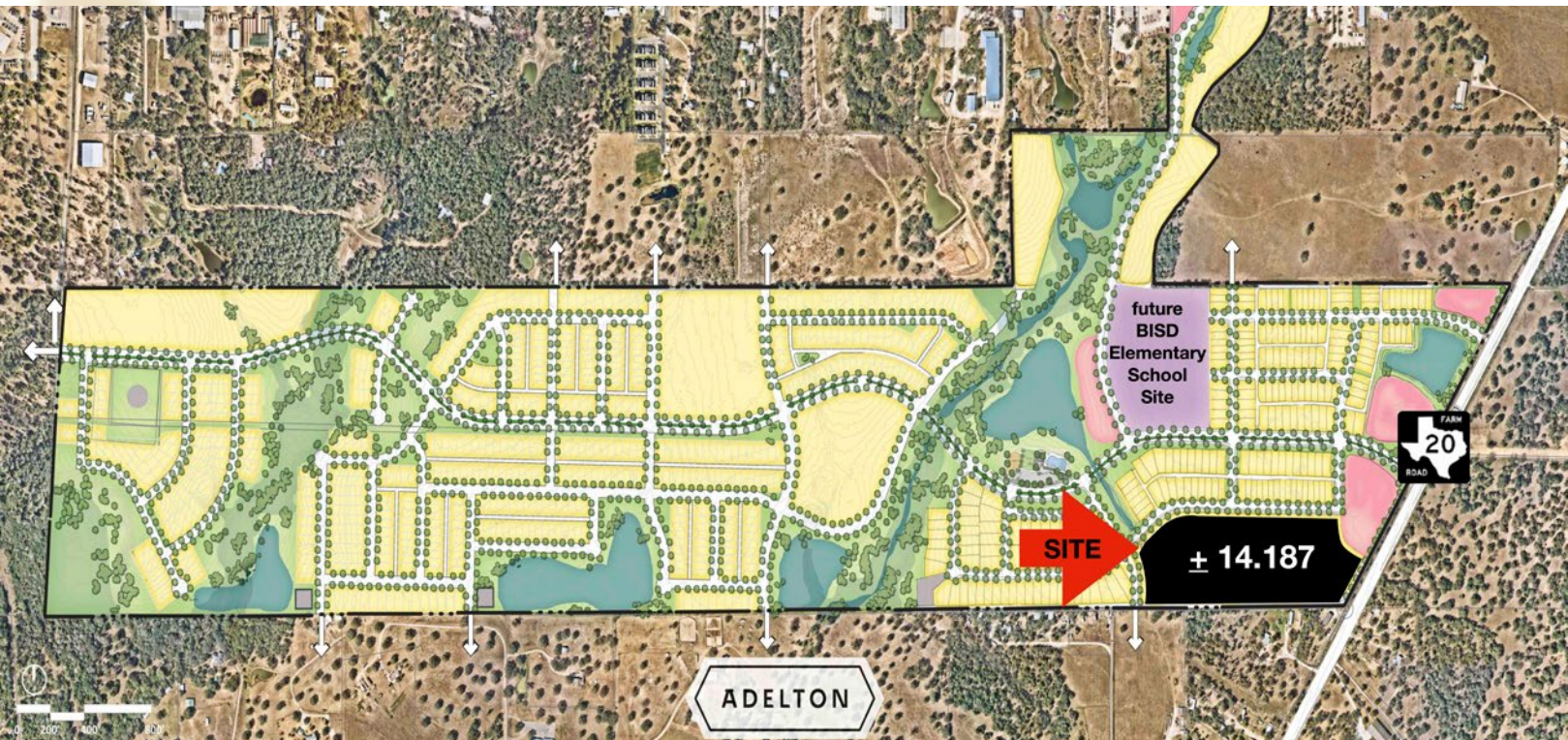


LAND FOR SALE - ADELTON BTR SITE

FM 20, Bastrop Texas 78602



ADELTON



ADELTON

LOCATION	Located on the west side of FM20; 0.6 miles south of the intersection of FM20 and SH 71.	FLOOD HAZARD	No portion of the Property lies within in the FEMA 100-year floodplain.
SIZE	± 14.187 Acres	SCHOOL DISTRICT	Bastrop ISD, including a future elementary school within Adelton.
FRONTAGE/ ACCESS	±313.62 feet of frontage on FM20 ±1,373.85 feet of frontage on Farm Drive ±325.6 feet of frontage on Vogel Lane	ZONING	Planned Development Agreement
UTILITIES	Water and Wastewater - West Bastrop Village MUD Electricity - Bluebonnet Electric Gas - CenterPoint Energy	TOPOGRAPHY	See preliminary plat
LINKS:	http://www.adeltontx.com View our website to learn more about the nearby Grocery, Convenience, Outdoor, Entertainment, and Retail Support Services. https://youtu.be/dZcLMXpNJAA to see our drone video.	PRICE	\$30,000 per unit (\$5,130,000.00)
		COMMENTS	Located within the Adelton master-planned community in Bastrop, Texas, where there are approvals for over 50 acres of parkland, a robust trail system and 125,000 sf of commercial space within. This parcel has some site plan work for 171 units. With frontage along three roads, this approx. 14.25 acre tract is an ideal Single-Family for Rent Development Site only minutes to downtown Bastrop and approximately 30 minutes to downtown Austin.

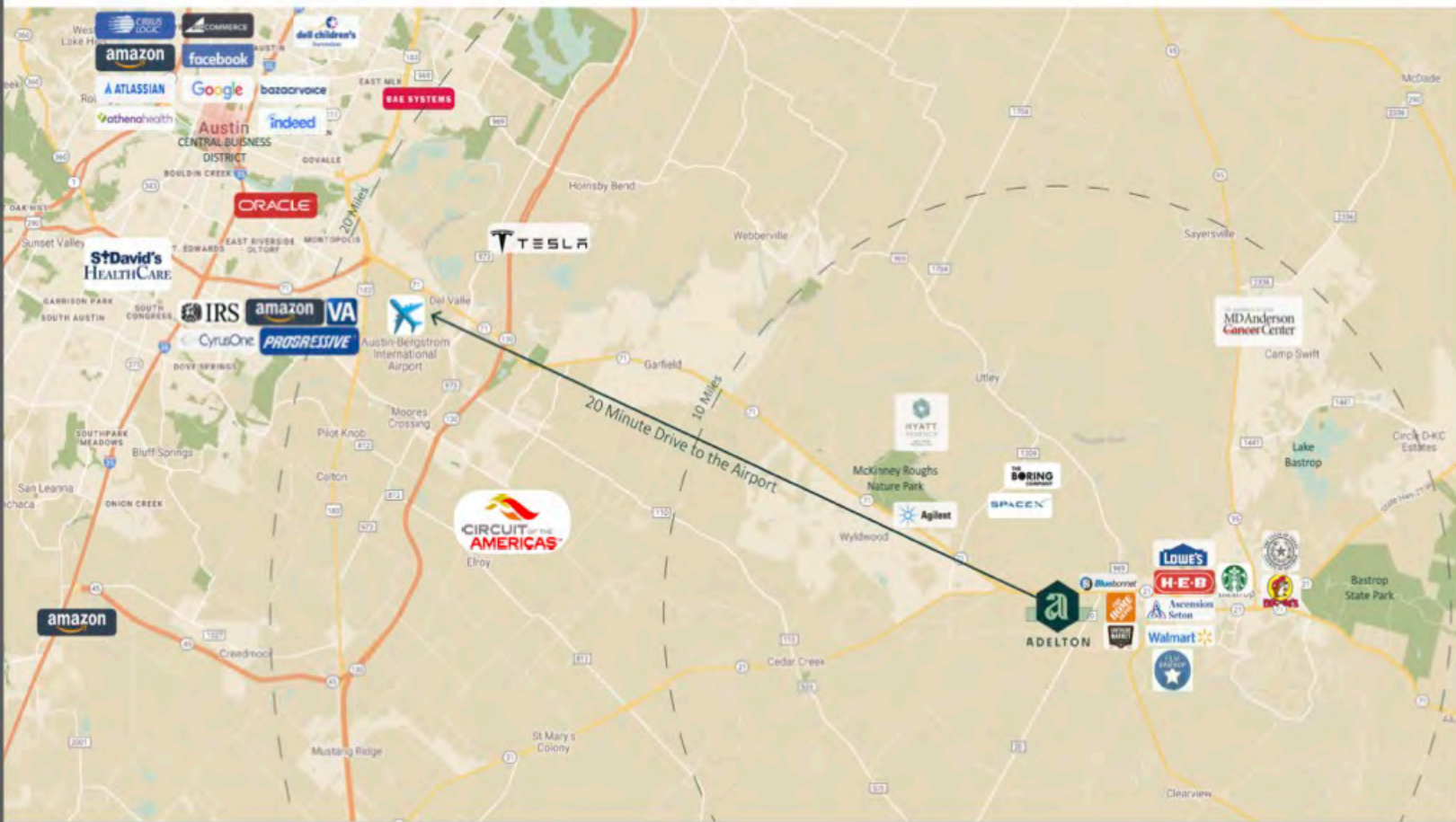
McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

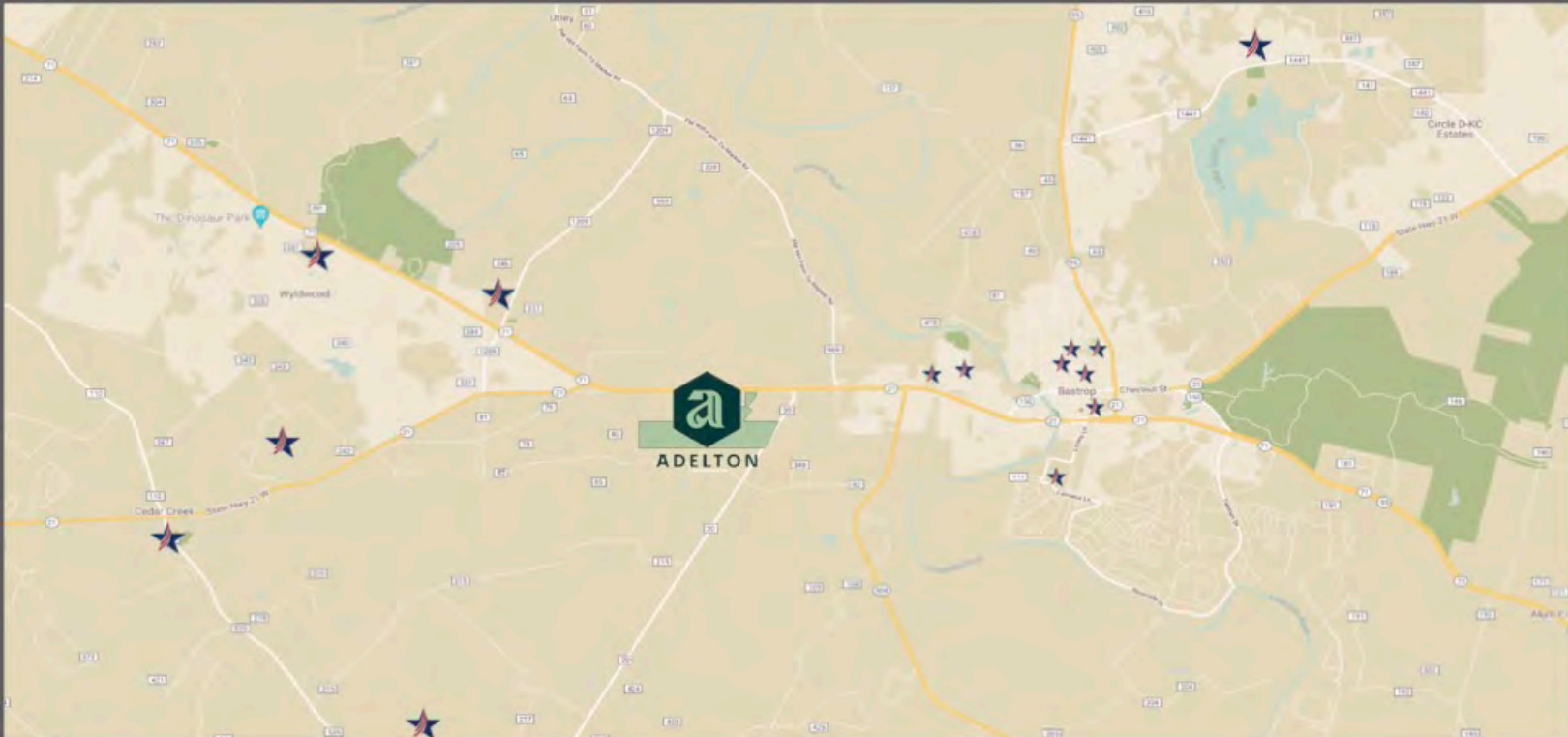
CONTACT Spence Collins
Office: (512) 472-2100
spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.



Regional Location Map

ADELTON



Bastrop ISD

Their future is our focus.

Bastrop Independent School District serves over 12,000 students from Bastrop, Cedar Creek, Paige, Red Rock, Rockne and vast rural areas of Bastrop County.



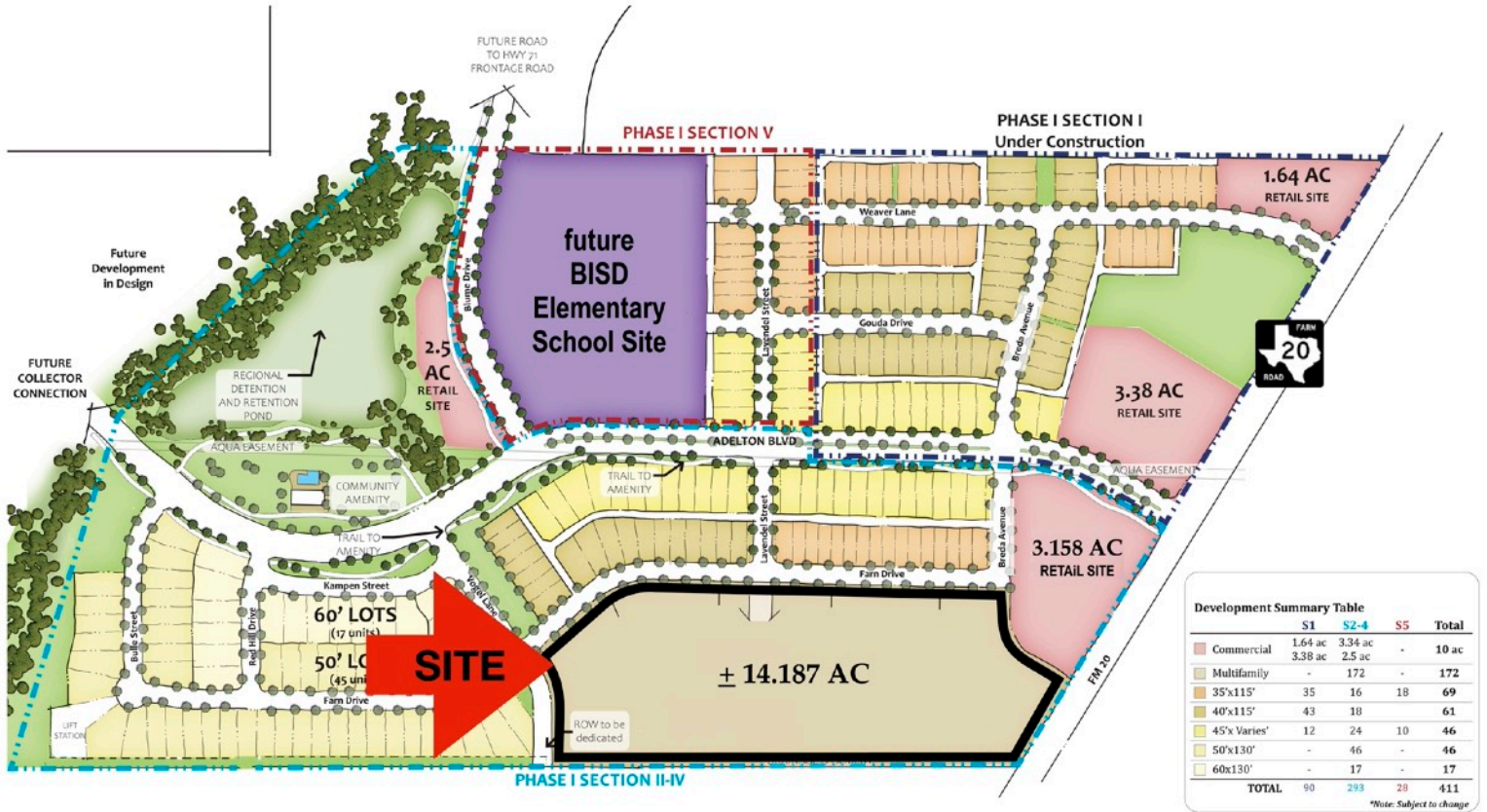
ADELTON

ADELTON - MASTER-PLANNED COMMUNITY

BASTROP, TX



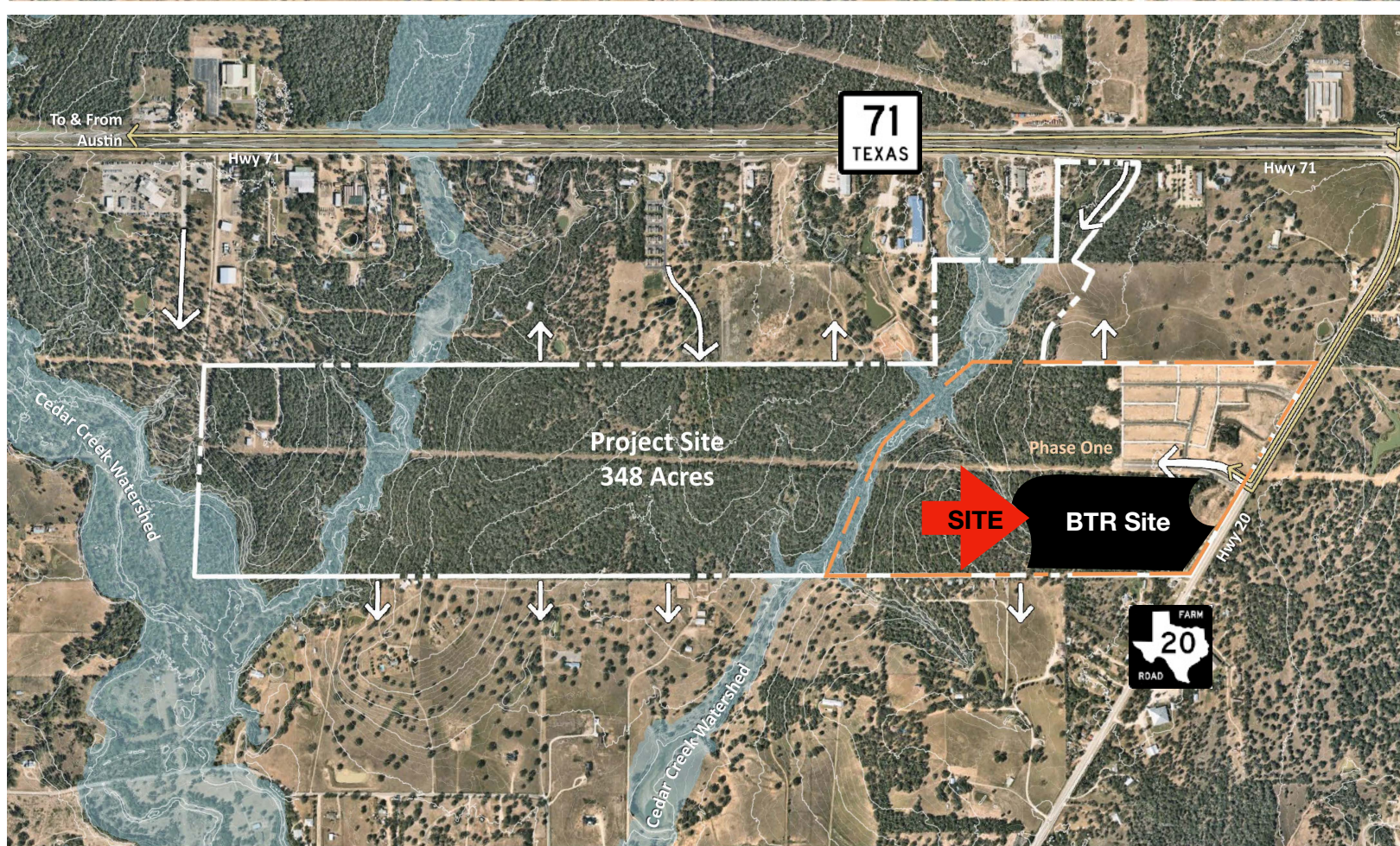
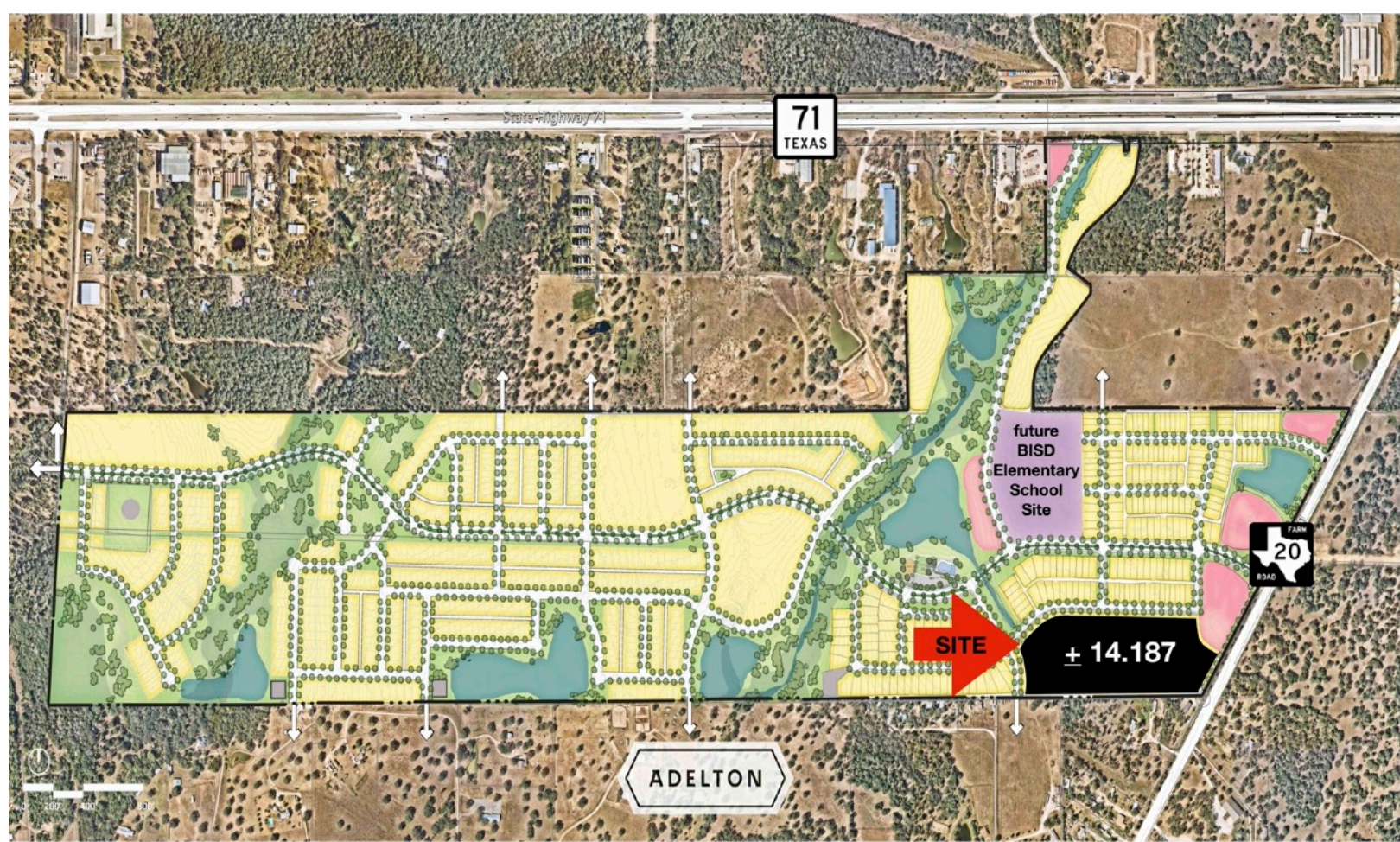
-  6 miles to Agilent Technologies
-  6.5 miles to SpaceX and The Boring Company
-  20 miles to Tesla Gigafactory
-  20 miles to Austin-Bergstrom International Airport
-  21 miles to Circuit of the Americas
-  26 miles to Oracle Headquarters
-  30 miles to Downtown Austin



Development Summary Table

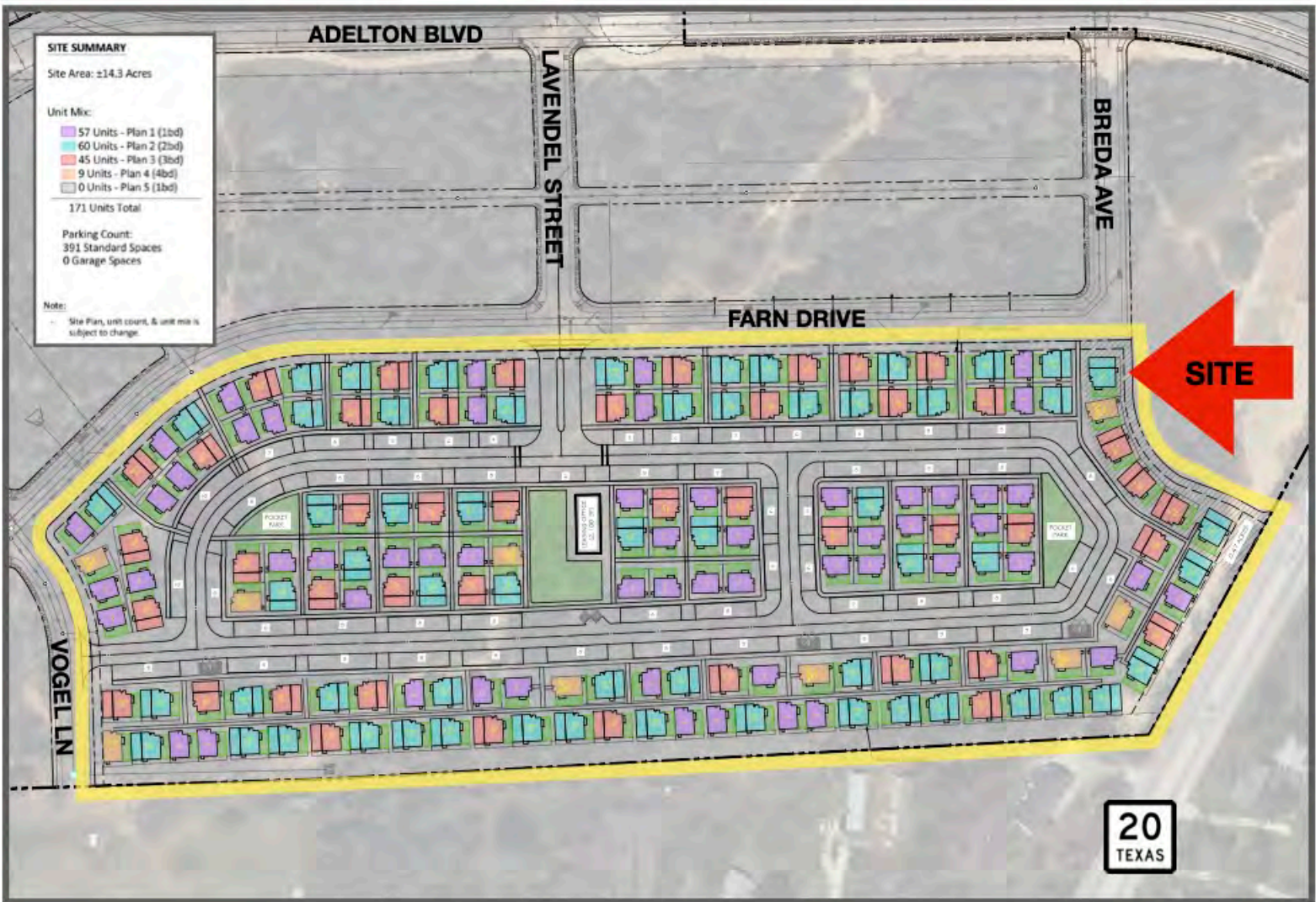
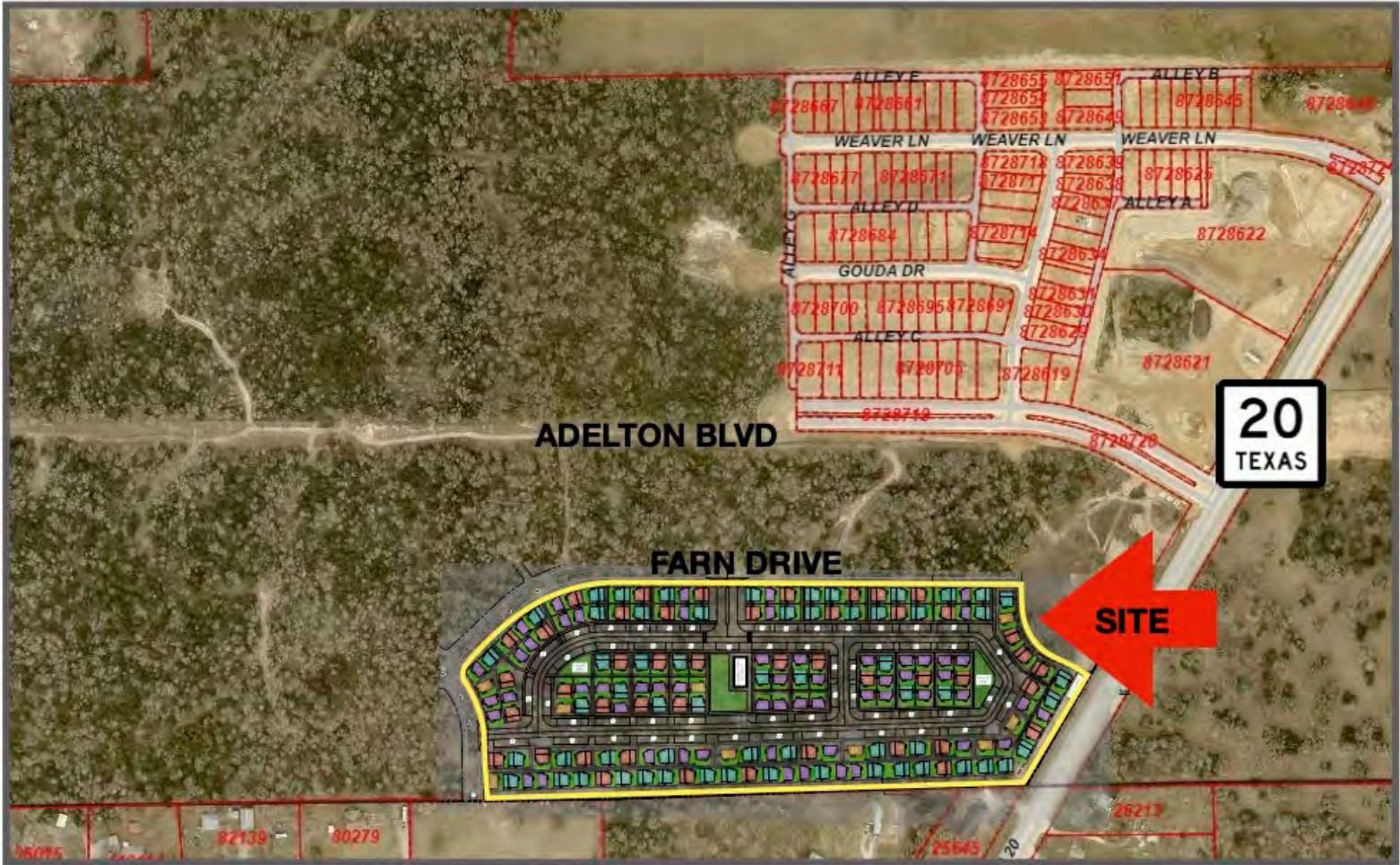
	S1	S2-4	S5	Total
Commercial	1.64 ac	3.34 ac	-	10 ac
Multifamily	3.38 ac	2.5 ac	-	172
35'x115'	35	16	18	69
40'x115'	43	18	-	61
45'xVaries'	12	24	10	46
50'x130'	-	46	-	46
60'x130'	-	17	-	17
TOTAL	90	293	28	411

*Note: Subject to change

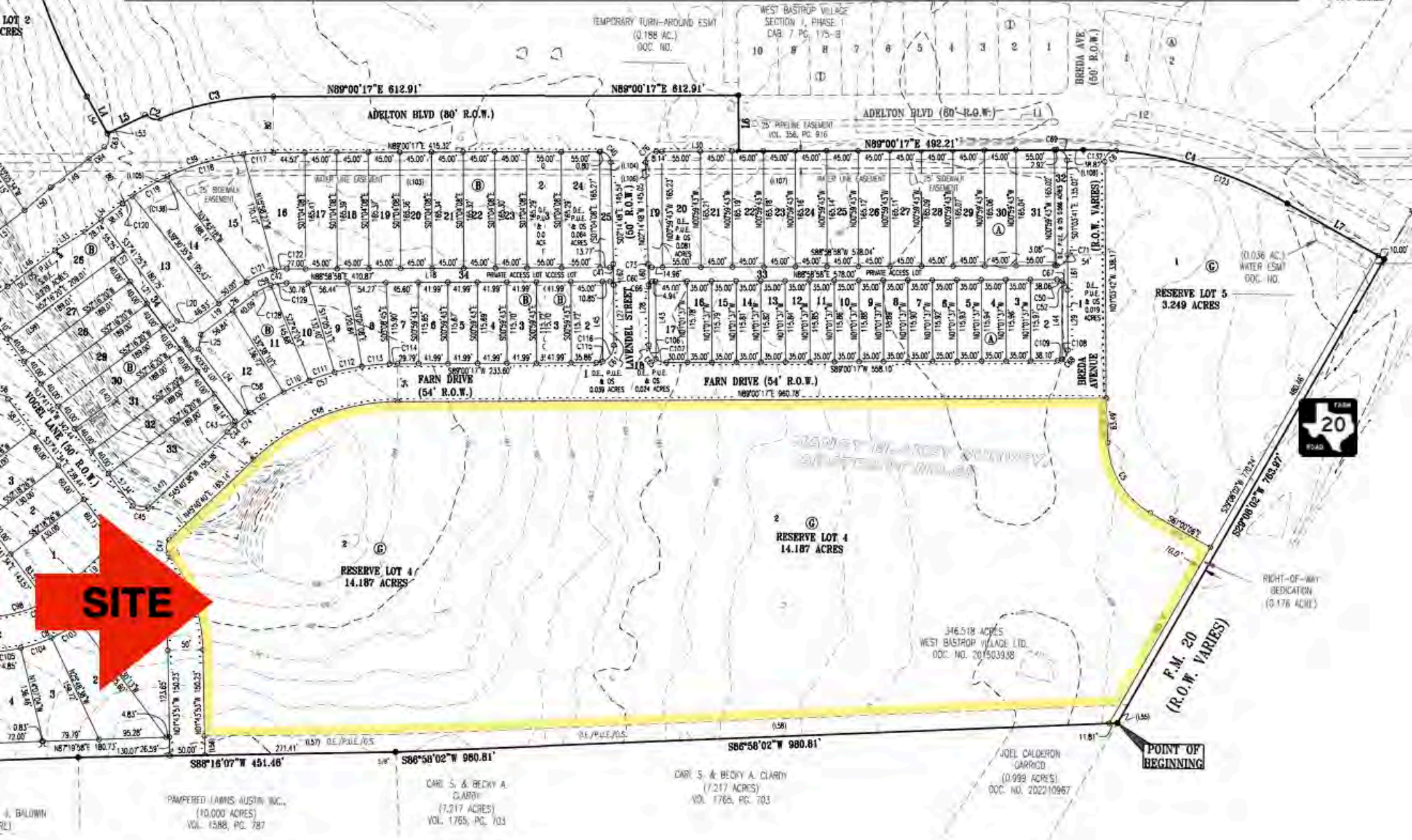


Site Map

ADELTON



The Preliminary Plat of WEST BASTROP VILLAGE PHASE 1, SECTION 2



RESERVE LOT 3
3.082 ACRES

RESERVE LOT 5
3.249 ACRES

RESERVE LOT 4
14.187 ACRES

RESERVE LOT 4
14.187 ACRES

POINT OF BEGINNING

F.M. 20
(R.O.W. VARIES)



SITE

PAMPFERED FARMS AUSTIN INC.,
(10,000 ACRES)
VOL. 1388, PG. 787

CARE S. & BECKY A.
CLARDY
(7,217 ACRES)
VOL. 1765, PG. 703

CARE S. & BECKY A. CLARDY
(7,217 ACRES)
VOL. 1765, PG. 703

JOEL CALDERON
GARRIDO
(0,999 ACRES)
DOC. NO. 202210967

346,518 ACRES
WEST BASTROP VILLAGE LTD.
DOC. NO. 201503938

RIGHT-OF-WAY
DEDICATION
(0.176 ACRES)

TEMPORARY TURN-AROUND ESMT
(0.188 AC.)
DOC. NO.

WEST BASTROP VILLAGE
SECTION 1, PHASE 1
CAB. 7 PG. 175-B

BREDA AVE
(50' R.O.W.)

ADELTON BLVD (80' R.O.W.)

ADELTON BLVD (80' R.O.W.)

FARN DRIVE
(54' R.O.W.)

FARN DRIVE (54' R.O.W.)

LAVENDER STREET
(60' R.O.W.)

(0.036 AC.)
WATER ESMT
DOC. NO.

POINT OF BEGINNING



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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date