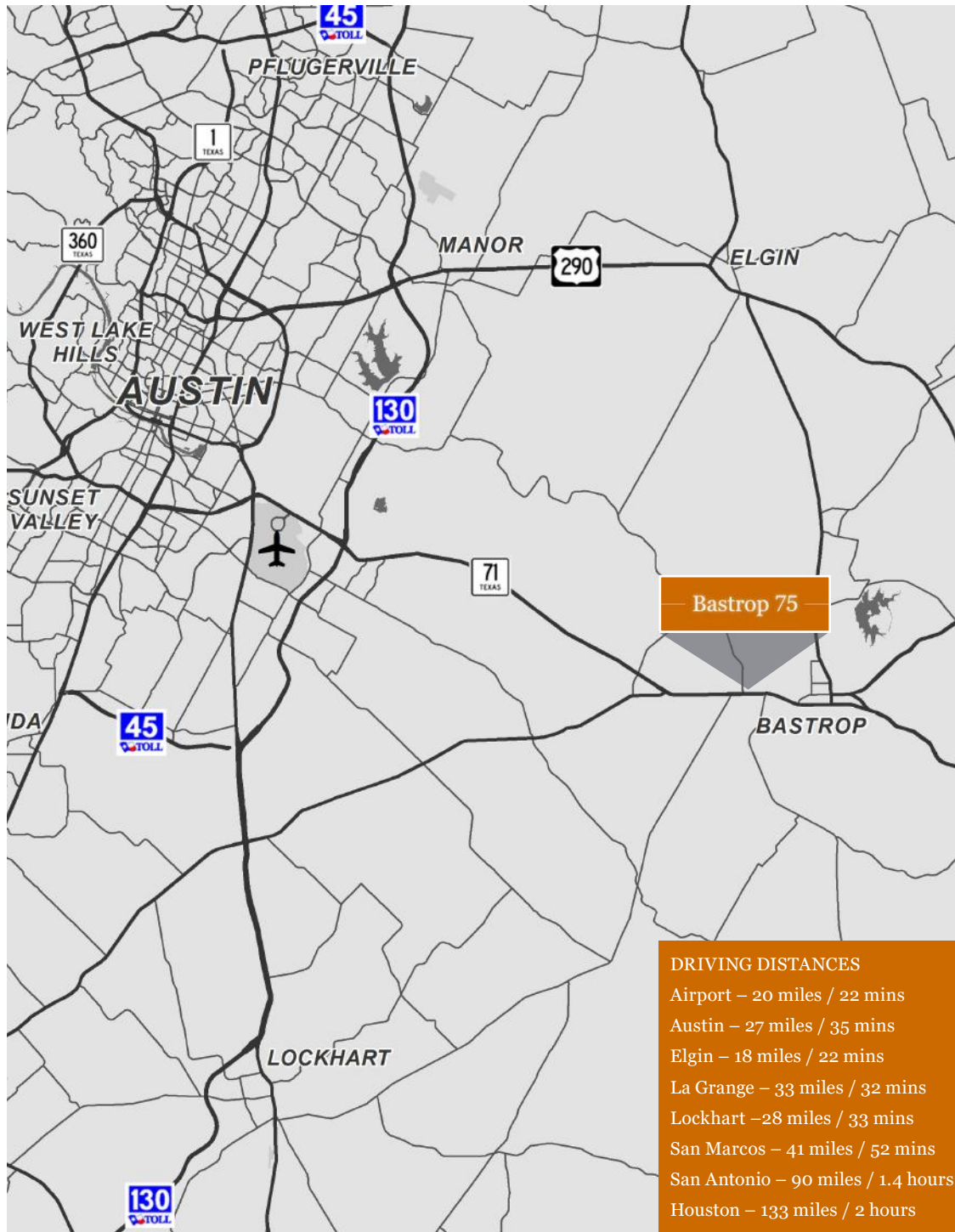
Bastrop County is located approximately 30 miles southeast of Austin, Texas and known for its rural charm and urban growth.

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 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 bring tourists to the county.

### Market Growth

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



## MISSING PIECE OF THE PUZZLE

A **75-Acre retail opportunity** is a short 20 minute drive from Austin, TX and Tesla’s Giga Campus (approx. 20,000 employees). Conveniently located in Bastrop, Texas, Bastrop 75 will offer space for a variety of businesses, including retail, residential, medical, entertainment and hospitality. This development will also be centered around an activated green space within a walkable and community-centric environment.

Located along a major east-west Highway 71, Bastrop is not just a growing suburb of Austin, but instead a way to attract consumers traveling to and from the surrounding tourism areas. Adjacent and across from the site are established retail power centers featuring tenants such as Best Buy, Lowe’s, Home Depot, Wal-Mart, Academy Sports + Outdoors, H-E-B and many others.

## Bastrop Trade Area



**Population**  
224,557



**Households**  
58,448



**Average HH Income**  
\$78,861

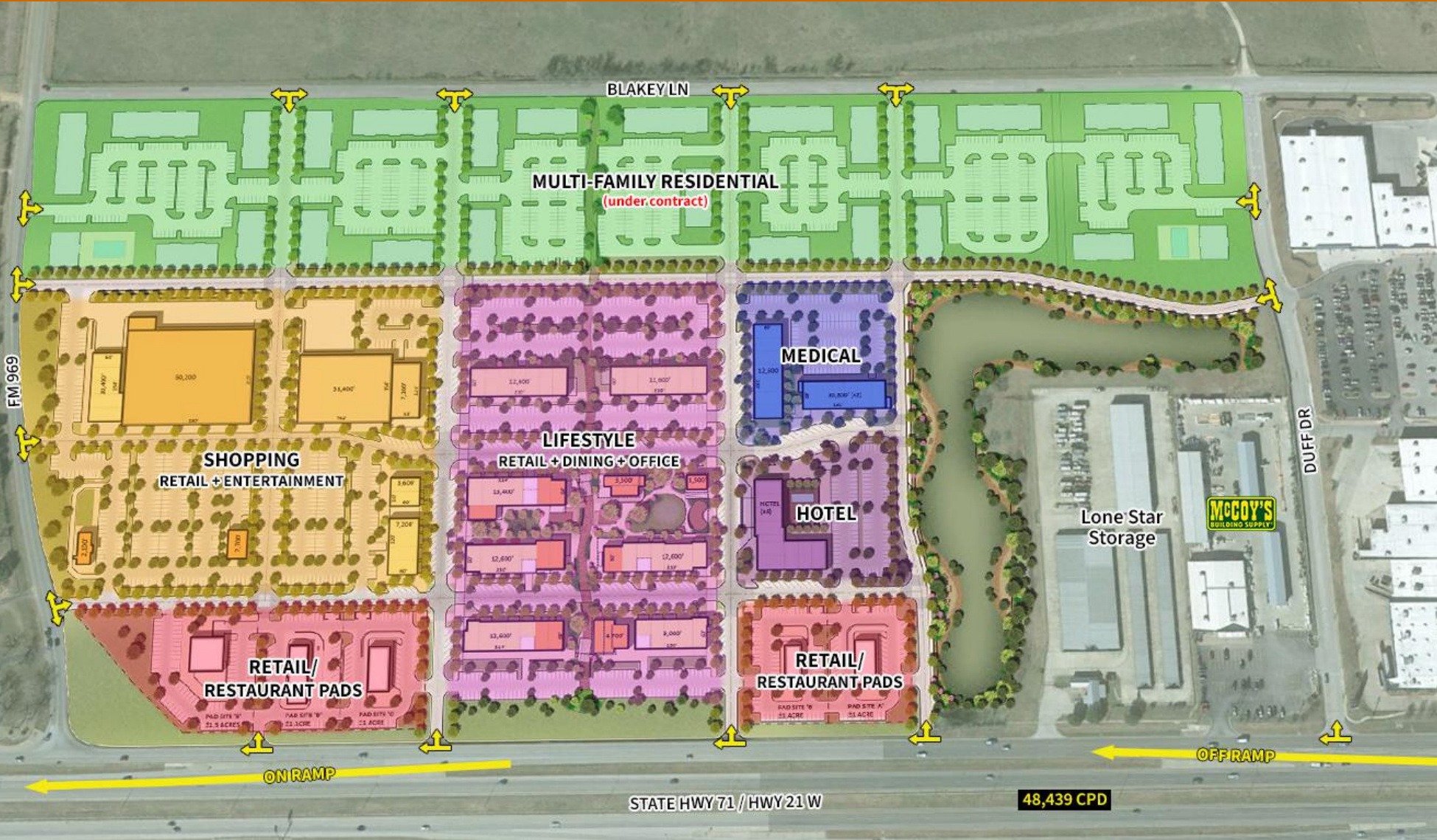


**YOY HH \$/PSF**  
61%

Demographics			
Drive Time:	10 Minute	20 Minute	30 Minute
2021 Estimated Population	15,312	64,342	308,710
2021 Estimated Households	5,906	22,375	107,267
Average HH Income	\$78,051	\$76,484	\$75,960
Daytime Population	18,405	57,801	276,488
Traffic Counts			
Highway 71	48,495 CPD		
FM 969	4,893 CPD		
Highway 304	11,546 CPD		



# SITE PLAN



**250,000+ SF**  
OF RETAIL

**660+**  
LUXURY APARTMENT  
HOMES

**100+ ROOM**  
HOTEL

**3 ACRE**  
MEDICAL DISTRICT



# PROJECT OVERVIEW





# TRADE AREA



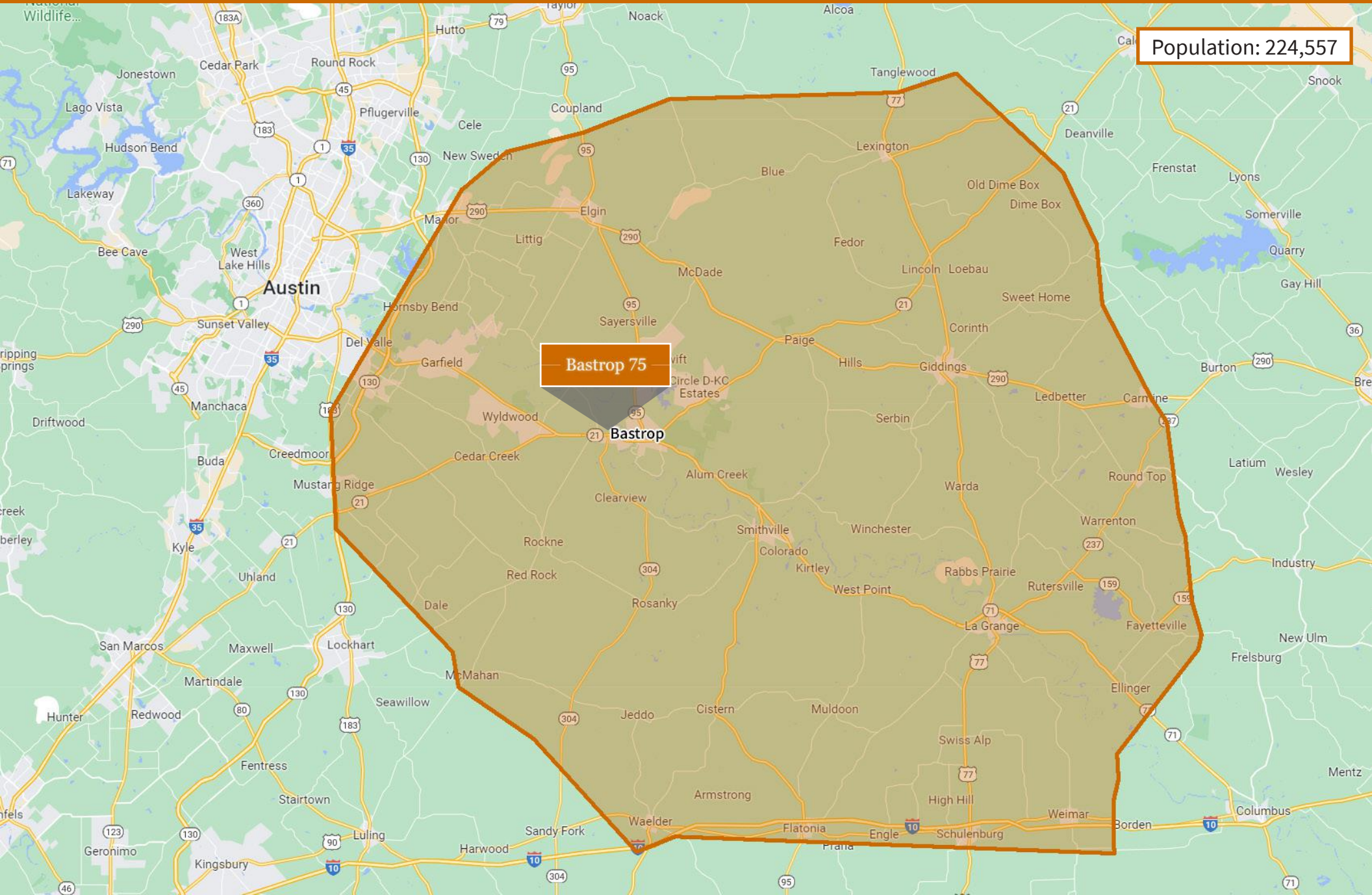


# SITE OVERVIEW





# RETAIL MARKET PROFILE





# THE LOOK

CONCEPTUAL REDNDERING





**Austin**

**1703 West 5th Street  
Suite 850  
Austin, Texas 78703  
512 225 2700  
[us.jll.com/retail](http://us.jll.com/retail)**

**Andrew Cornwell  
Vice President  
512 368 7122  
[Andrew.Cornwell@am.jll.com](mailto:Andrew.Cornwell@am.jll.com)**

**Barry Haydon  
Executive Vice President  
512 593 4878  
[Barry.Haydon@am.jll.com](mailto:Barry.Haydon@am.jll.com)**



*Achieve  
Ambitions*

**PEARL  
RIVER  
COMPANIES**