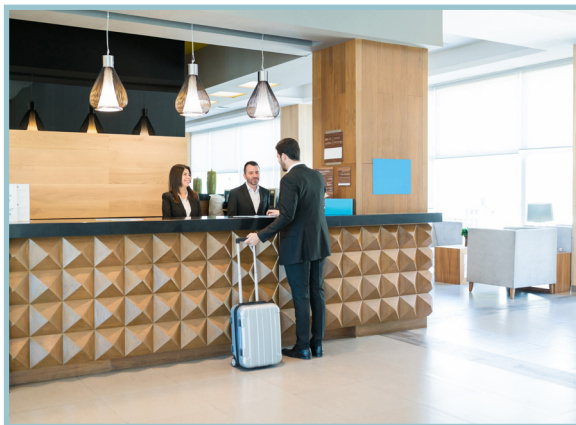


# Lifestyle Hotel Development Parcel Opportunity in High-Growth Bastrop, Texas

BASTROP

# 75



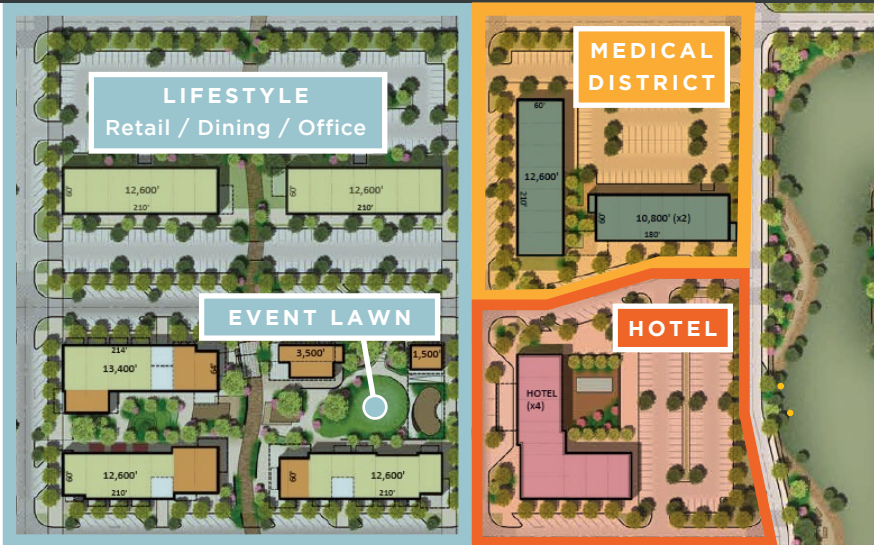
Highway 71 + FM 969 | Bastrop, TX  
Austin MSA

AVISON  
YOUNG

## OFFERING SUMMARY

## High-profile opportunity in one of the Nation's most sought-after markets

- 2 to 3-acre lifestyle hotel development parcel
- Development agreement with city of Bastrop in place; see full project masterplan [here](#)
- Regional detention + water quality
- Seller to bring all utilities to the site
- Read more about Bastrop's rapid growth [here](#)



## 5+ Acres

OF COMMUNITY SPACE

## Event Lawn

GATHERING + ENTERTAINMENT

## 650+

LUXURY APARTMENT HOMES  
(UNDER CONTRACT)

## 3-Acre

MEDICAL DISTRICT

## THE VISION

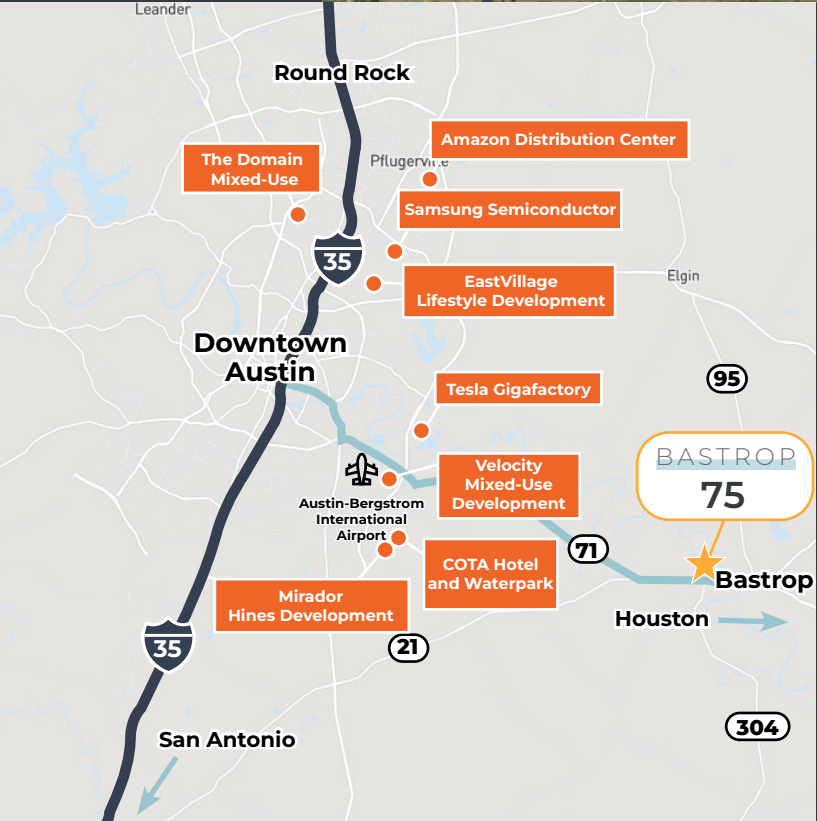
Bastrop's tremendous growth has created a need for a quality hospitality option. The goal of this mixed-use development is to create a walkable environment that brings together **entertainment**, **living** and **unprecedented hospitality**.

LOCATION OVERVIEW

Bastrop is bustling with new developments with only a limited hotel competitive set.



AREA OVERVIEW



MAJOR AUSTIN MSA DEVELOPMENTS  
CLICK DEVELOPMENT NAME FOR MORE INFO

DRIVE TIMES

Bastrop to...

5 Minutes | 4.2 Miles

THE BORING COMPANY ENTRANCE

28 Minutes | 24 Miles

TESLA GIGAFACTORY

28 Minutes | 25 Miles

AUSTIN-BERGSTROM  
INTERNATIONAL AIRPORT

30 Minutes | 26 Miles

DOWNTOWN AUSTIN  
CONSTRUCTION UNDERWAY TO REMOVE ALL  
STOPLIGHTS BETWEEN BASTROP + ABIA (SH-130)

CHARACTER IMAGES

CREATED BY **NELSEN PARTNERS**  
ARCHITECTS & PLANNERS



*\*Concept subject to change*



*\*Concept subject to change*

## BASTROP 552 FILM STUDIO

The Bastrop 75 mixed-use development is adjacent to the new Bastrop 552 Movie Studio development, bringing **Netflix, Disney and HBO** production facilities along with **hundreds of employees** and **transient business travelers**.

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The development spearheaded by **Line 204 Studios** is expected to produce more than 1,400 jobs over several years and generate a \$2 billion economic impact over 10 years according to **Austin American-Stateman**.

**546-Acre**  
DEVELOPMENT

**August 2023**  
EST. PHASE I  
DELIVERY DATE

**\$177.8 Million**  
YEARLY ECONOMIC  
IMPACT

**1,443**  
PERMANENT JOBS



## DEMOGRAPHICS

According to [Austin Business Journal](#), Bastrop County saw a staggering 61% median home price jump to \$443,835 in February due to high single-family demand.

## Bastrop Trade Area



117,504

2021 POPULATION



124,842

2026 PROJECTED  
POPULATION

\$76,191

AVERAGE HH INCOME



5.1%

UNEMPLOYMENT  
RATE

42.9

MEDIAN AGE

## Austin MSA



2.3 Million

2021 POPULATION



2.7 Million

2026 PROJECTED  
POPULATION

\$110,038

AVERAGE HH INCOME



4.8%

UNEMPLOYMENT  
RATE

34.7

MEDIAN AGE

GREATER AUSTIN ATTRACTIONS

The vibrant city of Austin, dubbed the "Live Music Capital of the World," welcomes over 30 million visitors annually.



VIEW OF THE CAPITAL  
VIA CAPITAL STREET



UNIVERSITY OF TEXAS AT AUSTIN CAMPUS



THE DOMAIN



ATX SIGN IN DOWNTOWN AUSTIN



RAINEY STREET DISTRICT



ACL MUSIC FESTIVAL



LET'S TALK

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# 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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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Buyer/Tenant/Seller/Landlord Initials

Date