

# LAND FOR SALE - ADELTON MF SITE

FM 20, Bastrop Texas 78602



LOCATION	Located on the west side of FM20; 0.6 miles south of the intersection of FM20 and SH 71.	FRONTAGE/ ACCESS	±283 feet on FM20 ±1,346 feet on Farn Drive ±150 feet on Vogel Lane
SIZE	±14.252 Acres	FLOOD HAZARD	No, portion of the Property lies within in the FEMA 100-year floodplain.
ZONING	Planned Development Agreement	SCHOOL DISTRICT	Bastrop ISD, including Adelton Elementary School only 2 blocks away opening in 2025.
UTILITIES	Water and Wastewater - West Bastrop Village MUD Electricity - Bluebonnet Electric Gas - CenterPoint Energy Internet - AT&T High-Speed Fiber at 1 GIG speed	TOPOGRAPHY	See preliminary plat
PRICE			\$22,500 per unit with a minimum of 310 units.
LINKS:	<a href="http://www.adeltontx.com">http://www.adeltontx.com</a> View our website to learn more about the nearby Grocery, Convenience, Outdoor, Entertainment, and Retail Support Services.  <a href="https://youtu.be/dZcLMXpNJAA">https://youtu.be/dZcLMXpNJAA</a> to see our drone video.		
COMMENTS	Located within the Adelton master-planned community in Bastrop, Texas where there are approvals for 1,500 residential units and 150,000 sf of commercial space within. With frontage along three roads, this approx. 14.252 acre tract is an ideal Multi-Family Development site only minutes to downtown Bastrop and approx. 30 minutes to downtown Austin.		

**McALLISTER  
& ASSOCIATES**

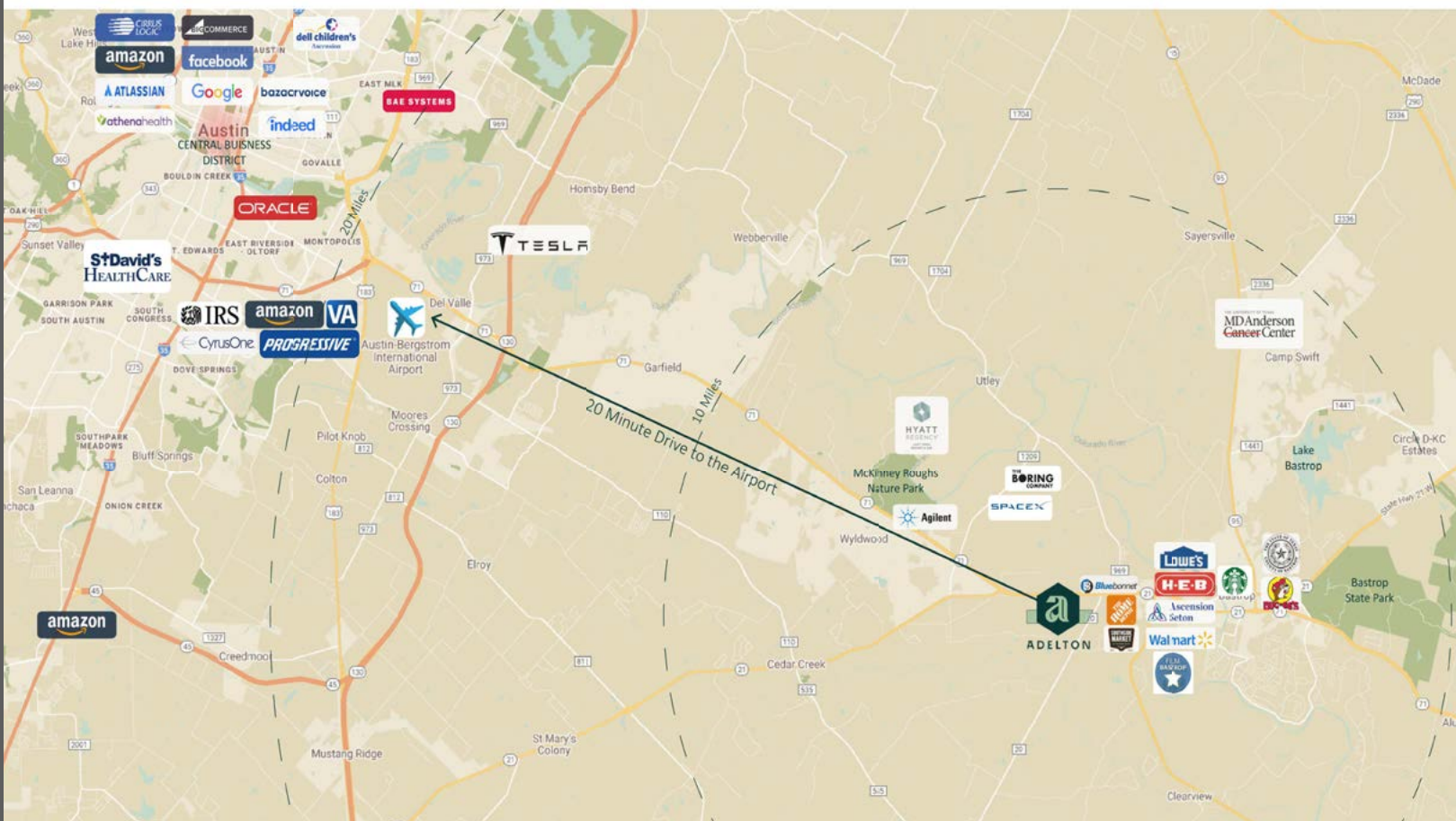
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704  
(512)472-2100 FAX: (512)472-2905

**CONTACT Spence Collins**  
**Office: (512) 789-0909**  
**spence@matexas.com**

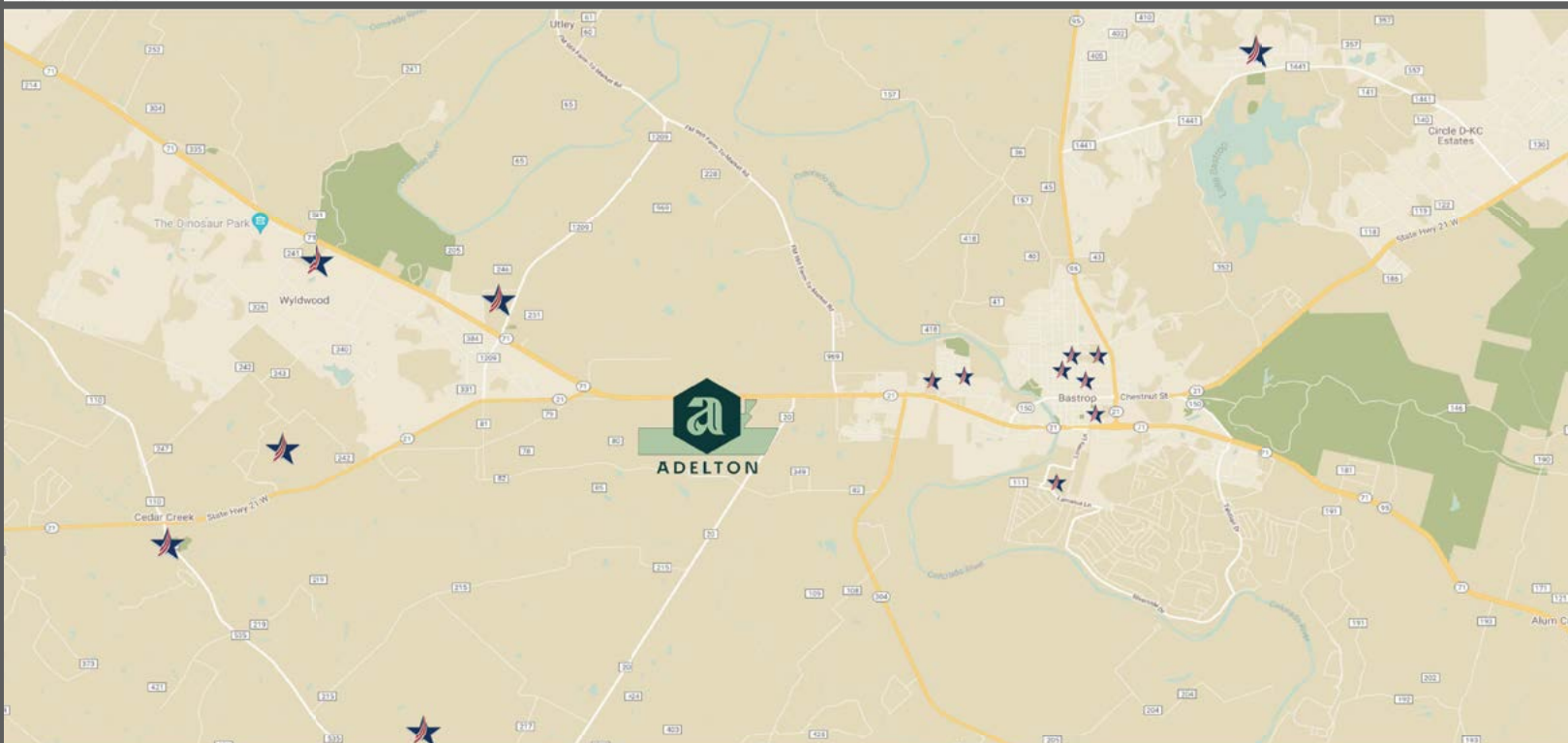
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### Regional Location Map

ADELTON



Bastrop Independent School District serves over 12,000 students from Bastrop, Cedar Creek, Paige, Red Rock, Rockne and vast rural areas of Bastrop County.



ADELTON



# ADELTON - MASTER-PLANNED COMMUNITY

## BASTROP, TX



-  6 miles to Agilent Technologies
-  6.5 miles to SpaceX and The Boring Company
-  20 miles to Tesla Gigafactory
-  20 miles to Austin-Bergstrom International Airport
-  21 miles to Circuit of the Americas
-  26 miles to Oracle Headquarters
-  30 miles to Downtown Austin





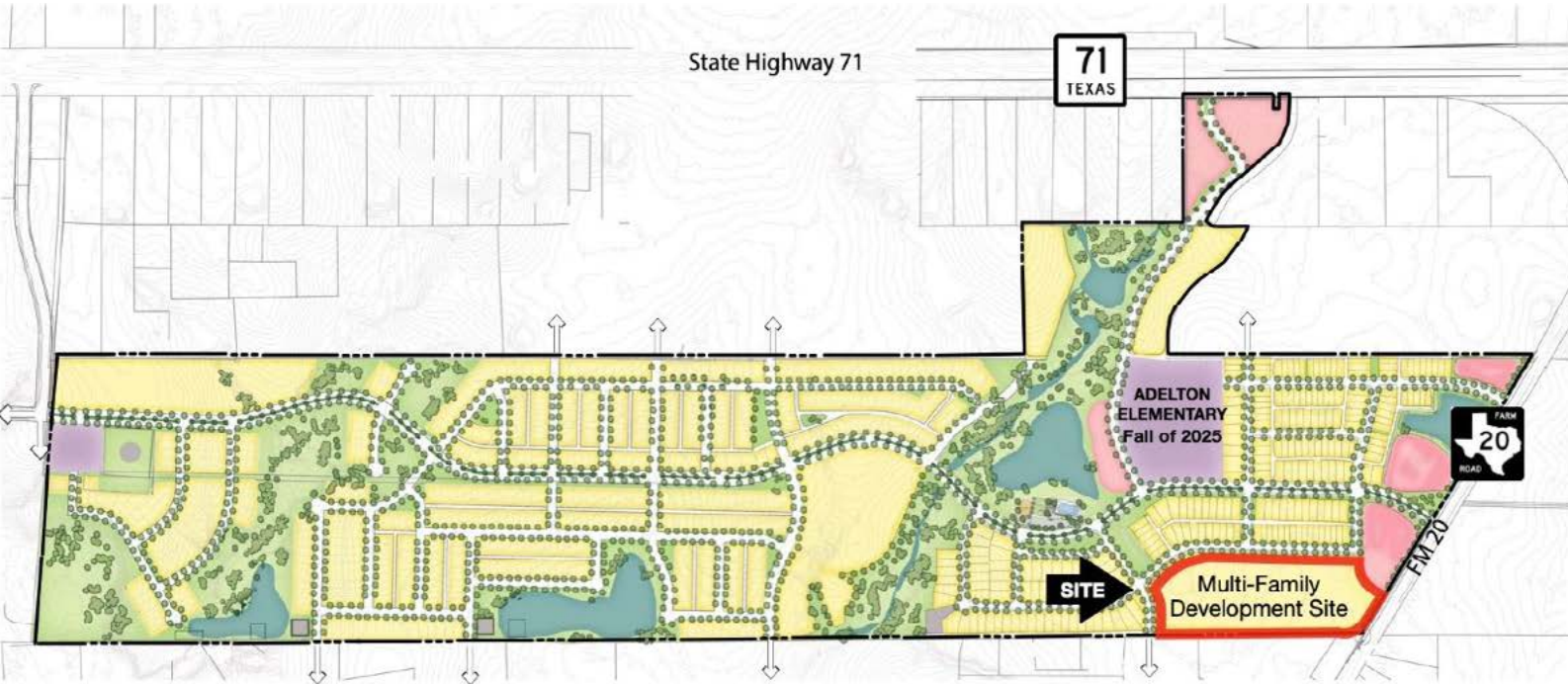


# Preliminary Master Plan - Adelton Bastrop



## Preliminary Master Plan - Phase I

6/02/2025



\* Plans are conceptual in nature and are subject to change upon final design.



# THE FINAL PLAT OF WEST BASTROP VILLAGE PHASE 1, SECTION 3

9137-A

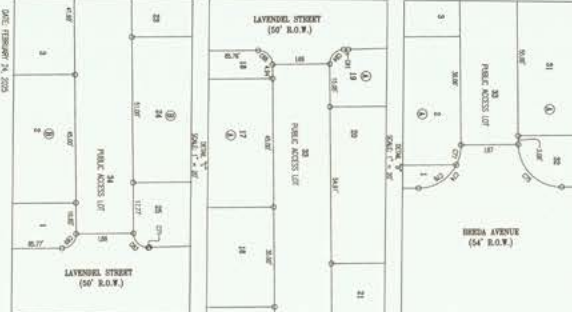
## LOCATION MAP NOT TO SCALE



## LEGEND

- 0 LOT CORNER MONUMENT
- 1 SURVEYED MONUMENT
- 2 UNLOCATED MONUMENT
- 3 LOT NUMBER
- 4 BLOCK NUMBER
- 5 PLAT NUMBER
- 6 PLAT DATE
- 7 PLAT BOOK
- 8 PLAT PAGE
- 9 PLAT CORNER
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- 100 PLAT CORNER

SCALE: 1" = 100'



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SITE

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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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John T. Baker II</b>	<b>517348</b>	<b>johntbaker2@gmail.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>joewillie@matexas.com</b>	<b>512-784-1134</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date