

CALL FOR MORE INFORMATION



FOR LEASE

\$24.00 - \$26.00 PSF NNN
*NNNS \$5.75 PSF

(*Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

End Cap 1,200 SF - 2,628 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
- Large pylon signage
- White box delivered space
- Brand new 5 ton HVAC unit available for use
- Close Proximity to New Tesla Giga factory

TRAFFIC COUNT

Hwy 71: 64,531 VPD
(CoStar 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



13,290
2020 POPULATION
3 MILE RADIUS



11,963
2020 DAYTIME POPULATION
3 MILE RADIUS



\$78,103
2020 AVERAGE INCOME
3 MILE RADIUS



64,531 VPD
HWY 71



Anchored!
Est. Visitors for Walmart Supercenter
1,770,000 Annually*
(*Source: Placer.ai)

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Walmart Anchored End Cap

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



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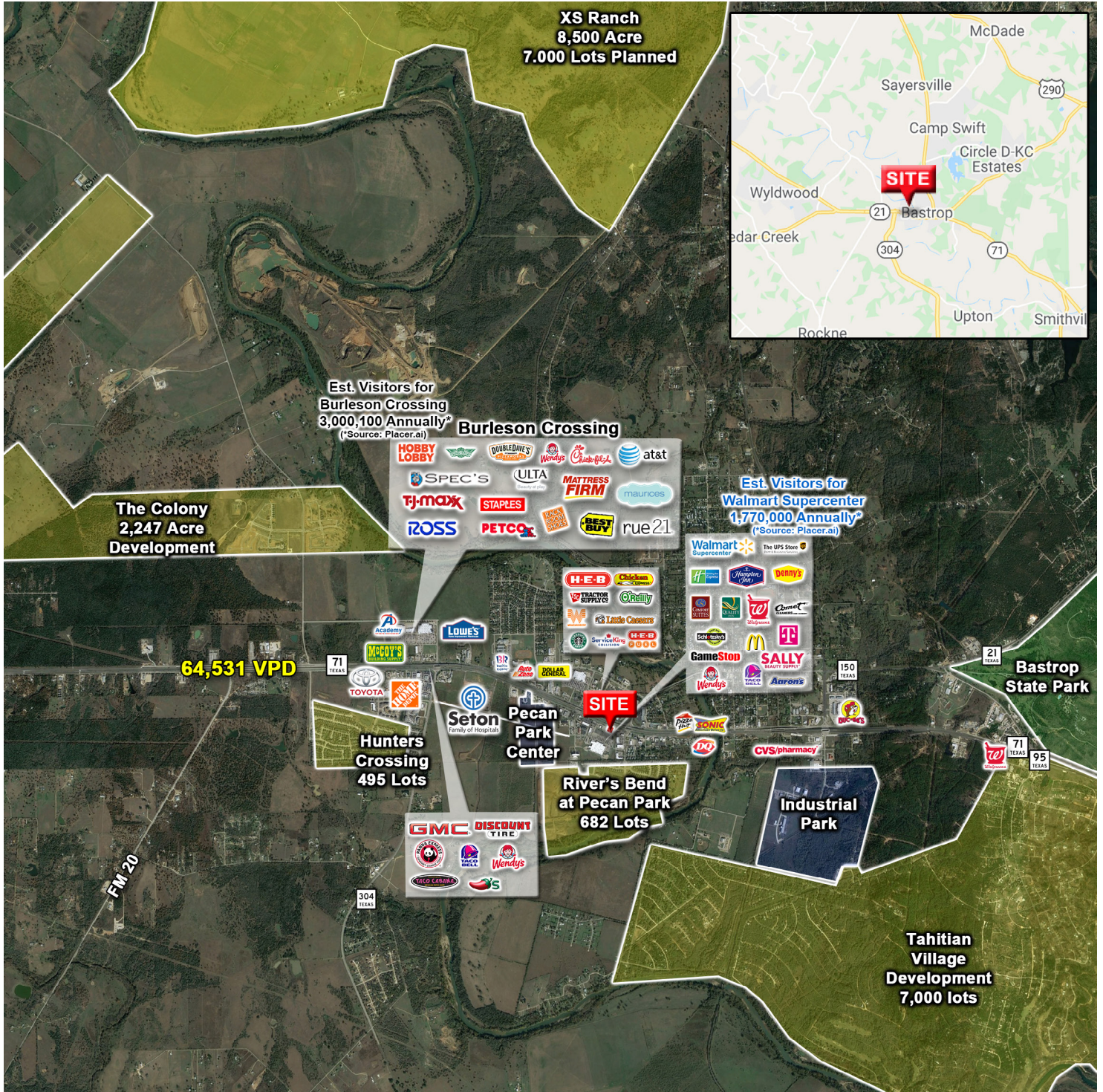
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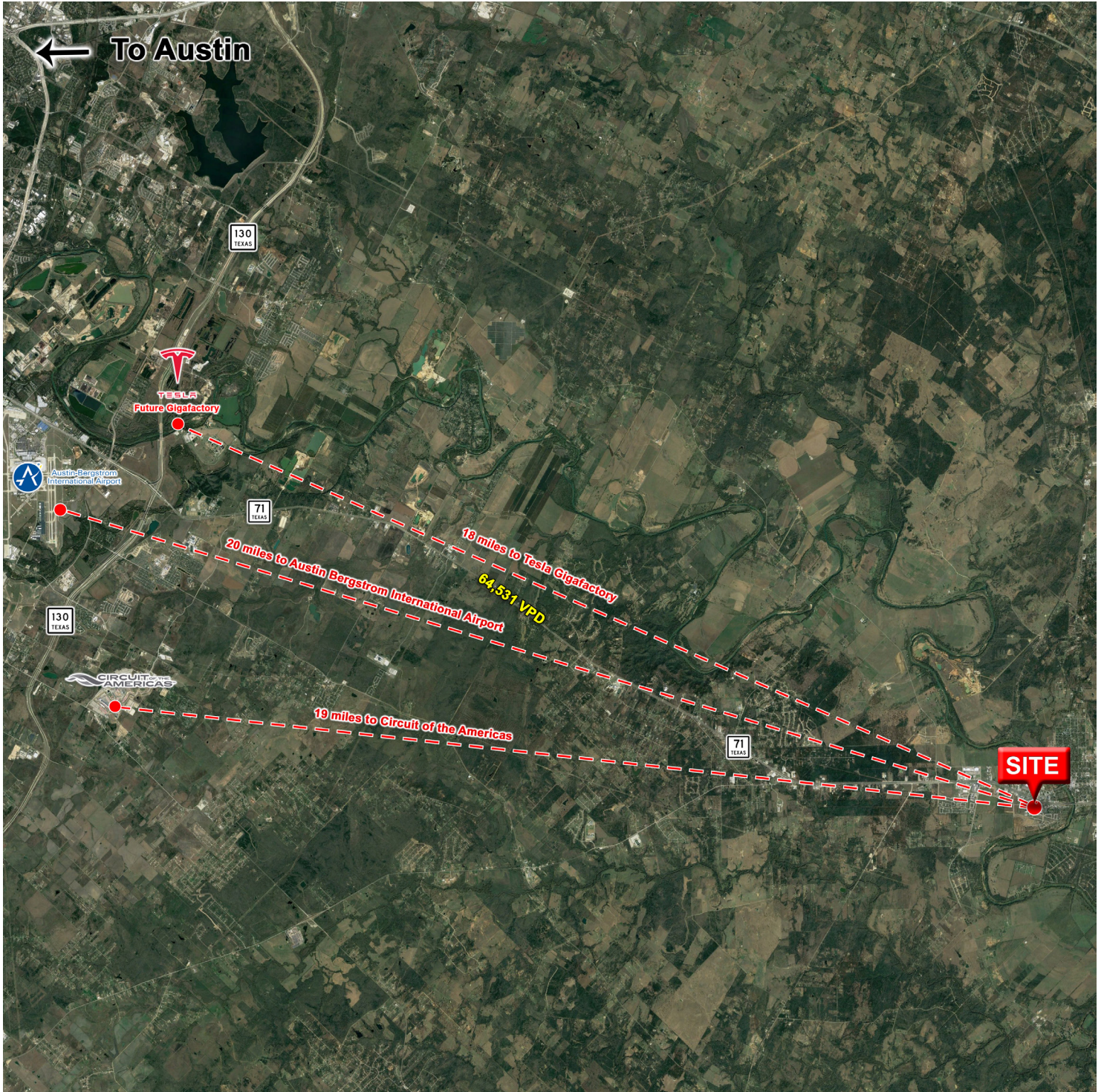
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Gap Analysis Opportunity

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
44, 45, 722	Total retail trade including food and drinking places	\$2,764,781,841	\$773,135,033	\$1,991,646,808	0.28
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	%
Population			2018 Est. Hisp. or Latino Pop by Single-Class. Race	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%			
			2018 Est. Pop by Race, Asian Alone, by Category	1,915	
2018 Est. Population by Single-Classification Race	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%
2018 Est. Population by Hispanic or Latino Origin	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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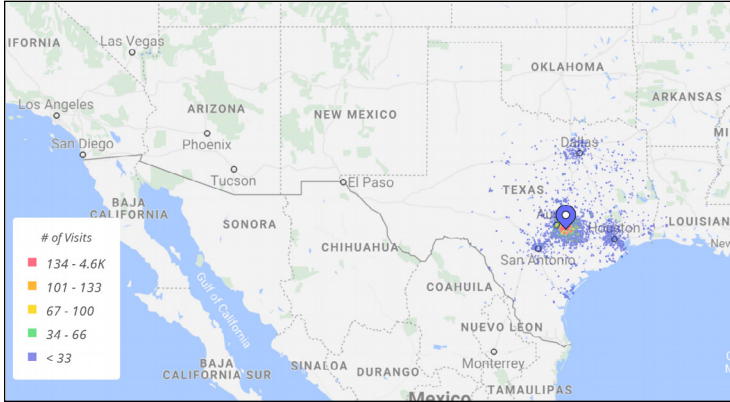
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460 SH 71 BASTROP, TX 78602

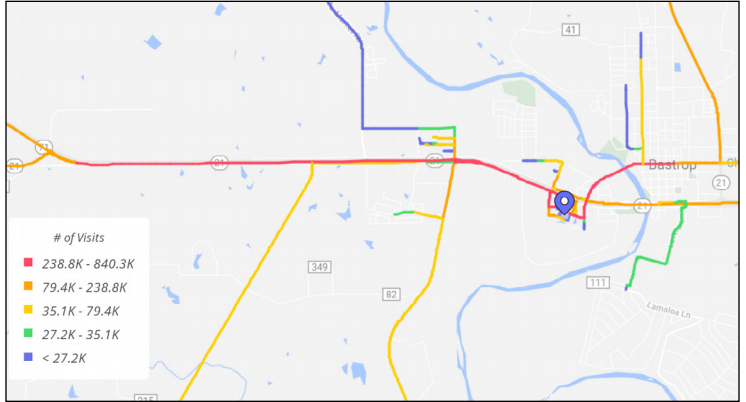
Metrics

	Est. # of Customers	Est. # of Visits	Avg. Visits / Customer	Panel Visits
Walmart / Highway 71 W	226K	1.76M	7.79	61.3K

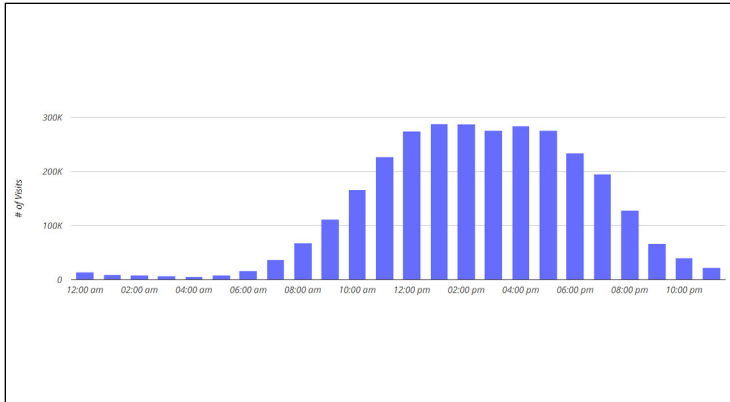
Walmart - Trade Area - Home Location



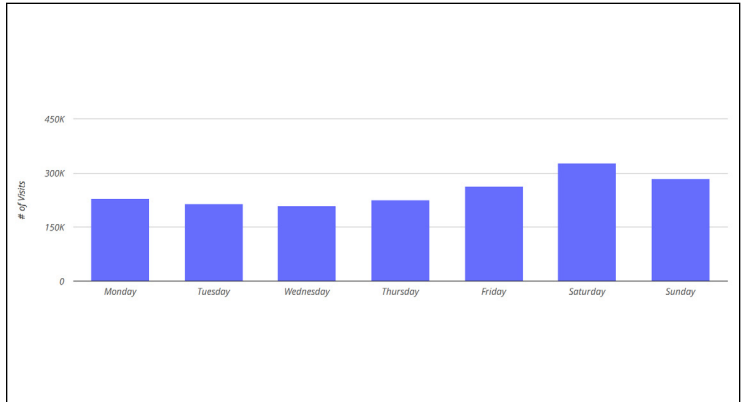
Walmart - Customer Journey Routes - Prior Location



Walmart - Hourly Visits



Walmart - Daily Visits



Sep 1, 2019 - Aug 31, 2020

Data provided by Placer Labs Inc. (www.placer.ai)



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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.

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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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date