



REAL ESTATE

FOR SALE

WWW.CMEATX.COM

2600 TX-71 BASTROP, TX
78602

REAL ESTATE INVESTMENT OPPORTUNITY

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	7
DEMOGRAPHICS	12

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1

PROPERTY INFORMATION

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2600 TX-71 BASTROP, TX 78602

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price (Reduced!): \$750,000

Lot Size: 1.625 Acres

Building Size: 9,160 SF

Zoning: Industrial Park

PROPERTY OVERVIEW

Commercial Market Exchange is proud to offer this real estate investment opportunity in Bastrop, TX. Includes a +/- 9160 industrial building on 1.625 acres, with sufficient space to expand facilities on existing site with up to 55% imperious coverage. Area is zoned for Industrial Park. Building can be owner occupied or leased.

LOCATION OVERVIEW

The property is situated on State Highway 71 frontage in Bastrop, TX with high visibility and traffic counts in excess of 47,000 VPD. Retail trade area that spans more than 180,000 people.

Call Sam El-Gizawy for more information.
sam@cmeatx.com
512-931-1915

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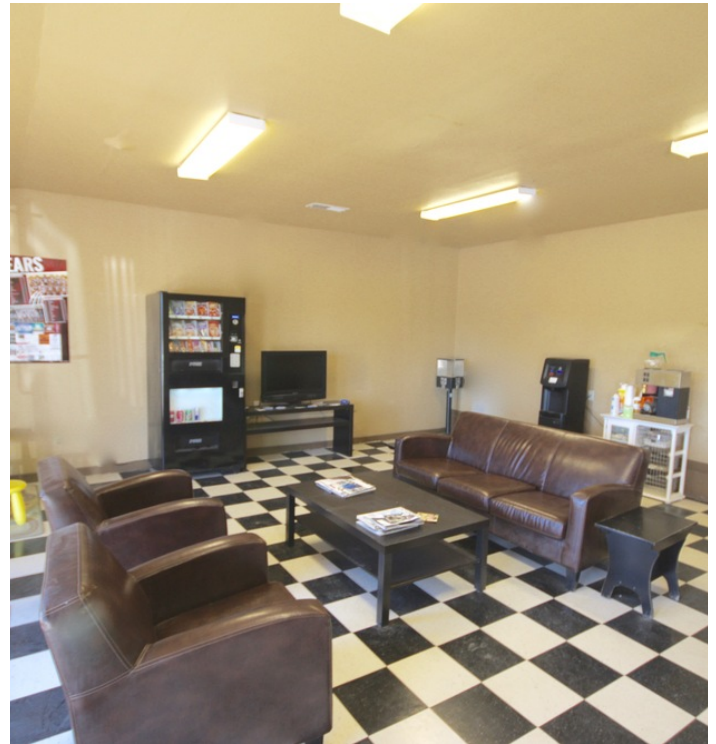
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PROPERTY DESCRIPTION

LOCATION OVERVIEW

The property is situated on State Highway 71 frontage in Bastrop, TX with high visibility and traffic counts in excess of 47,000 VPD. Bastrop is strategically located at the intersection of three major divided highways- State Highways 21, 71, and 95. The recent completion of infrastructure improvements, including the State Highway 130 Toll Way and expansion of Highway 71, has served to provide improved mobility to the area and its surroundings. Just 30 minutes southeast of Austin, Bastrop, Texas, it is centrally located in the heart of the Texas Triangle, offering easy access to Houston, San Antonio and Dallas/Fort Worth. Bastrop offers a cost-effective labor force of 72,000-plus within a 45-minute commute and a retail trade area that spans more than 180,000 people.



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2600 TX-71 BASTROP, TX 78602

ADDITIONAL PHOTOS



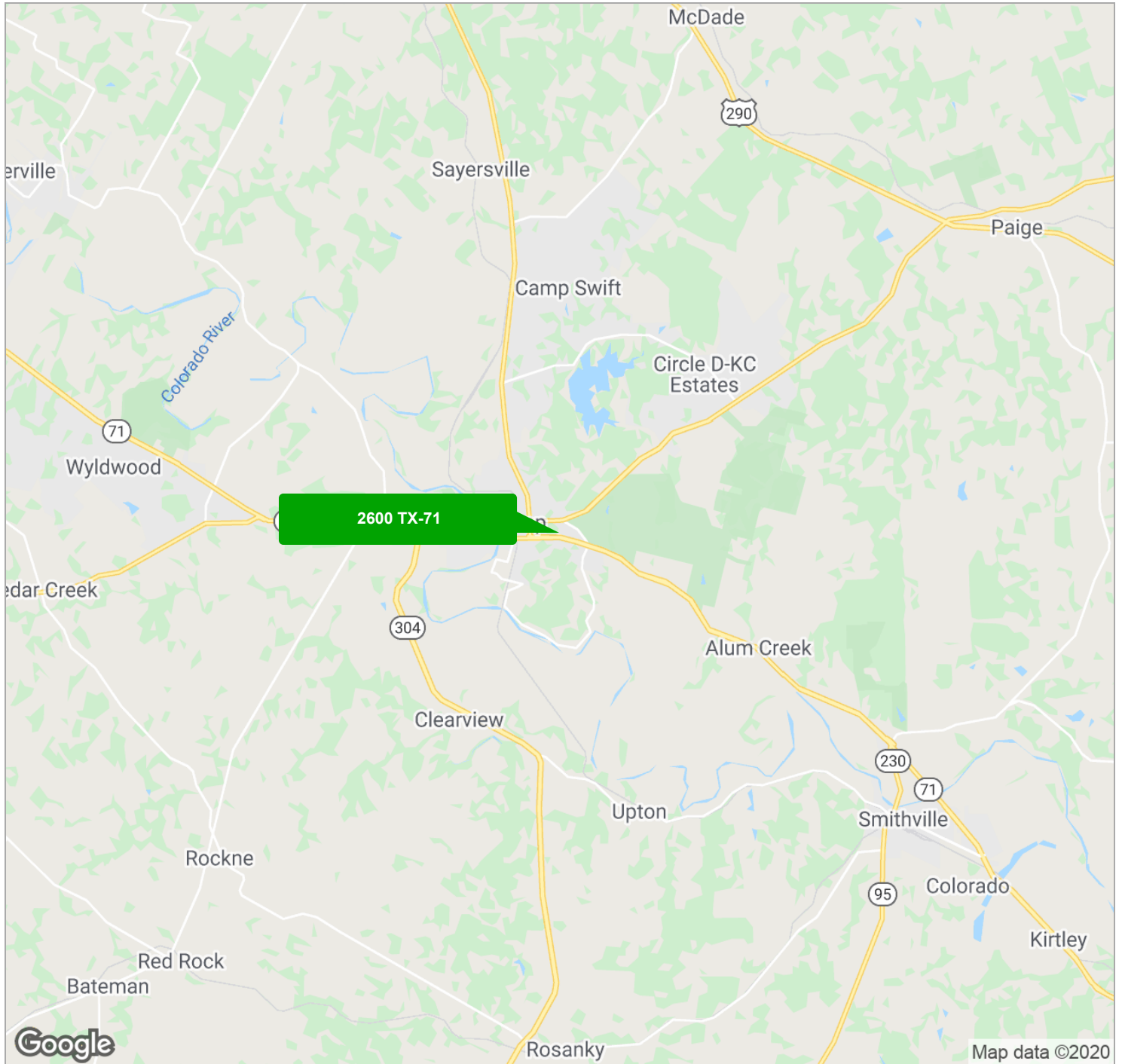
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LOCATION INFORMATION

REAL ESTATE INVESTMENT OPPORTUNITY

2600 TX-71 BASTROP, TX 78602

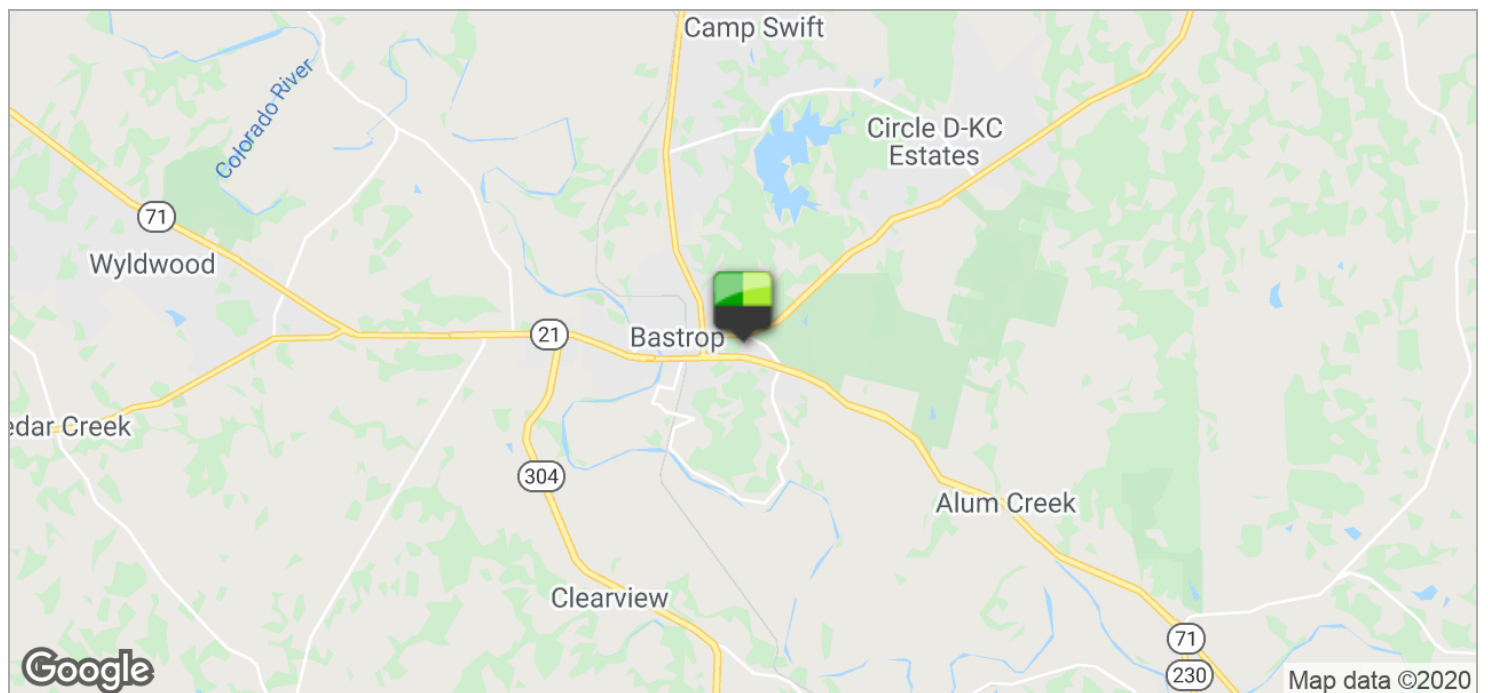
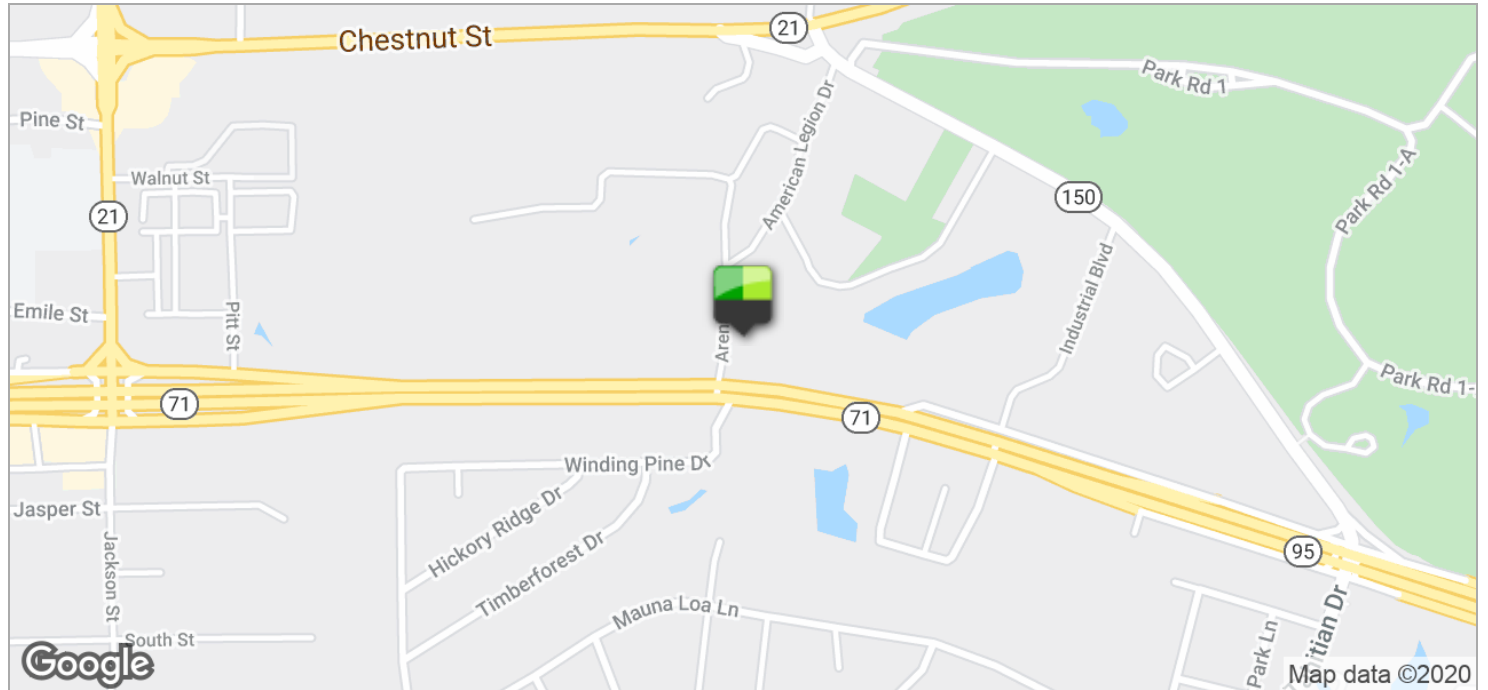
REGIONAL MAP



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LOCATION MAPS



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AERIAL MAP



Google

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3

DEMOGRAPHICS

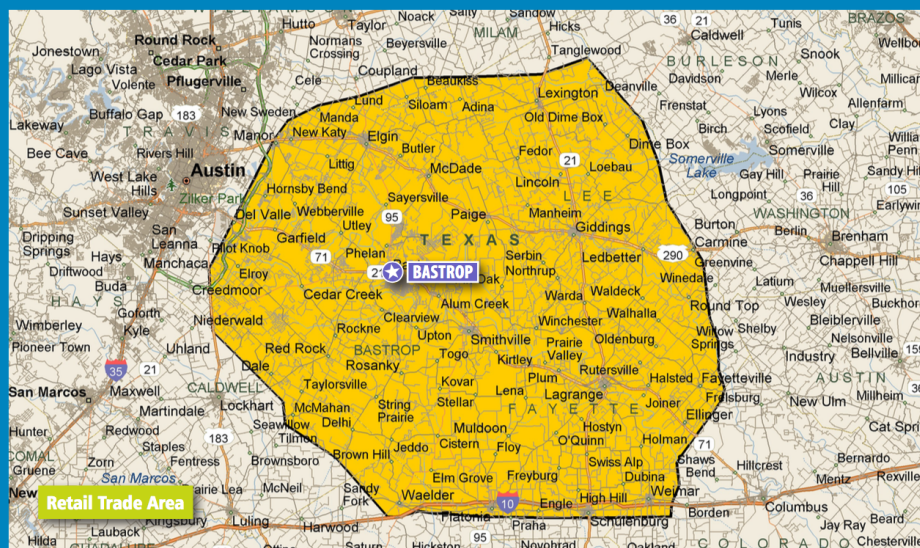
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2600 TX-71 BASTROP, TX 78602

RETAIL MARKET PROFILE



Retail Market Profile 2016



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April 2016. All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions. Prepared by The Retail Coach, LLC, a national retail consulting and market research firm. 800.851.0962.

Population

	2000	2010	2016 ESTIMATE	2021 PROJECTION
Retail Trade Area	122,321	168,440	187,753	202,854

Income

	2016 ESTIMATE
Average Household	\$66,243
Median Household	\$52,972
Per Capita	\$16,985

Educational Attainment

	2016 ESTIMATE
Graduate or Professional	3.81%
Bachelor's Degree	12.60%
Associate Degree	6.31%
Some College, No Degree	23.65%
High School Graduate	31.81%
Some High School, No Degree	11.39%
Less than 9th Grade	10.43%

Race Distribution

	2016 ESTIMATE
White	69.37%
Black or African American	11.05%
American Indian/Alaskan	1.00%
Asian	0.94%
Native Hawaiian/Islander	0.09%
Other Race	14.60%
Two or More Races	2.95%
Hispanic or Latino (of any race)	39.67%

Age

GROUPS	2016 ESTIMATE
9 Years and Under	13.95%
10-14 Years	7.42%
15-24 Years	13.31%
25-34 Years	12.54%
35-44 Years	12.90%
45-54 Years	13.17%
55-64 Years	12.87%
65 Years and Over	13.85%
DISTRIBUTION	2016 ESTIMATE
Median Age	37.2
Average Age	37.8



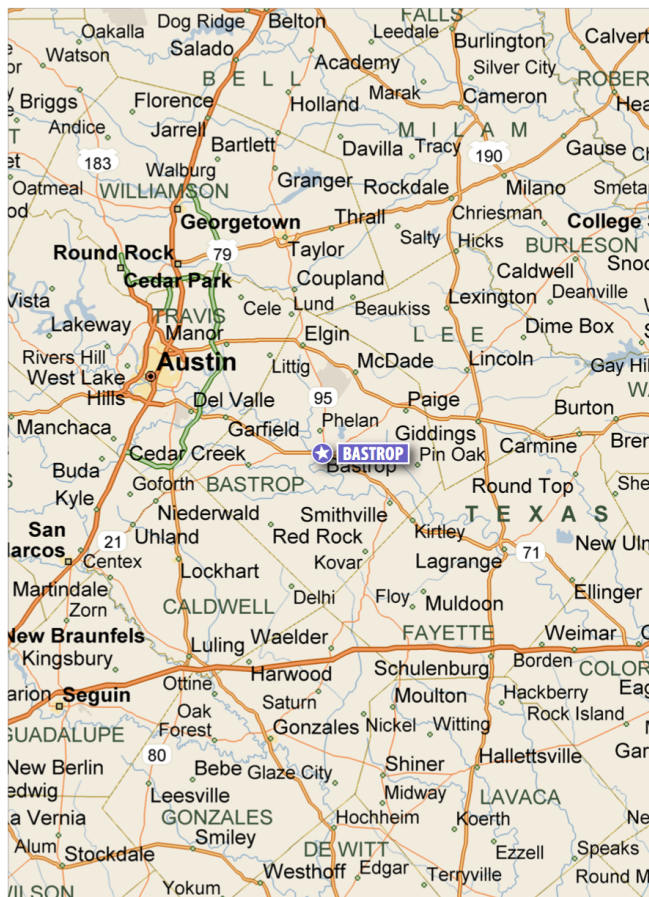
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RETAIL MARKET MAP



LOCATION MAP



EXISTING RETAIL



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2600 TX-71 BASTROP, TX 78602



TRAFFIC COUNTS

Traffic Counts

Highway 71 Traffic Counts	2015	2014	2013	2012
Highway 21 West Intersection	42,200	40,100	40,800	38,000
Highway 304 Intersection	52,800	46,000	45,500	45,000
West of Loop 150 (Hasler Blvd.)	58,400	56,400	45,800	48,000
East of Loop 150 (Sonic area)	48,900	56,300	40,700	46,000
East of Colorado River (Cedar's Grill)	39,700	43,600	44,600	41,000
Highway 95/71 Intersection	45,400	42,400	43,000	37,000
West of Loop 150	23,100	22,100	23,200	21,000
East of Loop 150/Tahitian Village	21,300	20,400	20,400	19,800
Chestnut/Loop 150/Main (downtown)	10,600	8,300	9,600	12,600

One-day, weekday average. Source: TxDOT, 2012-2015 A.D.T. Maps