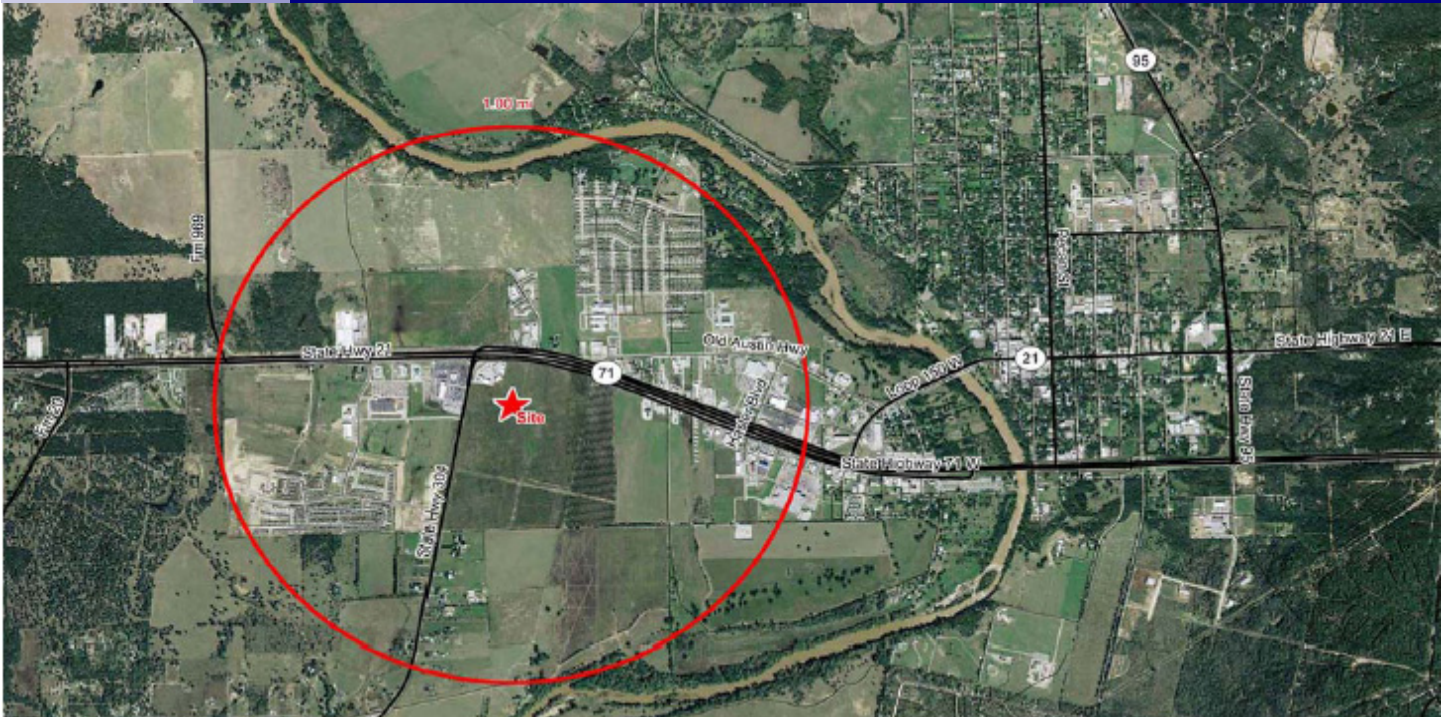


# Pecan Crossing

145 Acre Mixed-Use Development

Bastrop, Texas



## General Information:

- Located on the southeast corner of SH-71 & FM 304
- Front 60 acres zoned C-1 & Rear 90 acres zoned Residential (but can be zoned commercial)
- Approx. 1,500 sq.ft. SH-71 frontage & 2,500 sq.ft. FM 304 frontage
- Retail Site Plans Available
- Incentive Programs Available from the City of Bastrop
- All utilities available to property, with enough electrical coverage for 1 million sq.ft. shopping center
- Engineered Drainage Plans Available

**Contact: (512) 785-0440**

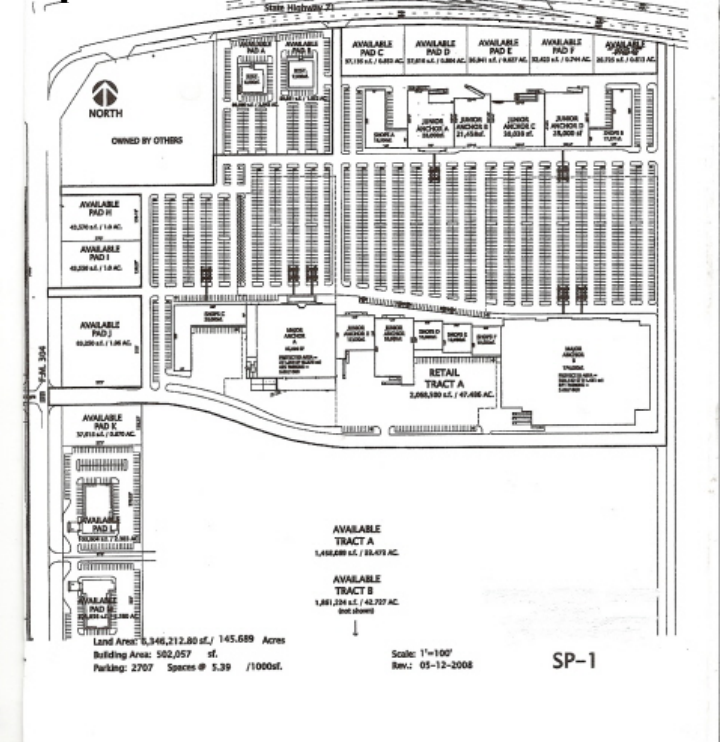
Robert Leffingwell  
robert@firstrepublicllc.com  
www.frcommercial.com

*First Republic Properties, Inc.*

Ph: 512-785-0440

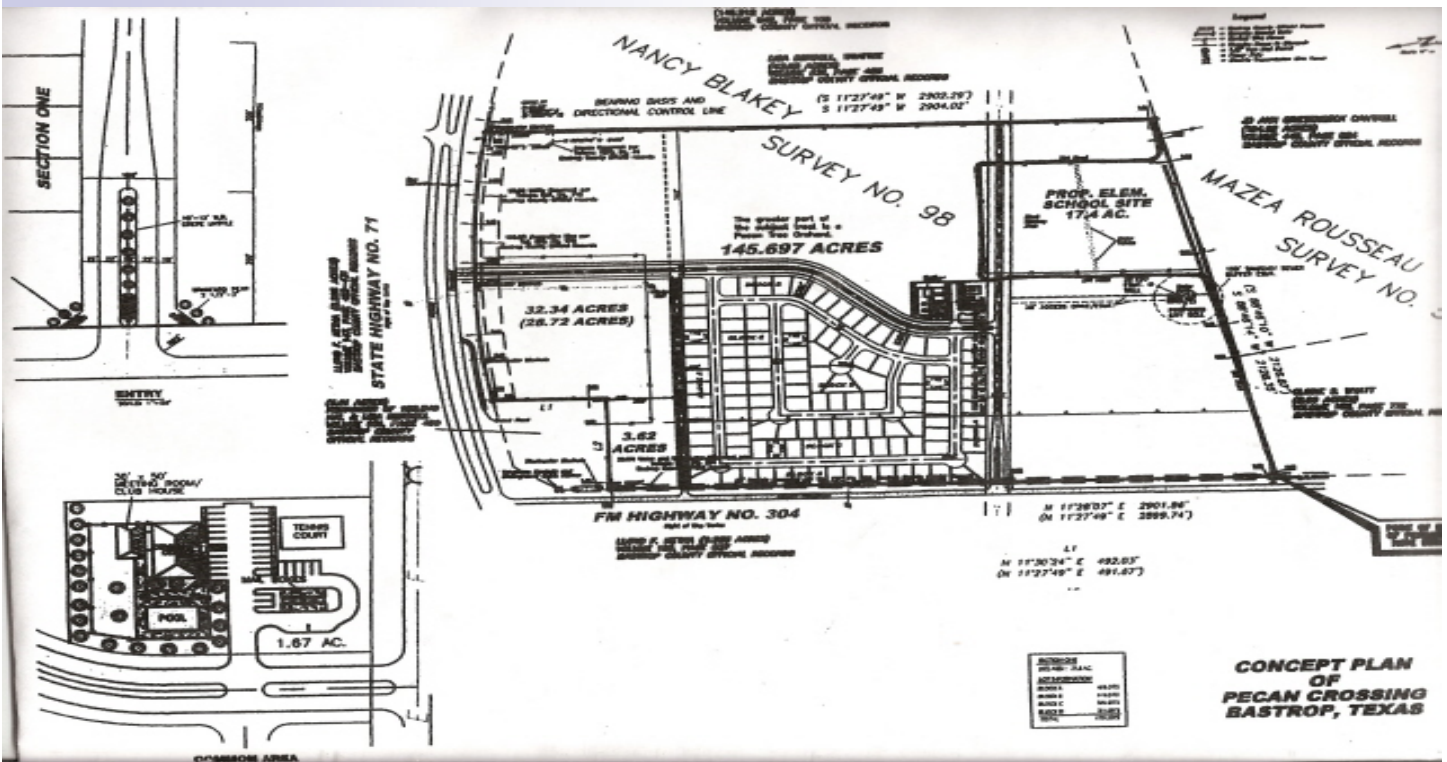
PO Box 341628  
Austin, Texas

## Proposed Site Plan:



# Pecan Crossing

Concept Plan



## Demographics

The population within the trade area of this property is projected to increase 12% between 2007 and 2012, from 158,969 to 178,161. The trade area has 54,155 households with an average income of \$62,461, with a projected increase to \$72,374 by 2012. This information is based on data forecasts from ESRI, Inc. Bastrop Economic Development Corporation also has detailed information about the area.

## Location/Highway Frontage

On the southeast corner of SH-71 West and FM 304, in Bastrop, Texas. Approx 1,500 sq.ft. of SH-71 frontage and 2,500 sq.ft. of FM 304 frontage. Bastrop is approx. 30 miles east of downtown Austin and 20 minutes east of Austin-Bergstrom International Airport. SH-71 runs through Austin to IH-10 and is the preferred route between Austin and Houston.

## Traffic Counts

Annual Average Daily Traffic Count on SH-71 West at FM 304 is approx. 43,500 VPD.

## Suggested Use

Front 60 acres is zoned C-1 and is ideal for retail and commercial development, including: financial institutions, hotels, restaurants, retail, theaters, offices, medical buildings and office warehouses. Rear 90 acres is currently zoned residential but could be zoned commercial.

## Pricing

Contact for pricing.

### Area Retailers

Walmart	Home Depot
HEB	Sears
Bealls	McCoys
Starbucks	Chilis
Walgreens 1&2	Covert Auto
Benny Boyd Chrysler	Lowes
Petsmart	Best Buy
Specs	