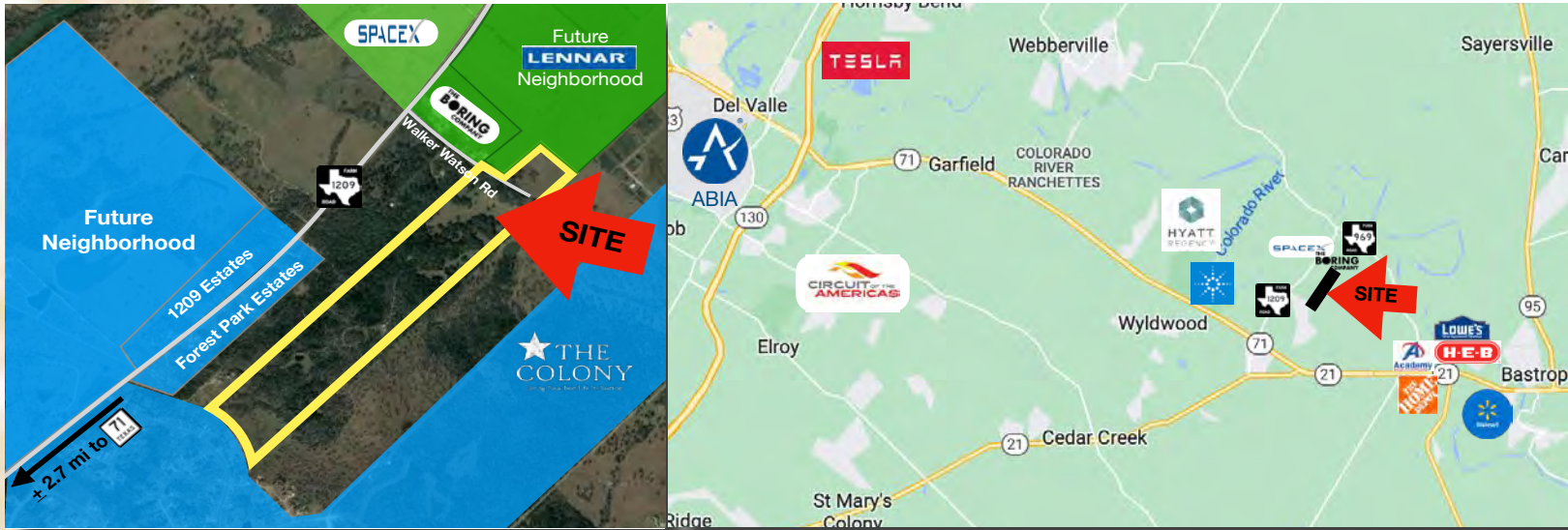


FOR SALE ± 146 ACRES VACANT LAND

Walker Watson Rd, Bastrop, Texas 78602



LOCATION	Located in NW Bastrop County at the end of Walker Watson Rd., which runs east off FM 1209; 2.7 miles north of the intersection of Hwy 71 and FM1209, and 0.8 miles from the FM 1209 and FM 969 intersection.	UTILITIES	Water - Aqua WSC CCN (8" waterline running along FM1209) 3 wells on the property. See agent for more details. Electricity - Bluebonnet Electric Wastewater – Corix Utilities
TOPOGRAPHY	Relatively flat (see Topography map)	ZONING	None. Bastrop's area A ETJ
SIZE	Approximately 146 acres	SCHOOL DISTRICT	Bastrop ISD Bluebonnet Elementary School Bastrop Middle School Bastrop High School
ACCESS	At the end of Walker Watson Rd.	JURISDICTION	Bastrop County and City of Bastrop
FLOOD HAZARD	No portion of the Property lies within the FEMA 100-year floodplain.	PRICE	\$14,500,000.00 (\$99,315 per acre)

[DRONE VIDEO LINK](#)

Excellent location in the growth area of Bastrop County between Austin and Bastrop, and more importantly next to The Boring Company and Space X. Ideal Single-Family Development Tract with it's close proximity to Tesla Gigafactory, Austin-Bergstrom Airport and COTA, or an industrial tract to serve nearby industry. Located in a Texas Opportunity Zone. Utility commitments available with an approved SER from each provider.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

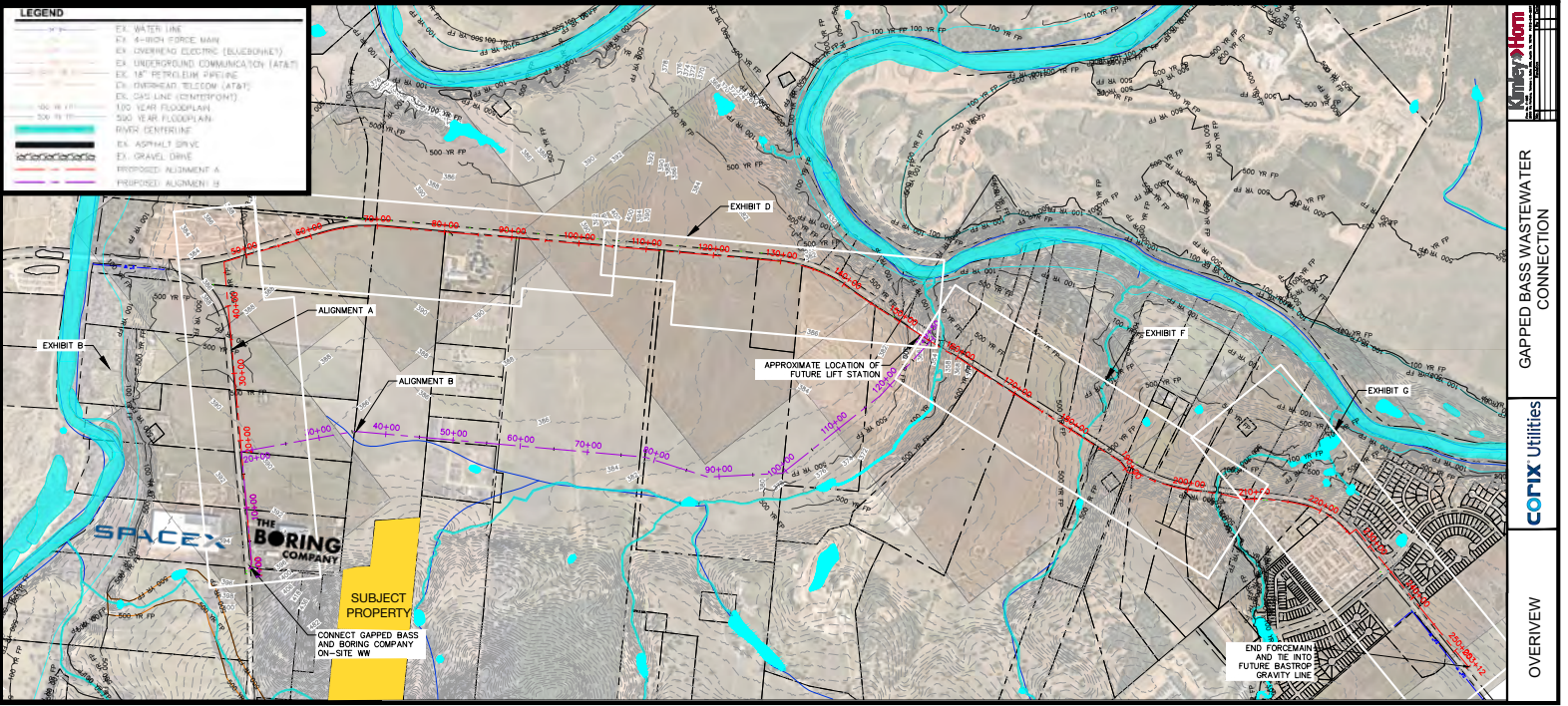
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

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

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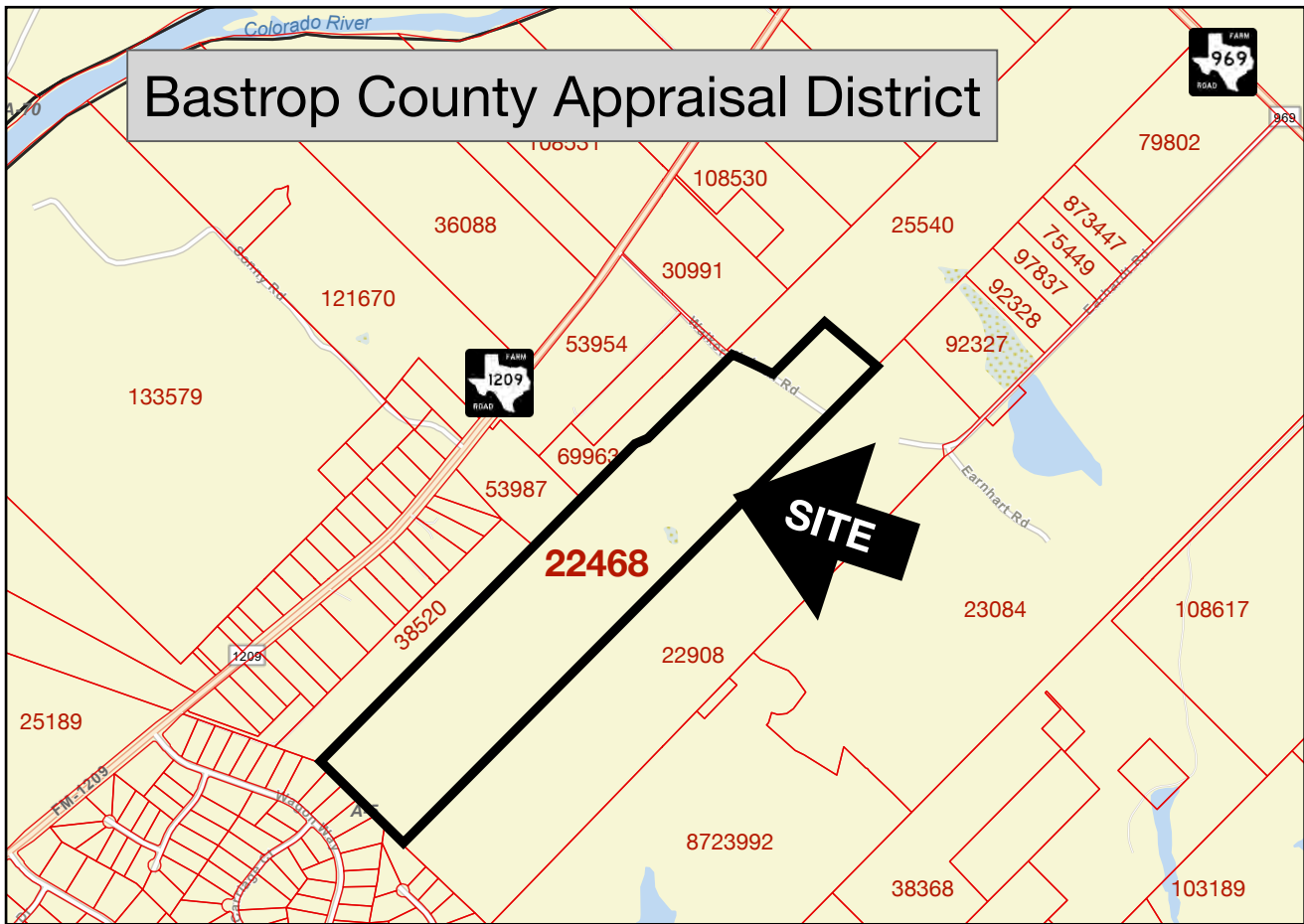
CORIX UTILITIES PROPOSED WASTEWATER LINES



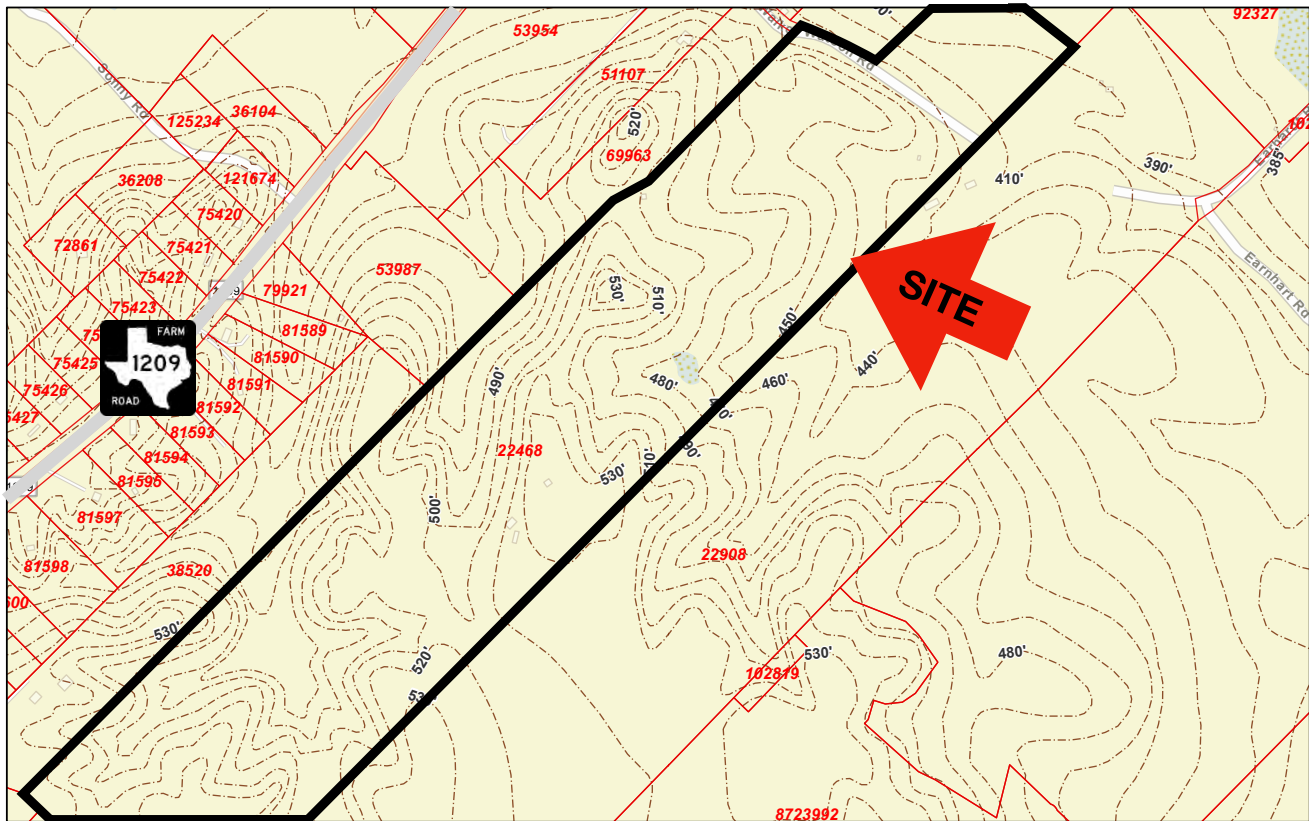
KIMLEY-HORN
 GAPPED BASS WASTEWATER CONNECTION
 CORIX Utilities
 OVERVIEW

AQUA WSC CCN Operational Area - ZONE 2



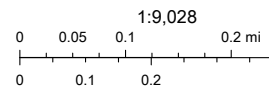


Bastrop CAD Topography Map



9/5/2023, 4:56:18 PM

- Abstracts
- Topographic Lines
- Parcels



Esri Community Maps Contributors, Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, © OpenStreetMap,

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TECHNOLOGY

Elon Musk's SpaceX, Boring Co. sites reach deal with Bastrop, Corix over wastewater



Kara Carlson

Austin American-Statesman

Published 5:12 a.m. CT March 14, 2024 | Updated 10:30 a.m. CT March 15, 2024

The city of Bastrop, SpaceX and utility provider Corix have signed an agreement related to treating the aerospace company's wastewater, about a year after controversial initial plans were proposed by two of Elon Musk's companies.

The joint agreement, which was announced by Bastrop City Manager Sylvia Carillo on Tuesday, looks to address the aerospace company's wastewater disposal needs.

In a statement, A.B. Odzil, a representative of SpaceX, said the company was "thrilled."

"Being able to find a solution that benefits neighbors and promotes growth is a win for everyone. We are excited to call Bastrop one of our new homes and are doing our best to be a good neighbor," Odzil said.

The Boring Co., Musk's tunneling and infrastructure company, and SpaceX first applied for a permit last year, which if approved would have allowed them to dump more than 100,000 gallons of treated wastewater a day into the Colorado River in Bastrop County. The proposal drew concern from neighbors, environmental groups and lawmakers.

Wastewater contains chemicals such as phosphorus and nitrogen. Once in streams, high levels of these chemicals can lead to such issues as massive algae growth, which can be bad for the ecosystem, drinking water and swimming.

The Musk-tied companies have been aiming to build a treatment facility on the Boring Co.'s research and development site in Bastrop County, which neighbors a massive SpaceX facility that would also have used the proposed treatment plant. SpaceX was not included on the original permit draft last year.

The proposal was the center of a controversial Texas Commission on Environmental Quality hearing in March 2023 that drew more than 100 people who largely spoke against the plan. At that meeting, some pushed for the city's treatment plant to instead be used. Then Bastrop Mayor Connie Schroeder said at the time the companies were discussing the possibility, but she emphasized that "goodwill and negotiations" were not the same as a signed contract.

Tuesday's announcement said the three parties came together to brainstorm a potential solution after that initial TCEQ hearing last year.

More: Bastrop residents challenge wastewater plans for Elon Musk's Boring Co., SpaceX

What does the agreement say?

Carillo said in the announcement the deal would enable treatment of wastewater for properties along FM 1209 and FM 969 in unincorporated Bastrop County, where SpaceX and the Boring Co. have sites. Musk-tied entities own more than 400 acres of land in the area.

The announcement said that Corix, which has service rights to the area, will be handling the transfer of wastewater to the city's plant. The infrastructure needed to service the properties is expected to be completed in early 2026.

"This deal is exactly what the plant was built to accommodate," Carillo said in the announcement, adding that having SpaceX as a customer will help pay for the \$32.6 million plant.

"Treating wastewater does not happen at a loss," Carillo said. "It is a profitable enterprise and serving such a large customer will help keep rates low and the plant operating in tip-top shape for decades to come."

Many industrial companies, as well as municipalities, discharge treated wastewater into Texas streams. But Boring's permit application, which it filed in July 2023, drew concern from residents, government officials and environmental groups.

Last year, a draft permit showed the company was seeking to be able to dispose of 142,500 gallons of treated wastewater a day directly into the Colorado River below Lady Bird Lake, and it was also seeking the option to dispose of wastewater via irrigation on 63 acres of grassland it owns.

SpaceX also applied to the TCEQ for a separate permit in December that would allow the company to discharge up to 200,000 gallons of treated wastewater a day. The application had said it would use a treatment facility 0.29 miles northwest of SpaceX. The TCEQ told the American-Statesman the application was in technical review, the step before it could get a draft permit. It's unclear if the company is still pursuing this.

What are Elon Musk's companies up to in Bastrop?

Both SpaceX and the Boring Co. quietly expanded into Central Texas in recent years, with little fanfare or announcement. The Boring Co., which also has office space in Pflugerville, has moved its headquarters to Central Texas.

Both facilities are on land owned by Gapped Bass, an entity associated with the Boring Co. State filings show the Boring Co. has been building an 80,000-square-foot manufacturing and warehouse facility on its property where it plans to test tunneling equipment and dig "as many tunnels as needed for research and development purposes." Boring Co. has continued to build out in the area, including its Boring Bodega, a convenience store on its property that opened last year.

On a neighboring parcel, SpaceX has been building a more than 500,000-square-foot, \$43 million facility. Last year, during the TCEQ meeting, a company representative said SpaceX planned to have several hundred engineers at the facility to assemble Starlink internet terminals and sensors.

The Musk entities' times in Bastrop have been marked by multiple permit violations and schisms with its neighbors, including the tensions over the wastewater plant.

Neighbors have raised concerns to the county about Boring Co. behavior, including in 2022 when they complained to the county that the company brought light pollution; noise day and night; traffic; sewage; and water issues. They also alleged the company was using the site for living quarters without proper permitting. The company also has received notices of permit violations from Bastrop County.

The companies have been the center of a number of environmental complaints in recent years. TCEQ filings show the companies have racked up complaints in recent years, including some related to lack of permits and stormwater issues.



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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Date