

COMMERCIAL SITE

14+/- ACRES

510 HWY 71 ♦ BASTROP, TX



- ♦ 220+/- sq.ft. Frontage on SH-71 with North-South Access off Highway
- ♦ Zoned C-1 & C-2 Commercial, in Bastrop City Limits
- ♦ All Utilities & Natural Gas Available
- ♦ Existing Monthly Income from One Tenant & a Billboard
- ♦ Located approx. 30 miles east of downtown Austin & 17 miles east of Austin-Bergstrom International Airport
- ♦ 20,000 sq.ft. of Useable Metal Buildings on Property (Optional)

512-785-0440

CONTACT FOR PRICING

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Austin, TX 78734

First Republic LLC and its Agents are licensed by the Texas Real Estate Commission

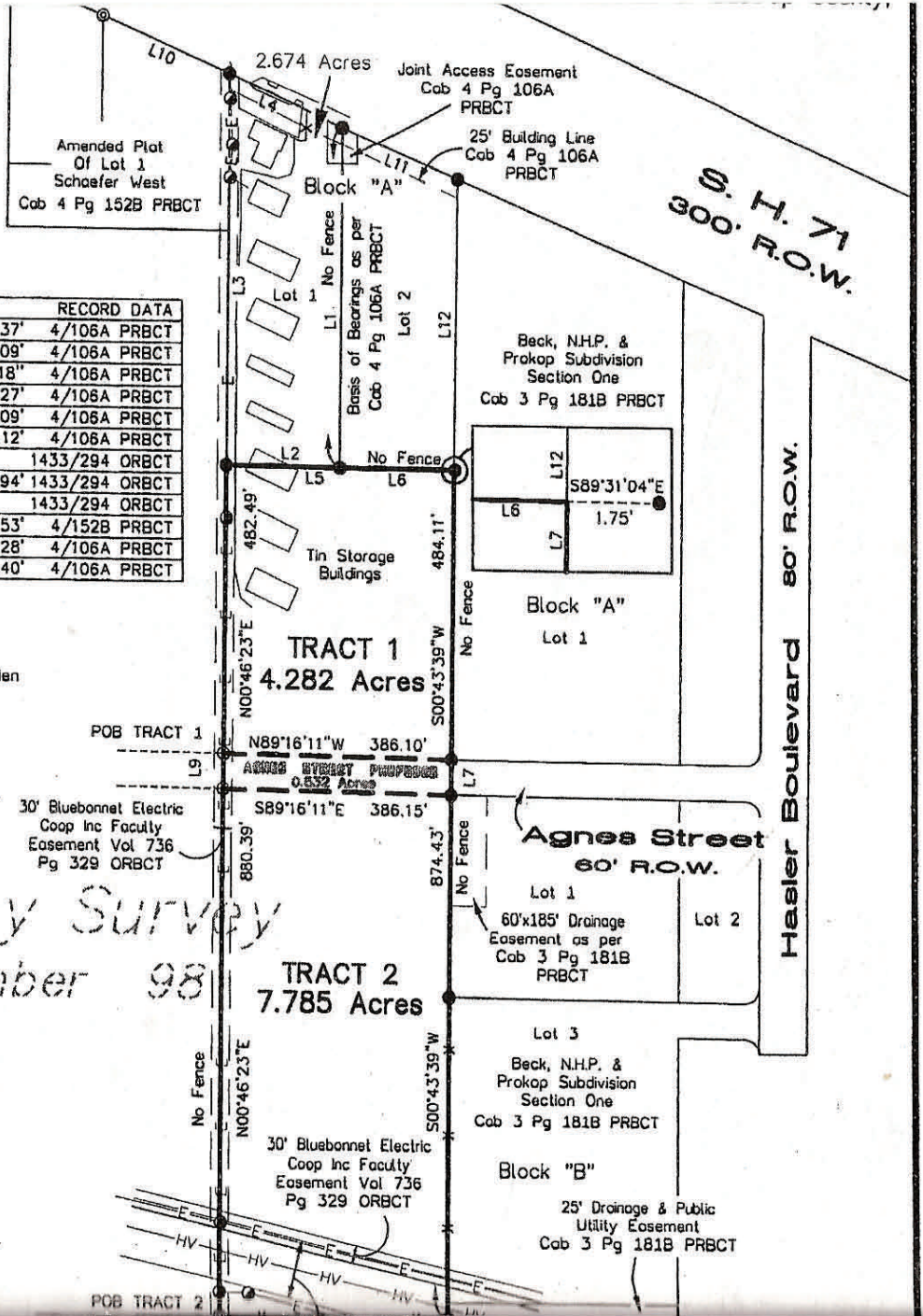
EXHIBIT "C"

NUM	BEARING	DIST	RECORD DATA	
L1	S00°30'10"W	565.46'	S00°30'10"W 565.37'	4/106A PRBCT
L2	N89°30'07"W	192.40'	N89°31'20"W 192.09'	4/106A PRBCT
L3	N00°37'11"E	649.03'	N00°28'23"E 645.18"	4/106A PRBCT
L4	S65°52'46"E	208.54'	S66°59'19"E 208.27'	4/106A PRBCT
L5	S89°30'07"E	192.40'	N89°31'20"W 192.09'	4/106A PRBCT
L6	S89°31'04"E	193.32'	N89°31'20"W 195.12'	4/106A PRBCT
L7	S00°43'39"W	1418.54'	S00°31'00"W	1433/294 ORBCT
L8	S89°50'49"W	386.90'	N89°33'00"E 386.94'	1433/294 ORBCT
L9	N00°46'23"E	1422.88'	N00°31'00"E	1433/294 ORBCT
L10	N66°37'39"W	232.32'	S66°57'50"E 233.53'	4/152B PRBCT
L11	S66°57'32"E	211.37'	S66°59'19"E 211.28'	4/106A PRBCT
L12	N00°43'39"E	484.38'	N00°30'38"E 484.40'	4/106A PRBCT

DM Pecan Park Associates Ltd
 Vol 1482 Pg 70 ORBCT
 Special Warranty Deed With Vendors Lien
 Called TRACT E 69.296 Acres

Nancy Blakey Survey
Abstract Number 98

ADDRESS: 313 WEST HIGHWAY 71
 BASTROP, TX 78603



POB TRACT 2