

AVISON  
YOUNG

FOR SALE

# Pecan Park Bastrop

±43.07 ACRES OF MIXED-USE  
DEVELOPMENT PARCELS

EXCELLENT MONUMENT SIGNAGE  
OPPORTUNITY WITH PRIME HWY 71 VISIBILITY

Ideal for retail, daycare, medical, office,  
commercial, senior living & hotel use



# Overview

Featuring a trade area of 250,000+ people, Pecan Park presents a rare opportunity to develop Bastrop's next lifestyle destination. The Bastrop Highway 71 Corridor is experiencing rapid growth, driven by an influx of young families employed by major nearby technology employers such as Samsung, Starlink, and Tesla. This expanding population has created a strong demand for family-friendly dining, entertainment, and childcare options. The City of Bastrop is supportive of a town center-style development that could integrate residential units above ground-floor retail, fostering a vibrant live-work-play environment.

## ADDRESS

S. Schafer Blvd & Agnes St.  
Bastrop, TX 78602

## SIZE

±43.07 Acres Total  
Lot 1: 13.42 Acres  
Lot 2: 22.39 Acres  
Lot 3: 7.26 Acres

## INFRASTRUCTURE

All off-sites, regional detention and water quality improvements are in place

## RETAIL TRADE AREA

250,000+ people

## ZONING

PDD; see more information [here](#)

## UTILITIES

All to site

## SCHOOL DISTRICT

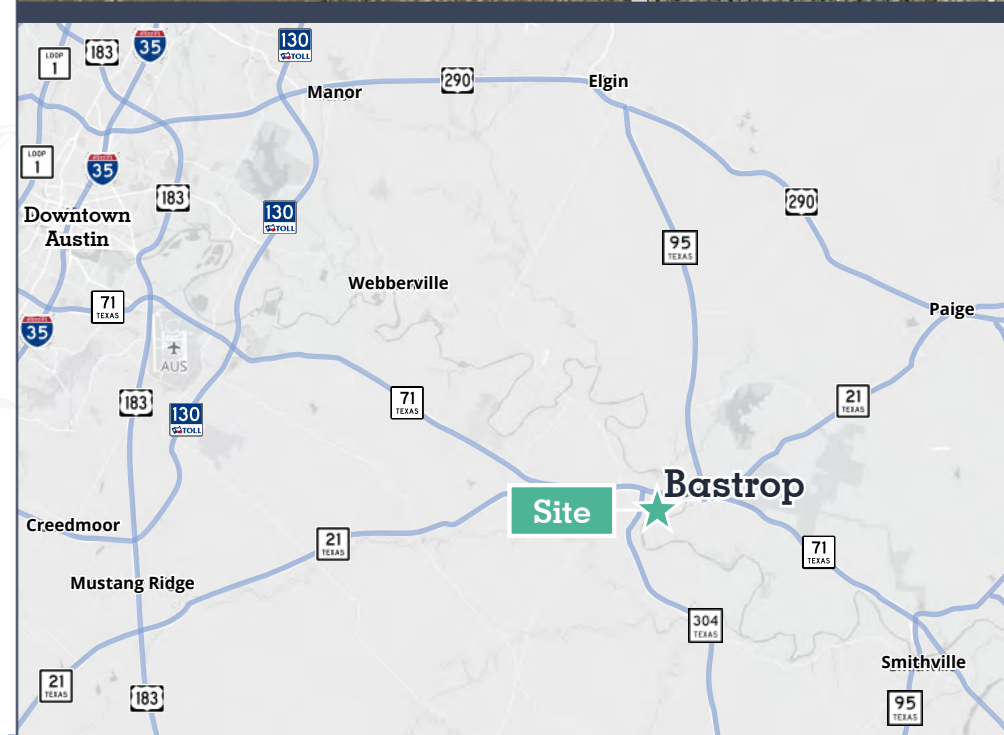
Bastrop ISD

## POTENTIAL USES

Retail, Daycare, Medical, Office, Commercial, Senior Living, Hotel, Residential above ground-floor retail

## SIGNAGE OPPORTUNITY

Excellent Hwy 71 monument signage available up to 35ft tall



# Conceptual master plan

(parcel planning is flexible)

## NORTH PARCEL - 13.42 AC

Building 1	Retail	25,000 SF
Building 2	Retail	13,500 SF
Building 3	Retail	15,000 SF
Building 4	Retail	16,000 SF
Building 5	Retail	16,000 SF
Building 6	Retail	15,000 SF

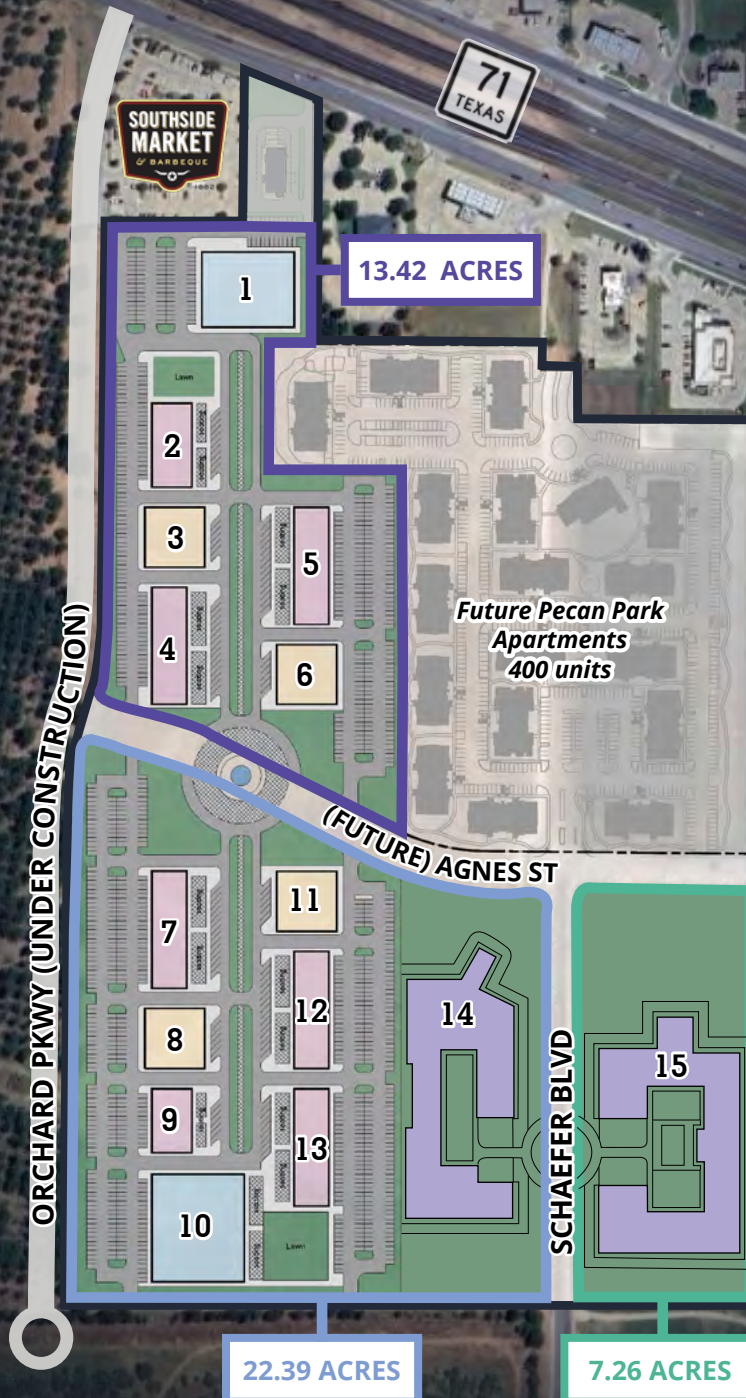
## SOUTH PARCEL - 22.39 AC

Building 8	Retail	16,000 SF
Building 9	Retail	15,000 SF
Building 10	Retail	10,000 SF
Building 11	Retail	40,000 SF
Building 12	Retail	15,000 SF
Building 13	Retail	16,000 SF
Building 14	Assisted Living	100 Units

## SOUTH EAST PARCEL - 7.26 AC

Building 15	Senior Living	200 Units
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**TOTAL CONCEPTUAL RETAIL AREA = 228,000 SF**



**±43.07 AC**  
ACREAGE



**PDD**  
ZONING

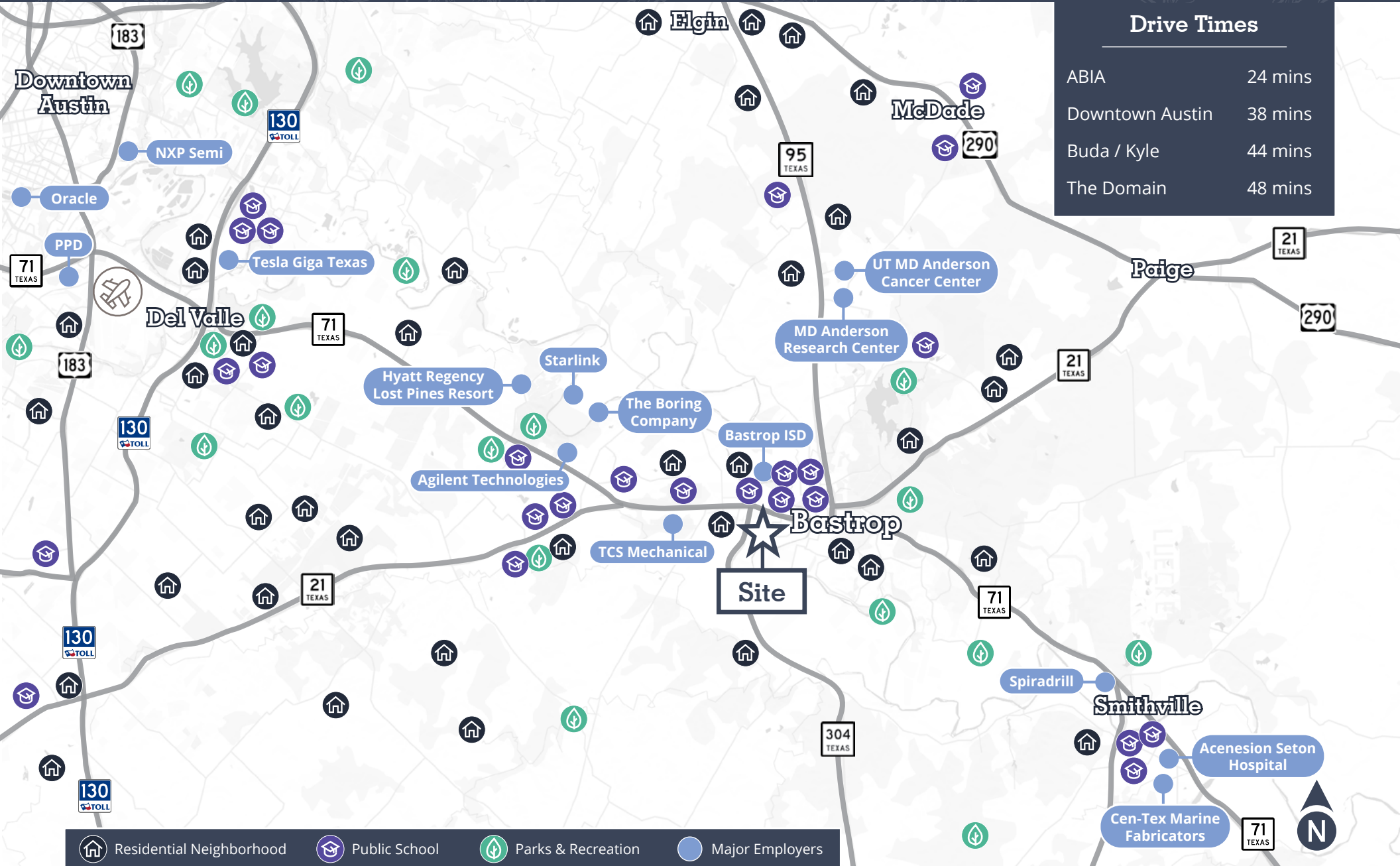


**ALL TO SITE**  
UTILITIES



**BASTROP**  
COUNTY

# Nearby developments



# Bastrop market overview

Bastrop, Texas, located just 30 miles southeast of Austin, is one of the fastest-growing communities in Central Texas. With its strategic position along Highway 71 and proximity to Austin-Bergstrom International Airport, Bastrop offers excellent connectivity for businesses and residents alike.

The market has experienced significant population growth over the past decade, fueled by affordability, strong local schools, and expanding housing options. Major employers in technology, manufacturing, and healthcare are increasingly drawn to the area, while new commercial and mixed-use developments are reshaping the city's economic landscape.

Bastrop is also known for its quality of life. Home to Bastrop State Park, the Colorado River, and a revitalized downtown district featuring restaurants, shops, and cultural attractions.



**41,522**

**TOTAL POPULATION**



**\$347,719**

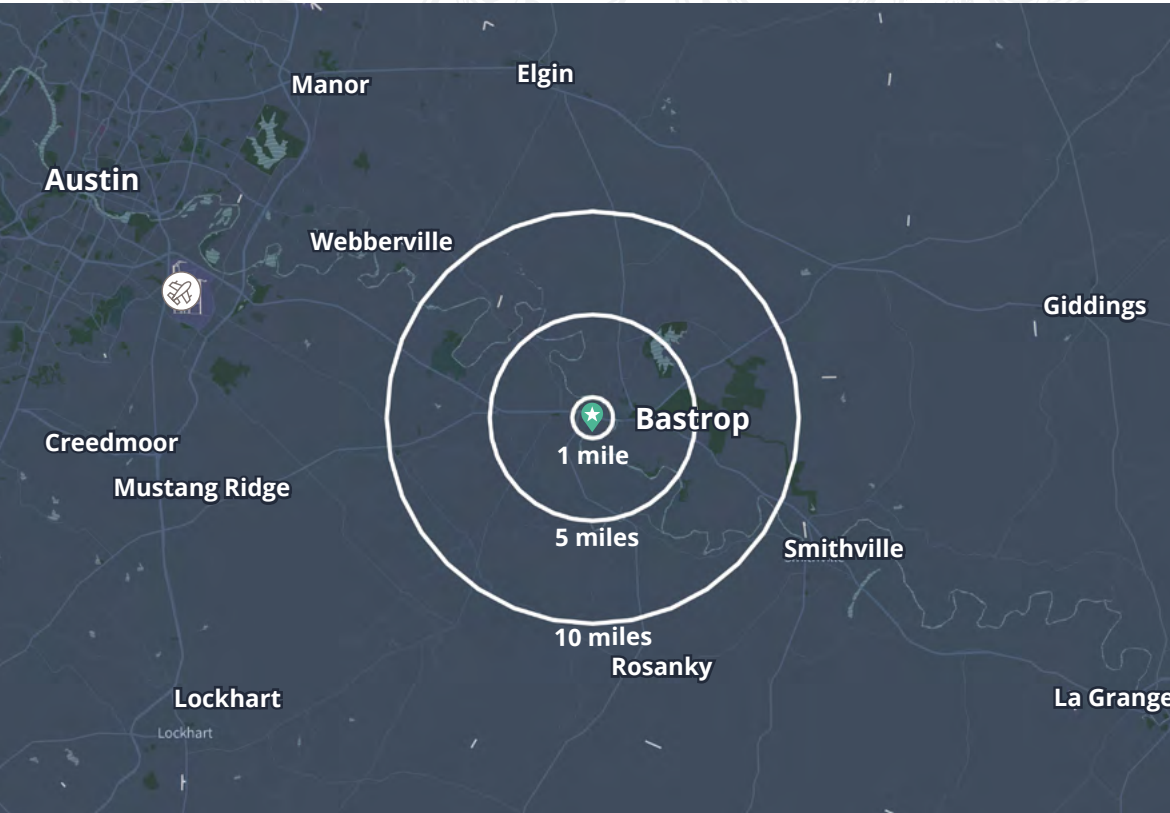
**MEDIAN HOUSEHOLD  
PROPERTY VALUE**



**\$82,687**

**MEDIAN HOUSEHOLD  
INCOME**

# Demographics



## POPULATION

	1 MILE	5 MILE	10 MILE
Total population	5,717	28,389	55,490
Median pop. (female)	3,016	14,337	27,206
Median pop. (male)	2,701	14,052	28,284
Median age	39.3	41.8	41.0

## INCOME

Median income	\$70,849	\$85,197	\$83,492
Average income	\$89,126	\$105,835	\$102,204

## HOUSEHOLDS

Total households	2,350	11,293	20,395
# of persons per HH	3.12	3.02	3.18
Median house value	\$339,096	\$358,031	\$353,945



**If you would like more  
information on this offering,  
please get in touch.**

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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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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