



# WALMART ANCHORED END CAP

SWQ OF HWY 71 & CHILDERS DR  
460 SH 71 Bastrop, TX 78602



**FOR  
LEASE**

**AVAILABLE SPACE**  
1,628 SF

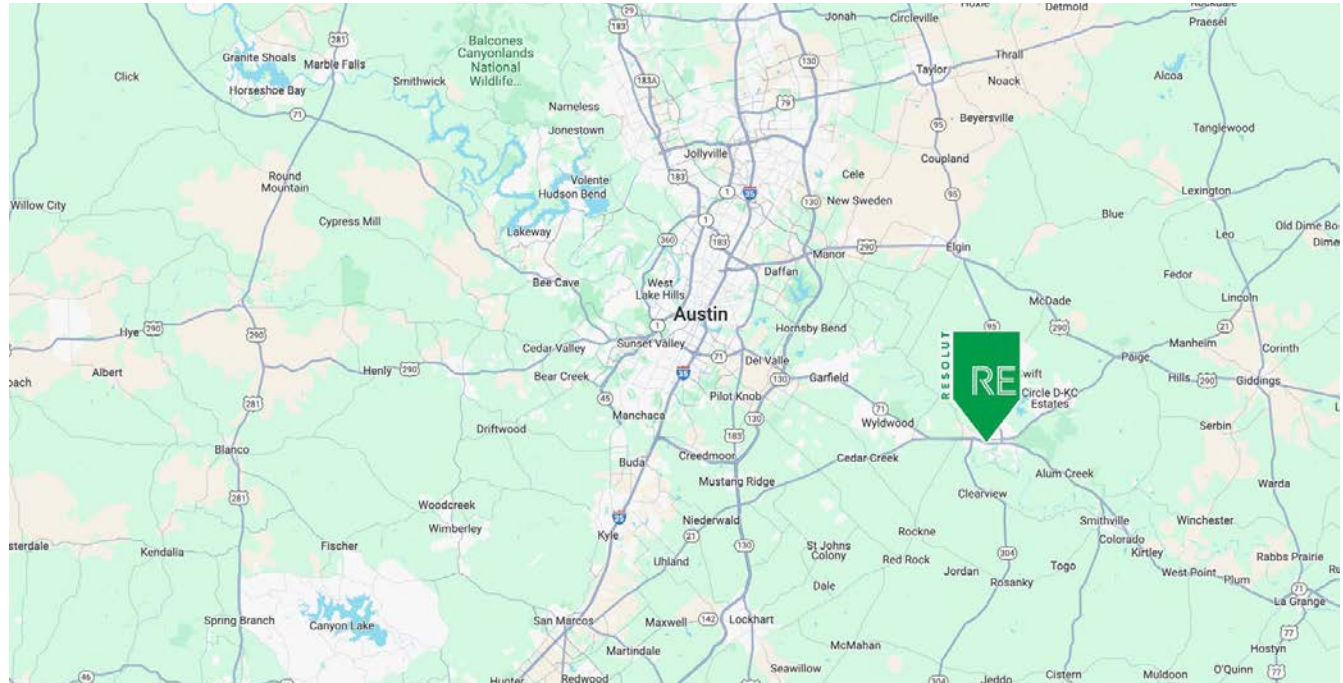
**RATE**  
\$25.00 PSF NNN  
NNNs\* \$5.78  
\* Estimate provided by Landlord and  
subject to change

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**PROPERTY HIGHLIGHTS**

- Highly visible end cap
- Located in a heavily trafficked area of Bastrop with highway frontage
- Anchored by Walmart Supercenter – one of the highest sales Walmart’s in Central Texas
- Pylon signage available
- Close Proximity to New Tesla Giga factory
- Close proximity to Bastrop 552 Studio – 546- acre film studio and Space X



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2024**

 **15,610**  
**POPULATION**  
3-MILE RADIUS

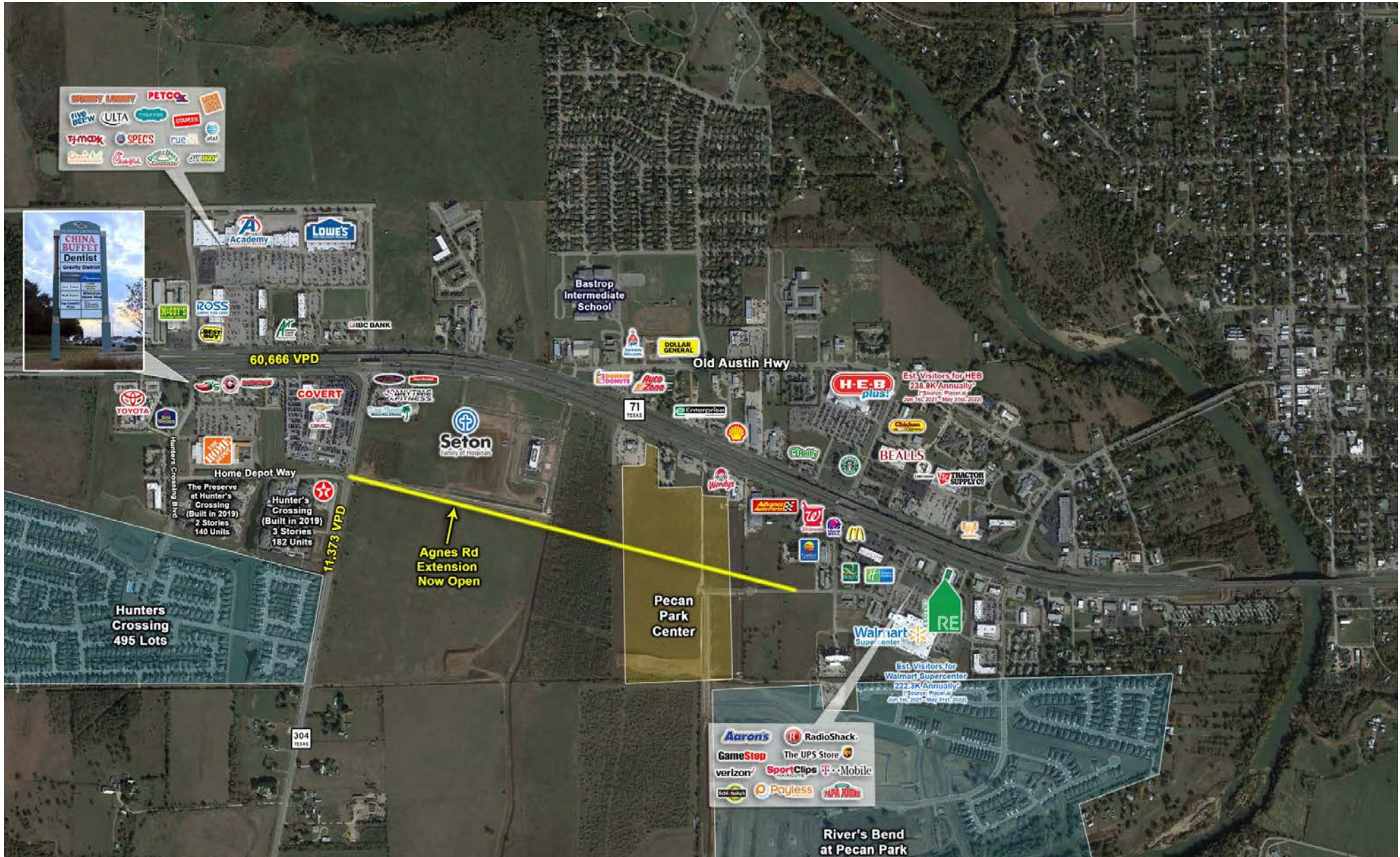
 **\$121,926.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **10,636**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
State Hwy 21 W: 49,089 VPD  
Frontage State  
Hwy 21 W: 10,837 VPD  
(TXDOT (2023))

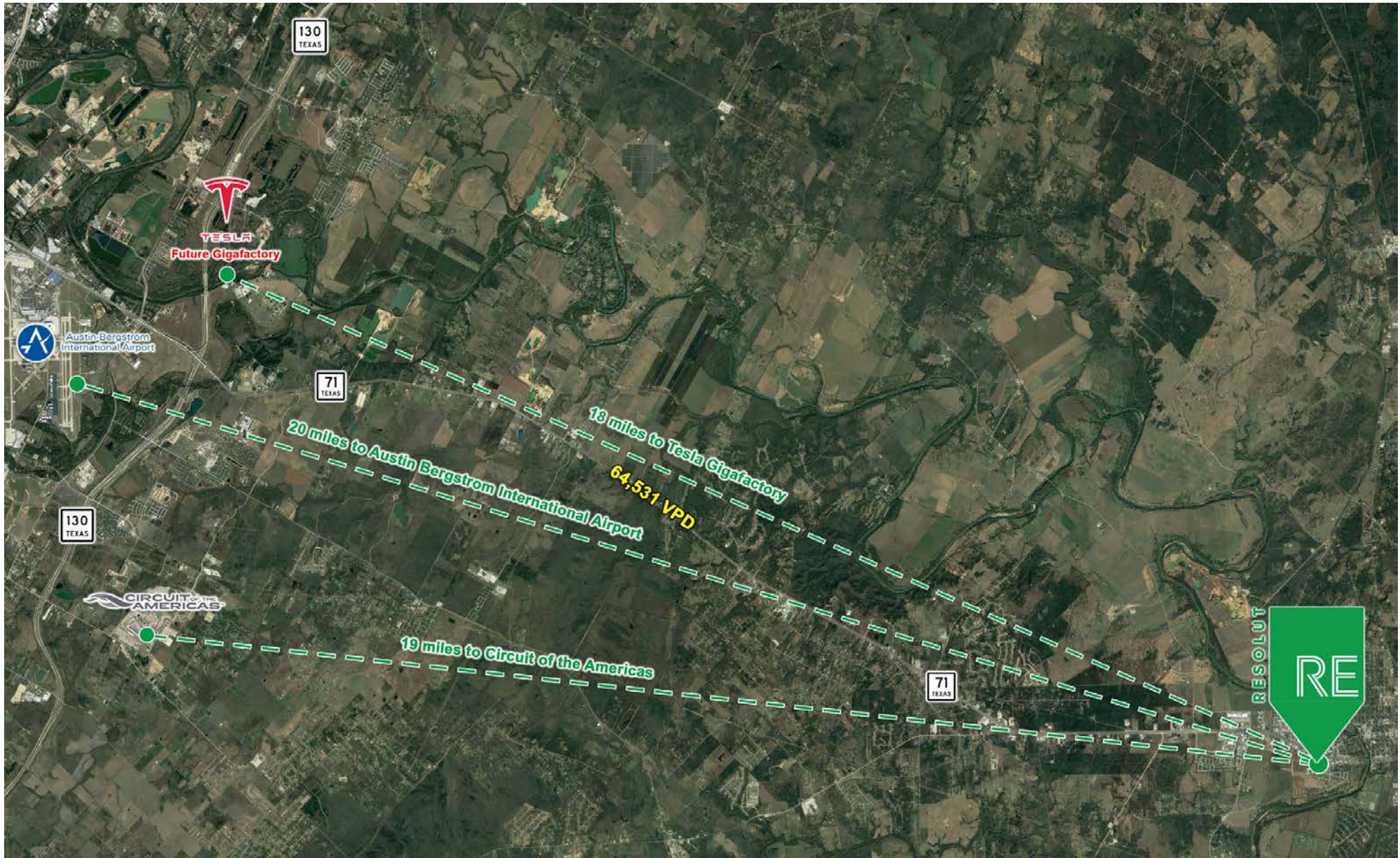








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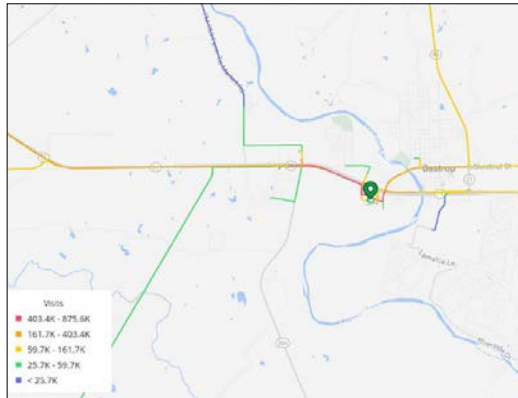
**PROPERTY OVERVIEW**

| Metrics   |        |                 |        |
|---|--------|-----------------|--------|
| <b>Walmart</b><br>488 Highway 71 W, Bastrop, T... # 1042                            |        |                 |        |
| Visits  | 2.5M   | Avg. Dwell Time | 31 min |
| Visits / sq ft  | 13.57  | Visits YoY      | +0.6%  |
| Size - sq ft  | 182.4K | Visits Yo2Y     | +4.2%  |
| Visitors  | 268K   | Visits Yo3Y     | +15.6% |
| Visit Frequency   | 9.28   |                 |        |
| Dec 1st, 2023 - Nov 30th, 2024<br>Data provided by Placer Labs Inc. (www.placer.ai) |        |                 |        |

**DAILY VISITS**



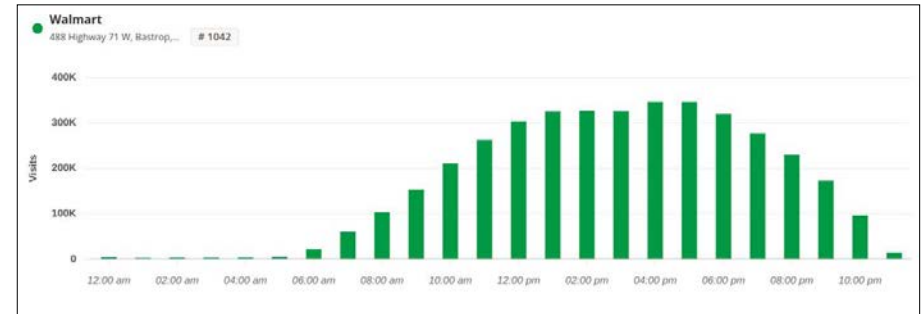
**CUSTOMER JOURNEY ROUTES**



**MARKET LANDSCAPE**



**HOURLY VISITS**







## Elon Musk's SpaceX to build east of Austin in Bastrop County, Filings Show

<https://www.bizjournals.com/austin/news/2022/06/21/spacex-appears-to-be-expanding-to-bastrop-county.html>

First, it was Tesla Inc. Then it was The Boring Company. And Neuralink Corp. continues to hire in the area. Now, it appears that another of Elon Musk's businesses is establishing a presence in Central Texas.

Space Exploration Technologies Corp., or SpaceX, has taken control of dozens of acres in Bastrop County, east of Austin and Tesla's (Nasdaq: TSLA) billion-dollar gigafactory in Travis County. And the California-based company has posted job openings for the Austin area and filed public documents indicating it plans to build an industrial facility. Over the past couple of months, Bastrop County property records show that Gapped Bass LLC – an entity tied to Pflugerville-based Boring Co. – purchased at least 170 acres in the region, near 73 acres it already owned along FM 1209.

On June 9, a 46.5-acre tract along FM 1209 was transferred from Gapped Bass to SpaceX, according to the records.

This isn't the first time SpaceX has been connected to the Austin area, but it is the most concrete evidence yet that the rocket maker is planning to set up shop in the metro. Back in April 2021, sources told the Austin Business Journal that Musk planned to set aside land near the Tesla factory for SpaceX, and job postings indicated some potential activity in the Austin area. It was not immediately clear whether that's still an option.

Under the name "Project Echo," a June 6 filing with the Texas Commission on Environmental Quality indicates SpaceX was approved to construct a "warehouse" on a 29.5-acre parcel at 816 FM 1209. The project was estimated to start June 6 and be completed by the end of March 2023. The permit allows for stormwater dumping into the adjacent Colorado River.

SpaceX has two job listings on its website for the Austin area, one for a facilities engineer and one for a senior application software engineer. The facilities engineer position is described as working "with engineers across multiple disciplines to design, build, and activate infrastructure that will enable SpaceX to achieve its long-term mission," while the other position is described as "creating and evolving systems to enable rapid build and reuse of Starship as well as designing the next generation manufacturing software that will be used in high throughput factories for Starlink." Additional details about the scope of the facility were not available. SpaceX did not immediately respond to an email request for comment. Starlink is SpaceX's plan to deliver internet service around the world using a network of satellites, while Musk has also set out the goal of reaching Mars. The company is known for its rocket flights to space, including recent missions with civilian crew and for NASA to the International Space Station.

In 2021, Boring purchased 73 acres in Bastrop County, but has not publicly detailed what work is being done at the site. Documents obtained by ABJ show the company has been approved for permits for commercial research and development at the site. Approved plans also include 10 multifamily structures totaling 13,330 square feet, with 30 bedrooms, 20 bathrooms and 10 kitchens, as well as a basketball court. A site plan filed in February also indicated a warehouse would be located at the center of the property, which would connect to a parking lot with hundreds of spaces, a loading dock and a pavement connection to a road that exits onto FM 1209.

Boring, which raised a \$675 million series C round in April, wants to dig transit tunnels in urban areas across the United States, aiming to alleviate traffic and free up real estate traditionally dedicated to surface roads. It was recently approved to build a 34-mile tunnel network under Las Vegas. The company in May received approval to begin engineering work for a potential pedestrian tunnel in Kyle, south of Austin, and has floated many other projects across Texas. Meanwhile, just east of Austin, Tesla has begun vehicle production at its 4-million-square-foot factory. The site is now considered the company's headquarters and is expected to employ thousands.



## 546-acre film studio expected to open in Bastrop in 2023

BASTROP, Texas — A 546-acre film studio and entertainment district is set to open in Bastrop, Texas, in August 2023, according to a report from the Austin Business Journal.

The owner of the Bastrop 552 project said the development will eventually have 486,000 square feet of studio space, 300,000 square feet of warehouse/mill space and 200,000 square feet of office space. The site will be located at 1240 Lovers Lane, near the Colorado River.

ABJ reports that Bastrop Colorado Bend LLC, the company associated with the Bastrop 552 project, received approval from the Bastrop City Council in December to designate the site as a media production development zone. According to ABJ, the program provides a two-year exemption from sales and uses taxes on items used during construction, expansion, improvement, maintenance or renovation of a media production facility.

<https://www.kvue.com/article/money/economy/boomtown-2040/film-studio-bastrop-texas/269-07f23d93-65db-401a-a777-ba445ce3b68e>



# 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 \_\_\_\_\_