THE GROVE | MIXED-USE/RETAIL LAND ADJACENT TO NEW SETON REGIONAL HOSPITAL — PADS AVAILABLE

EXCLUSIVE LISTING | HIGHWAY 71 | BASTROP, TX



CONTACT FOR MORE INFORMATION

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THE GROVE PROPERTY ATTRIBUTES

PROPERTY DESCRIPTION

LAO is pleased to represent the ownership in the marketing of prime commercial development parcels located in the heart of the commercial corridor of Bastrop, Texas. The tracts are located at the southeast corner of the intersection of US Highway 71 and FM 304. The extension of Agnes Road from east to west bisects the project, and provides additional accessibility and road frontage.

The Grove consists of built and shovel-ready pads. There is no detention requirement on any lots. This saves money by not needing to build a detention facility onsite and allows for better use of the parcel without detention using up space. There is a stormwater drain system the owners have already installed on each lot that conveys stormwater from the site. All public infrastructure, roads and utilities are installed. **This project is grandfathered into the 2017 and 2019 City of Bastrop zoning code**. That is a big benefit.

AREA INFORMATION

The City of Bastrop, Texas (founded in 1804) is a suburb of Austin, Texas with a population of 9,242 (2019). Located on US Highway 71, the primary route of travel between Austin and Houston, Bastrop is the beneficiary of a high volume of traffic along the newly-improved highway and its access roads. Bastrop boasts a unique small-town charm in its downtown area east of the Colorado River. The City has redeveloped much of its downtown and the banks running along the Colorado and is home to numerous festive holiday celebrations taking advantage of its riverfront geography.

Seton Hospital owns the 32 acres on the northeastern boundary of the property along Highway 71. Seton installed water, wastewater, electric and drainage improvements for the northern commercial 20.57 acre parcel. Seton also constructed a connector road within the property to Highway 71 and Highway 304.

LOCATION

The Property occupies a strategically dominant location at the southeastern corner of the intersection of US Highway 71 and FM 304 on the commercial, west side of the City of Bastrop. The surrounding area consists of dense commercial and residential development on both sides of US Highway 71. The extension of Agnes Road connects the property to existing neighborhoods and commercial development across FM 304 to the west.

SIZE

The Property contains two sections, **Subject A** north of Agnes Road and **Subject B** south of Agnes Road. A variety of parcel sizes are available in each section. Please see page 3 of the marketing flyer for more details.

ZONING

The northern parcels are zoned C1 or Light Commercial.
The southern parcels are zoned GR or General Retail.

TRAFFIC COUNTS

Highway 71: ±58,027 VPD
FM 304: ±11,546 VPD

JURISDICTION

The property is located in the City of Bastrop, Texas and is subject to its zoning and other development codes.

UTILITIES

Water, wastewater, and electric power are located on each available parcel.

Water and wastewater are provided by the City of Bastrop.

Electric power is provided by Bluebonnet Electric Cooperative.

Prospective purchasers should conduct their own research regarding locations of utility services and their sufficiency for their proposed uses.

***The project requires no detention onsite. Storm drains are installed and convey water to the Colorado River.**

SCHOOL DISTRICT

Bastrop Independent School District

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. TXBastrop175138 - 07.28.2026

PAD LOCATION AND SIZING

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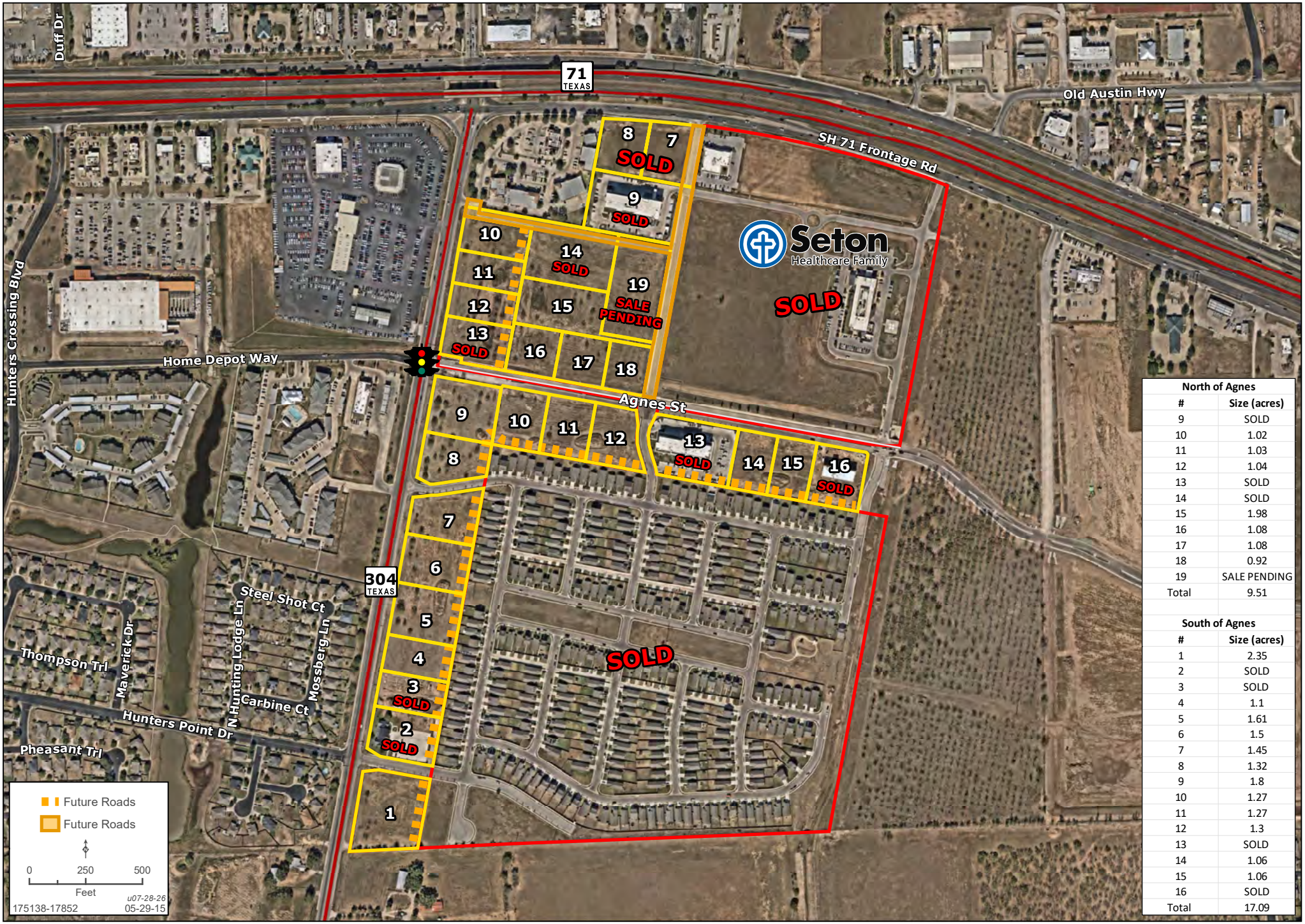

North of Agnes	
#	Size (acres)
9	SOLD
10	1.02
11	1.03
12	1.04
13	SOLD
14	SOLD
15	1.98
16	1.08
17	1.08
18	0.92
19	SALE PENDING
Total	9.51

South of Agnes	
#	Size (acres)
1	2.35
2	SOLD
3	SOLD
4	1.1
5	1.61
6	1.5
7	1.45
8	1.32
9	1.8
10	1.27
11	1.27
12	1.3
13	SOLD
14	1.06
15	1.06
16	SOLD
Total	17.09

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THE GROVE PROPERTY AERIAL

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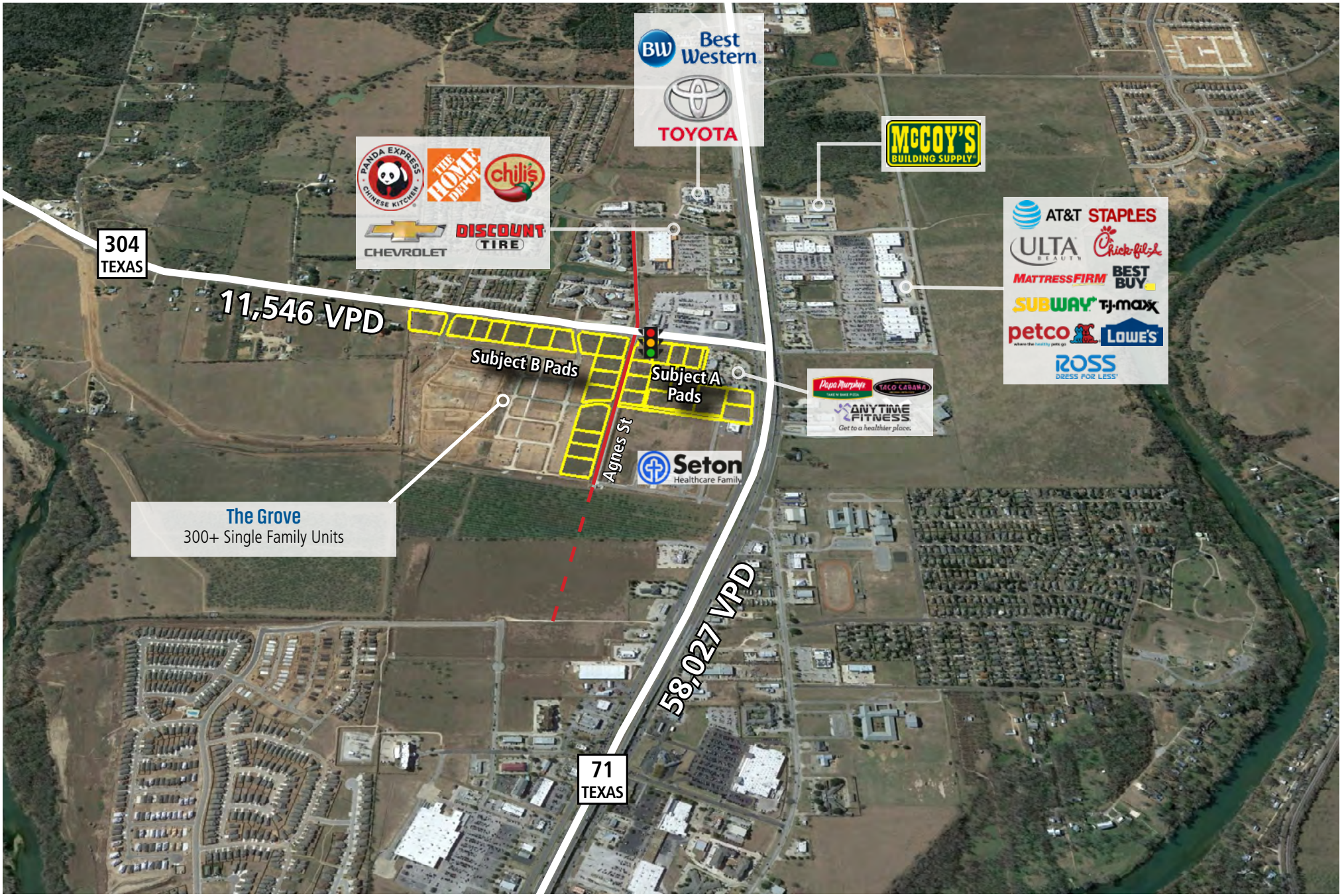

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DEVELOPMENT

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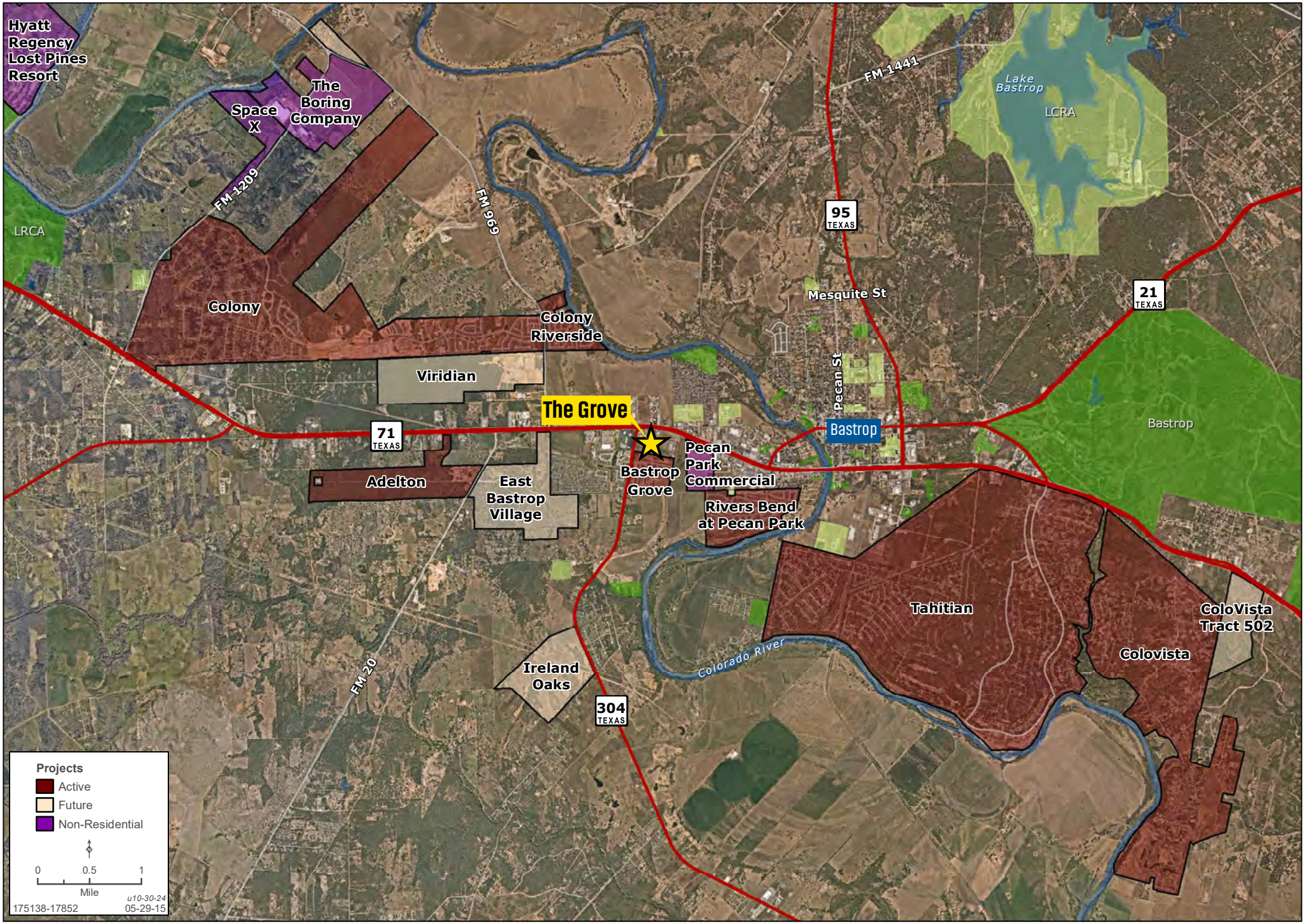

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THE GROVE PRELIMINARY PLAT 1

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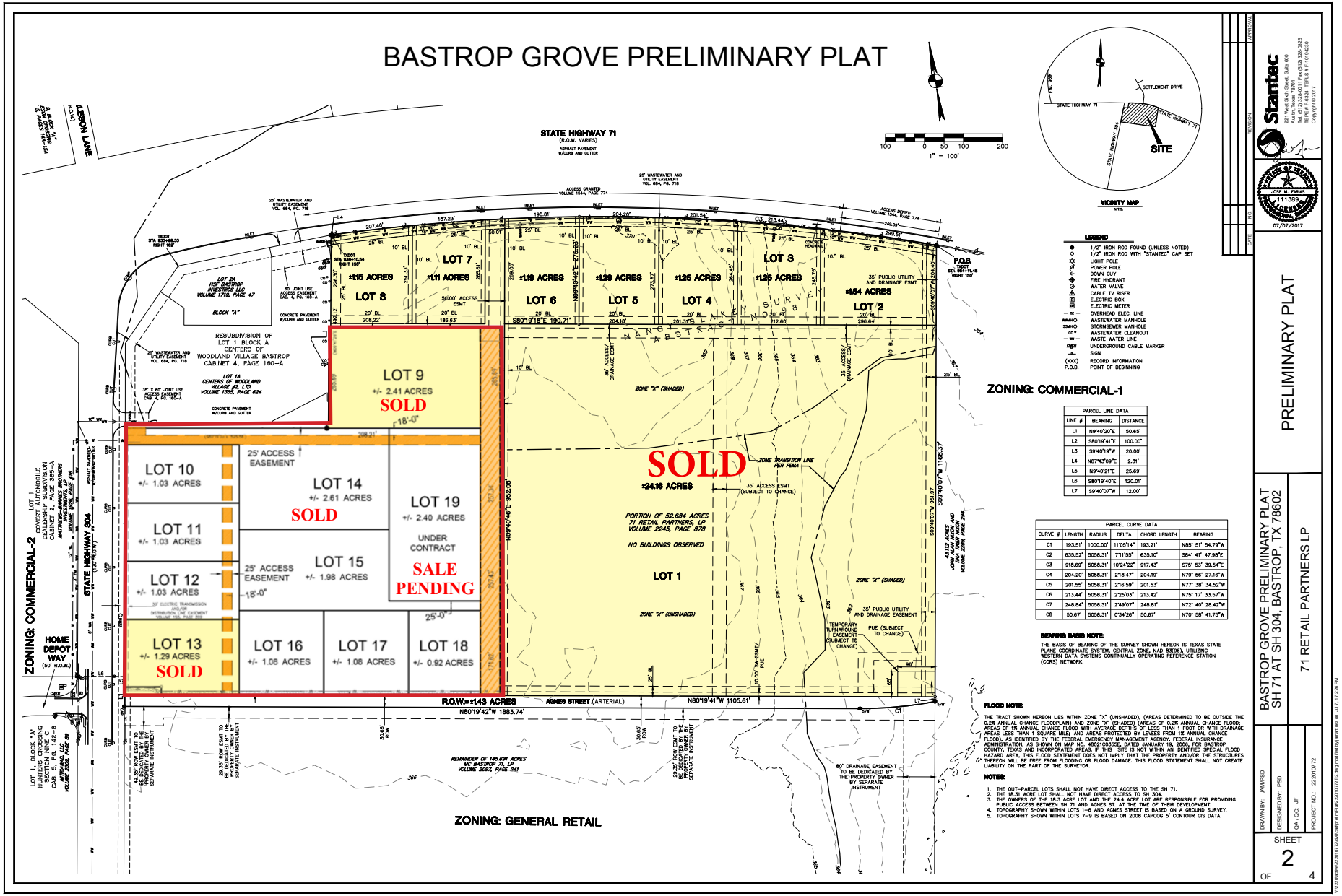

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THE GROVE PRELIMINARY PLAT 3

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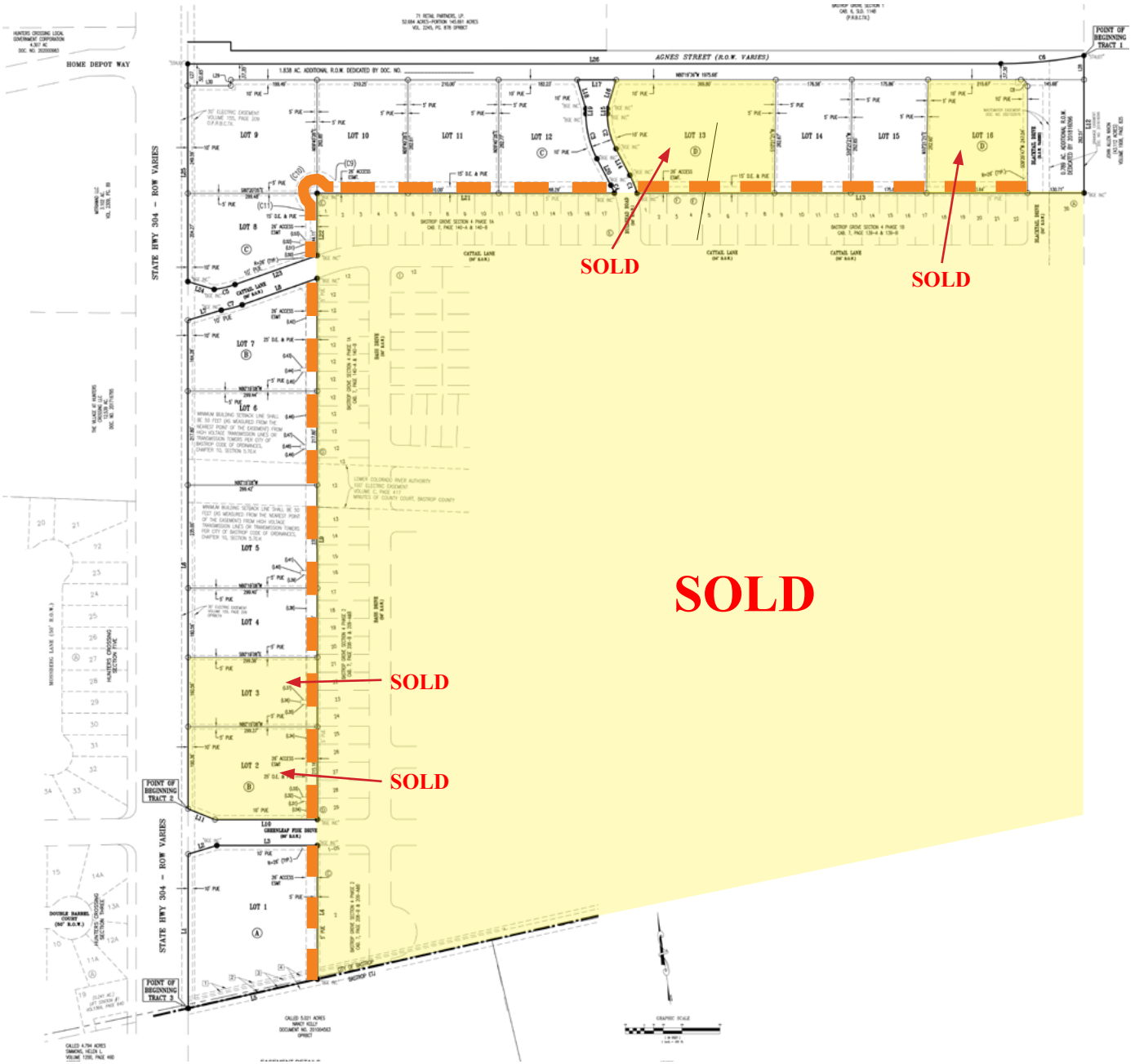

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INFORMATION ABOUT BROKERAGE SERVICES

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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov.

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kirk Laguarta	60656241	klaguarta@landadvisors.com	
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Hal Guggolz	628945	hguggolz@landadvisors.com	210-416-6276
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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