

## CALL FOR MORE INFORMATION



### PROPERTY SNAPSHOT



**14,850**  
2022 POPULATION  
3 MILE RADIUS



**12,483**  
2022 DAYTIME POPULATION  
3 MILE RADIUS



**\$63,656**  
2022 AVERAGE INCOME  
3 MILE RADIUS



**64,531 VPD**  
HWY 71



### Anchored!

Est. Visitors for Walmart Supercenter  
**1.73M Annually\***  
(\*Source: Placer.ai  
Jul 1, 2020 - Jun 30, 2021)

### FOR LEASE

\$25.00 PSF plus NNN's  
\*NNNS \$5.23 PSF

(\*Estimate provided by Landlord and subject to change)

### AVAILABLE SPACE

End Cap **1,628 SF**

### 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 Walmarts in Central Texas
- White box delivered space
- Brand new 5 ton HVAC unit available for use
- Close Proximity to New Tesla Giga factory
- Close proximity to Bastrop 552 Studio- 546 acre film studio development and Space X

### TRAFFIC COUNT

State Hwy 21 @ Childers Dr: 58,108 VPD  
(CoStar 2022)  
Hwy 71: 64,531 VPD  
(CoStar 2020)



## Bastrop 552 Studio

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# Walmart Anchored End Cap

SWQ OF HWY 71 & CHILDRES DR  
460 SH 71 BASTROP, TX 78602



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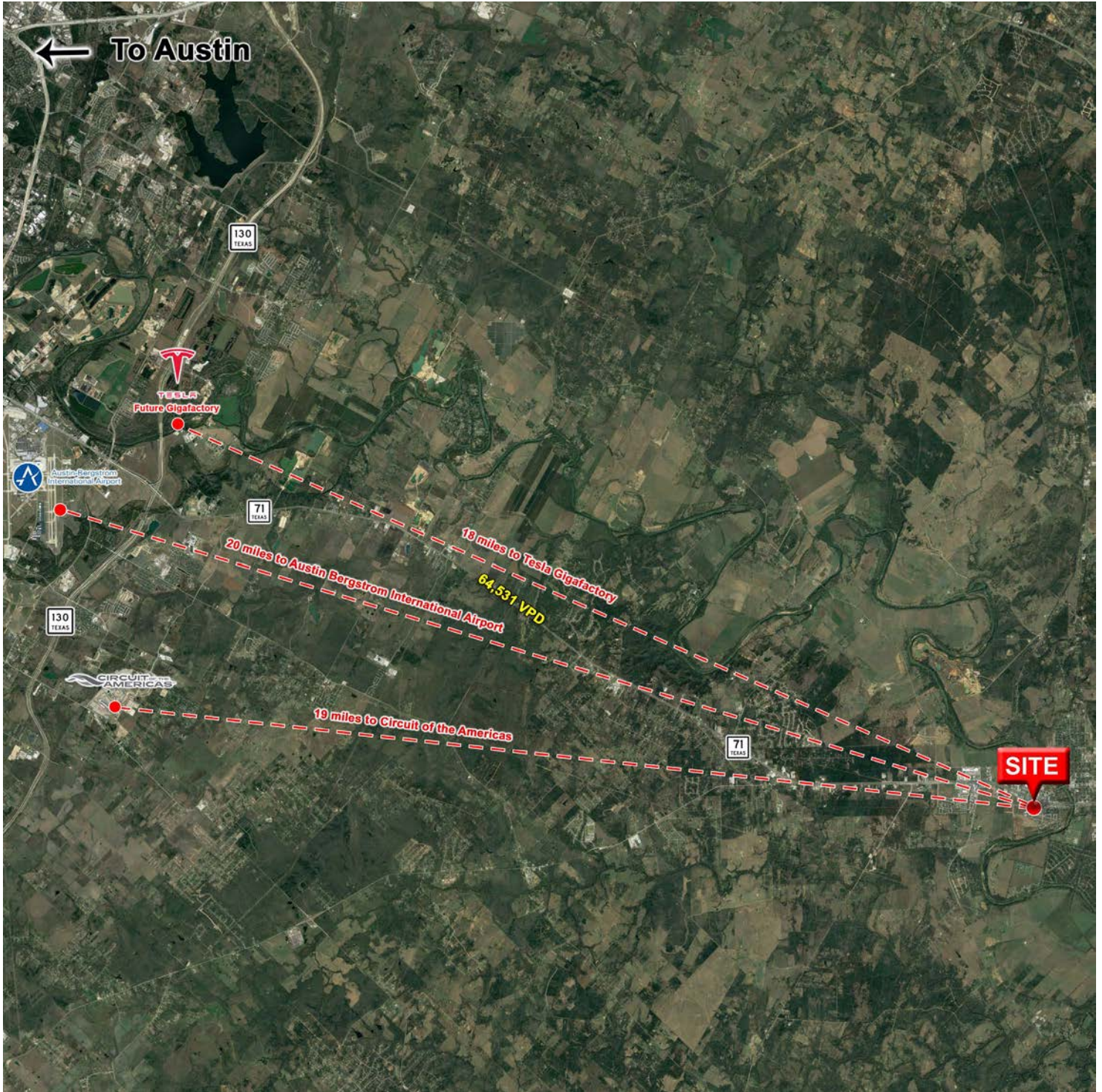
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## Gap Analysis Opportunity

SECTOR	DESCRIPTION	POTENTIAL SALES	ACTUAL SALES	*LEAKAGE/SURPLUS	*LEAKAGE INDEX
446	Health and personal care stores	\$137,982,410	\$39,511,696	\$98,470,714	0.29
44611	Pharmacies and drug stores	\$114,833,458	\$24,883,688	\$89,949,770	0.22
44612	Cosmetics, beauty supplies, and perfume stores	\$8,709,223	\$8,346,138	\$363,085	0.96
44613	Optical goods stores	\$5,289,908	\$932,155	\$4,357,753	0.18
44619	Other health and personal care stores	\$9,149,821	\$5,349,715	\$3,800,106	0.58
447	Gasoline stations	\$277,247,689	\$111,837,107	\$165,410,582	0.40
44711	Gasoline stations with convenience stores	\$225,062,544	\$107,120,732	\$117,941,812	0.48
44719	Other gasoline stations	\$52,185,145	\$4,716,375	\$47,468,770	0.09
448	Clothing and clothing accessories stores	\$116,651,589	\$21,323,854	\$95,327,735	0.18
4481	Clothing stores	\$81,305,539	\$14,097,721	\$67,207,818	0.17
44811	Men's clothing stores	\$3,678,772	\$0	\$3,678,772	0.00
44812	Women's clothing stores	\$18,519,322	\$310,112	\$18,209,210	0.02
44813	Children's and infants' clothing stores	\$4,870,145	\$0	\$4,870,145	0.00
44814	Family clothing stores	\$42,392,985	\$13,461,321	\$28,931,664	0.32
44815	Clothing accessories stores	\$4,968,029	\$112,352	\$4,855,677	0.02
44819	Other clothing stores	\$6,876,286	\$213,936	\$6,662,350	0.03
4482	Shoe stores	\$20,256,578	\$4,013,208	\$16,243,370	0.20
4483	Jewelry, luggage, and leather goods stores	\$15,089,472	\$3,212,925	\$11,876,547	0.21
44831	Jewelry stores	\$14,107,155	\$3,212,925	\$10,894,230	0.23
44832	Luggage and leather goods stores	\$982,316	\$0	\$982,316	0.00
451	Sporting goods, hobby, musical instrument, and book stores	\$52,006,373	\$25,855,947	\$26,150,426	0.50
4511	Sporting goods, hobby, and musical instrument stores	\$46,218,547	\$25,855,947	\$20,362,600	0.56
45111	Sporting goods stores	\$33,962,542	\$20,441,579	\$13,520,963	0.60
45112	Hobby, toy, and game stores	\$9,195,167	\$5,365,858	\$3,829,309	0.58
45113	Sewing, needlework, and piece goods stores	\$1,190,998	\$48,510	\$1,142,488	0.04
45114	Musical instrument and supplies stores	\$1,869,840	\$0	\$1,869,840	0.00
4512	Book stores and news dealers	\$5,787,826	\$0	\$5,787,826	0.00

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## Gap Analysis Opportunity

SECTOR	DESCRIPTION	POTENTIAL SALES	ACTUAL SALES	*LEAKAGE/SURPLUS	*LEAKAGE INDEX
<b>44, 45, 722</b>	<b>Total retail trade including food and drinking places</b>	<b>\$2,764,781,841</b>	<b>\$773,135,033</b>	<b>\$1,991,646,808</b>	<b>0.28</b>
441	Motor vehicle and parts dealers	\$685,092,931	\$239,835,826	\$445,257,105	0.35
4411	Automobile dealers	\$602,968,705	\$220,523,299	\$382,445,406	0.37
4412	Other motor vehicle dealers	\$35,855,531	\$3,254,678	\$32,600,853	0.09
4413	Automotive parts, accessories, and tire stores	\$46,268,695	\$16,057,849	\$30,210,846	0.35
442	Furniture and home furnishings stores	\$57,027,190	\$12,433,739	\$44,593,451	0.22
4421	Furniture stores	\$30,749,208	\$9,085,560	\$21,663,648	0.30
4422	Home furnishings stores	\$26,277,983	\$3,348,179	\$22,929,804	0.13
443	Electronics and appliance stores	\$48,162,796	\$17,217,775	\$30,945,021	0.36
443141	Household appliance stores	\$7,528,539	\$1,026,116	\$6,502,423	0.14
443142	Electronics stores	\$40,634,257	\$16,191,659	\$24,442,598	0.40
444	Building material and garden equipment and supplies dealers	\$164,572,419	\$98,372,120	\$66,200,299	0.60
4441	Building material and supplies dealers	\$146,225,884	\$92,158,015	\$54,067,869	0.63
44411	Home centers	\$80,034,472	\$70,445,911	\$9,588,561	0.88
44412	Paint and wallpaper stores	\$2,819,719	\$2,339,837	\$479,882	0.83
44413	Hardware stores	\$9,630,015	\$226,034	\$9,403,981	0.02
44419	Other building material dealers	\$53,741,678	\$19,146,233	\$34,595,445	0.36
4442	Lawn and garden equipment and supplies stores	\$18,346,534	\$6,214,105	\$12,132,429	0.34
44421	Outdoor power equipment stores	\$2,005,855	\$0	\$2,005,855	0.00
44422	Nursery, garden center, and farm supply stores	\$16,340,679	\$6,214,105	\$10,126,574	0.38
445	Food and beverage stores	\$330,253,959	\$84,122,294	\$246,131,665	0.25
4451	Grocery stores	\$305,015,272	\$78,538,260	\$226,477,012	0.26

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## Gap Analysis Opportunity

DESCRIPTION	DATA	%	DESCRIPTION	DATA	%
<b>Population</b>			<b>2018 Est. Hisp. or Latino Pop by Single-Class. Race</b>	81,264	
2023 Projection	214,672		White Alone	45,984	56.59%
2018 Estimate	198,251		Black or African American Alone	839	1.03%
2010 Census	168,752		American Indian and Alaska Native Alone	1,353	1.67%
2000 Census	122,781		Asian Alone	113	0.14%
			Native Hawaiian and Other Pacific Islander Alone	39	0.05%
Growth 2018 - 2023		8.28%	Some Other Race Alone	29,576	36.40%
Growth 2010 - 2018		17.48%	Two or More Races	3,361	4.14%
Growth 2000 - 2010		37.44%			
			<b>2018 Est. Pop by Race, Asian Alone, by Category</b>	1,915	
<b>2018 Est. Population by Single-Classification Race</b>	198,251		Chinese, except Taiwanese	434	22.66%
White Alone	136,207	68.70%	Filipino	285	14.88%
Black or African American Alone	21,937	11.07%	Japanese	133	6.95%
Amer. Indian and Alaska Native Alone	2,037	1.03%	Asian Indian	189	9.87%
Asian Alone	1,915	0.97%	Korean	76	3.97%
Native Hawaiian and Other Pacific Island Alone	173	0.09%	Vietnamese	325	16.97%
Some Other Race Alone	29,869	15.07%	Cambodian	0	0.00%
Two or More Races	6,113	3.08%	Hmong	0	0.00%
			Laotian	164	8.56%
<b>2018 Est. Population by Hispanic or Latino Origin</b>	198,251		Thai	112	5.85%
Not Hispanic or Latino	116,986	59.01%	All Other Asian Races Including 2+ Category	196	10.24%
Hispanic or Latino	81,264	40.99%			
Mexican	72,102	88.73%			
Puerto Rican	828	1.02%			
Cuban	370	0.46%			
All Other Hispanic or Latino	7,964	9.80%			

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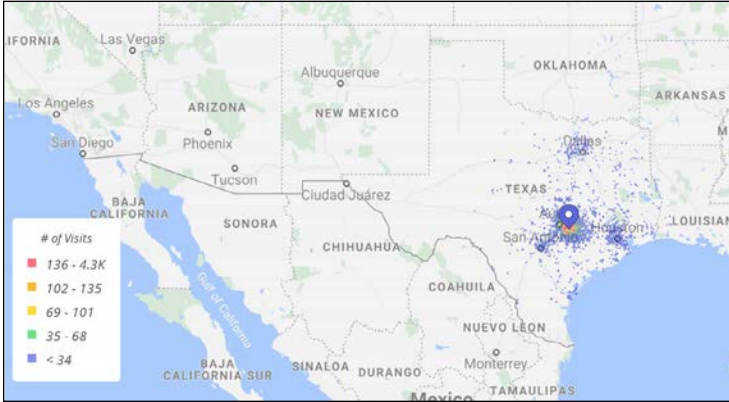
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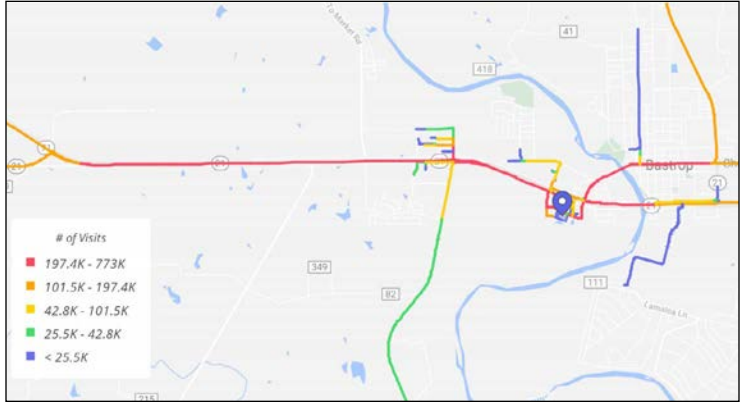
## Metrics

	Est. # of Customers	Est. # of Visits	Avg. Visits / Customer
Walmart / Highway 71 W	225K	1.73M	7.69

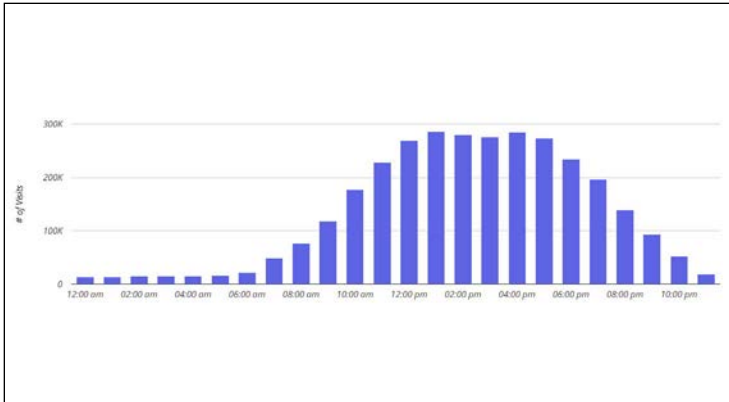
## Walmart - Trade Area - Home Location



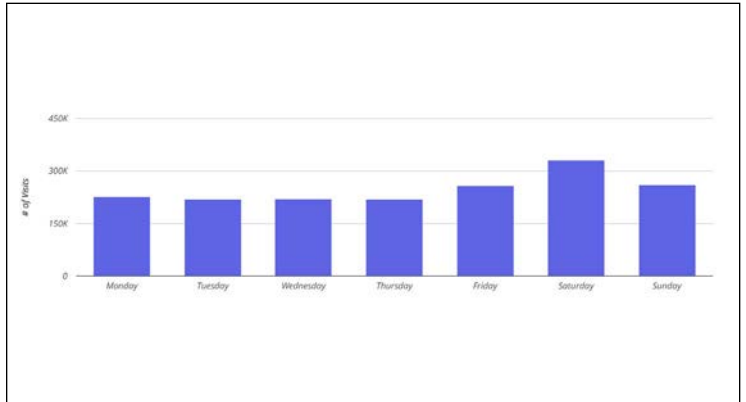
## Walmart - Customer Journey Routes - Prior Location



## Walmart - Hourly Visits



## Walmart - Daily Visits



Jul 1, 2020 - Jun 30, 2021  
Data provided by Placer Labs Inc. (www.placer.ai)



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

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.

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



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## 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>

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