

±2.75 MILES OF COLORADO RIVER FRONTAGE

LAND ADVISORS-AUSTIN EXCLUSIVE LISTING | COLORADO BEND | BASTROP, BASTROP COUNTY, TEXAS

LOCATION Property is located south and east of the SEC of intersection of State Highways 71 and 304 on the south side of the Colorado River in the City of Bastrop ETJ, Bastrop County, Texas. The Property has approximately 2.75 miles of frontage on the Colorado River.

SIZE ±551.96 acres

ASKING PRICE \$8,280,000 or \$15,000/acre
Terms considered. Please contact broker for details.

MUNICIPALITY Bastrop County/City of Bastrop Extra Territorial Jurisdiction

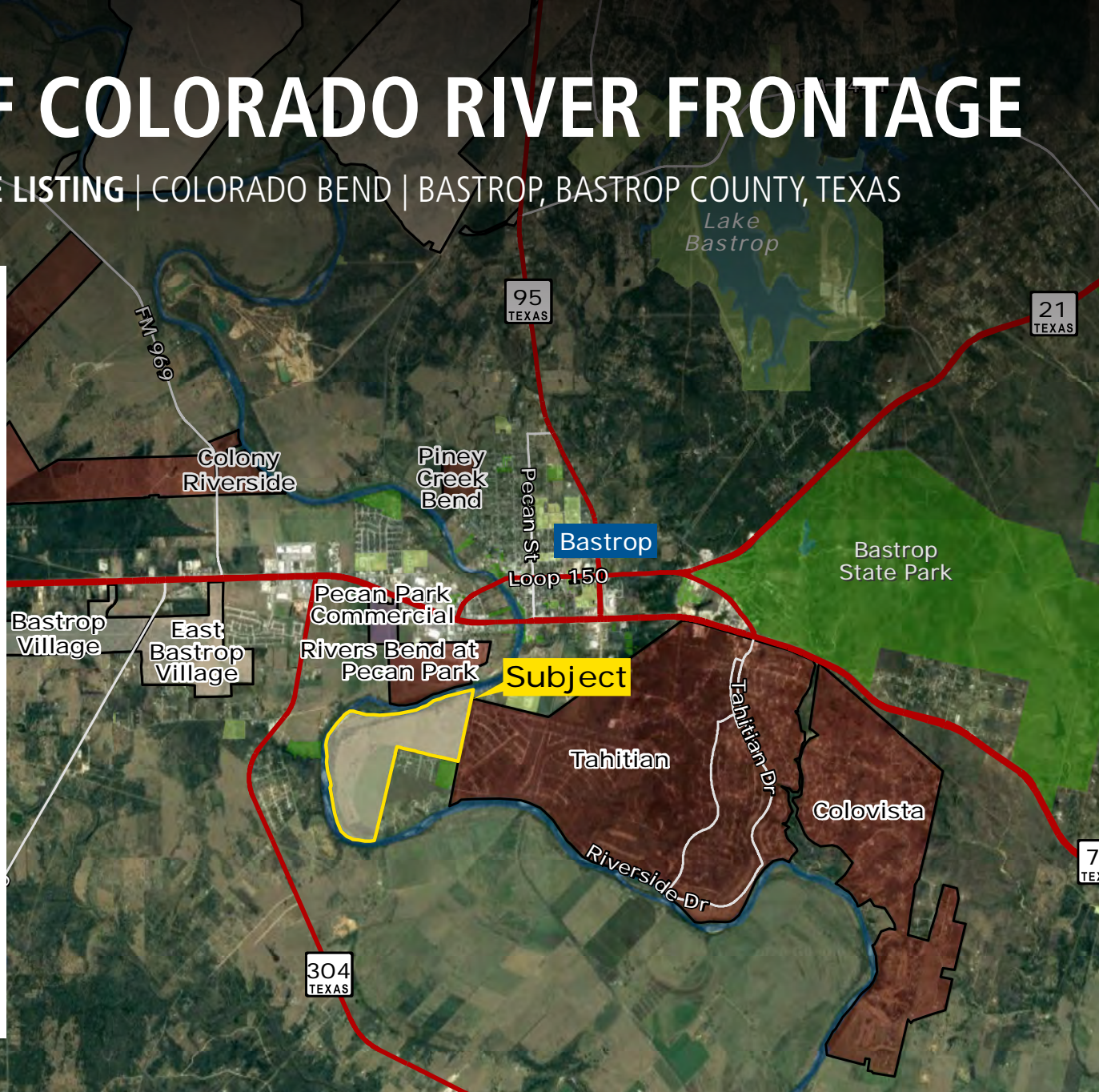
ZONING Agriculture

UTILITIES

Water/Sewer - Bastrop County WCID No. 2
Electric - Bluebonnet Electric Cooperative

SCHOOL DISTRICT Bastrop Independent School District

COMMENTS Colorado Bend offers a unique opportunity to own a large acreage ranch with extensive riverfront property. Colorado Bend may be developed into a uniquely planned development or maintained as a private river ranch. Controlling ±2.75 miles of river frontage on land that is comprised of workable rolling topography is a genuine rarity.



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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. TXBA00002 - 02.11.2020

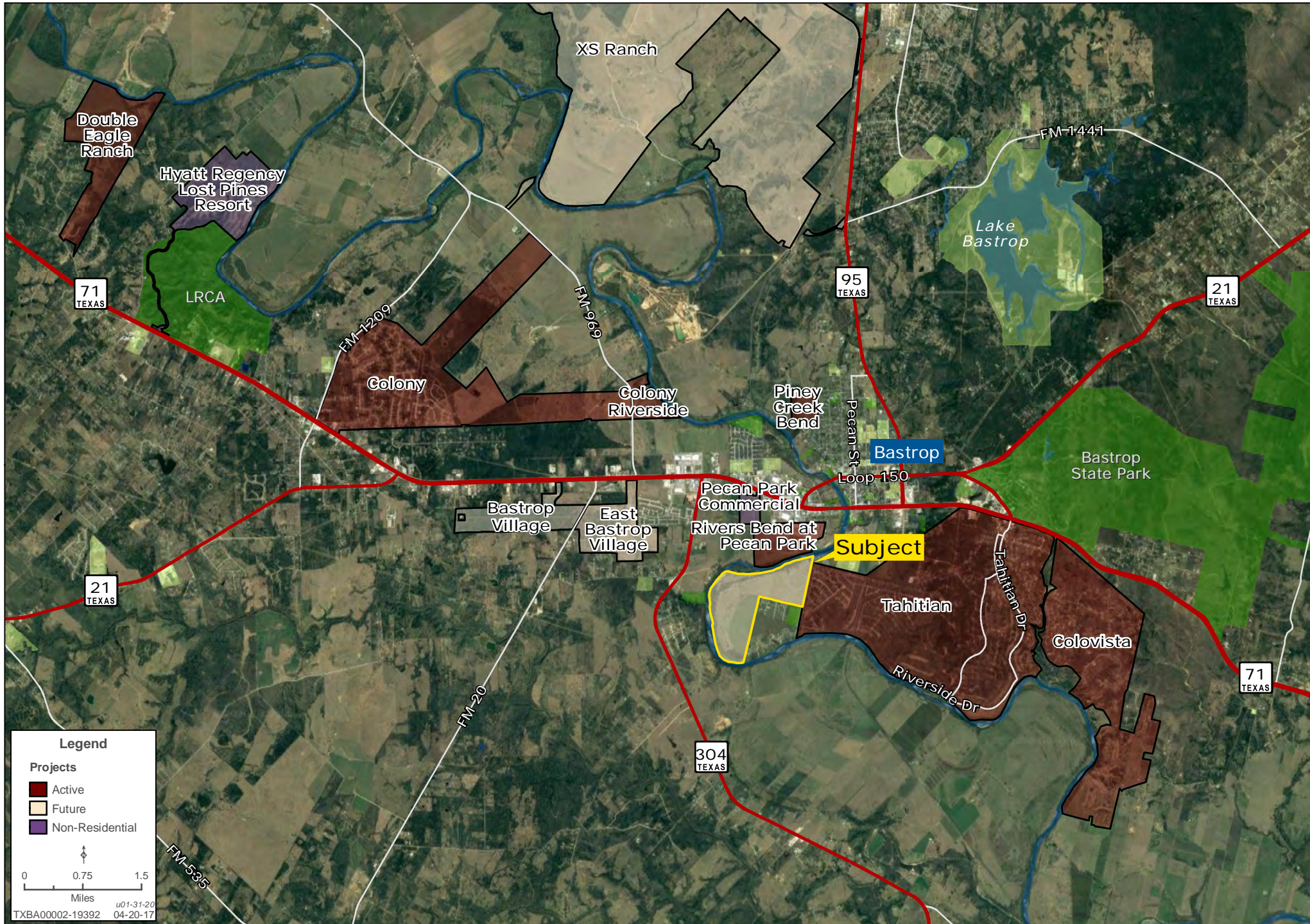


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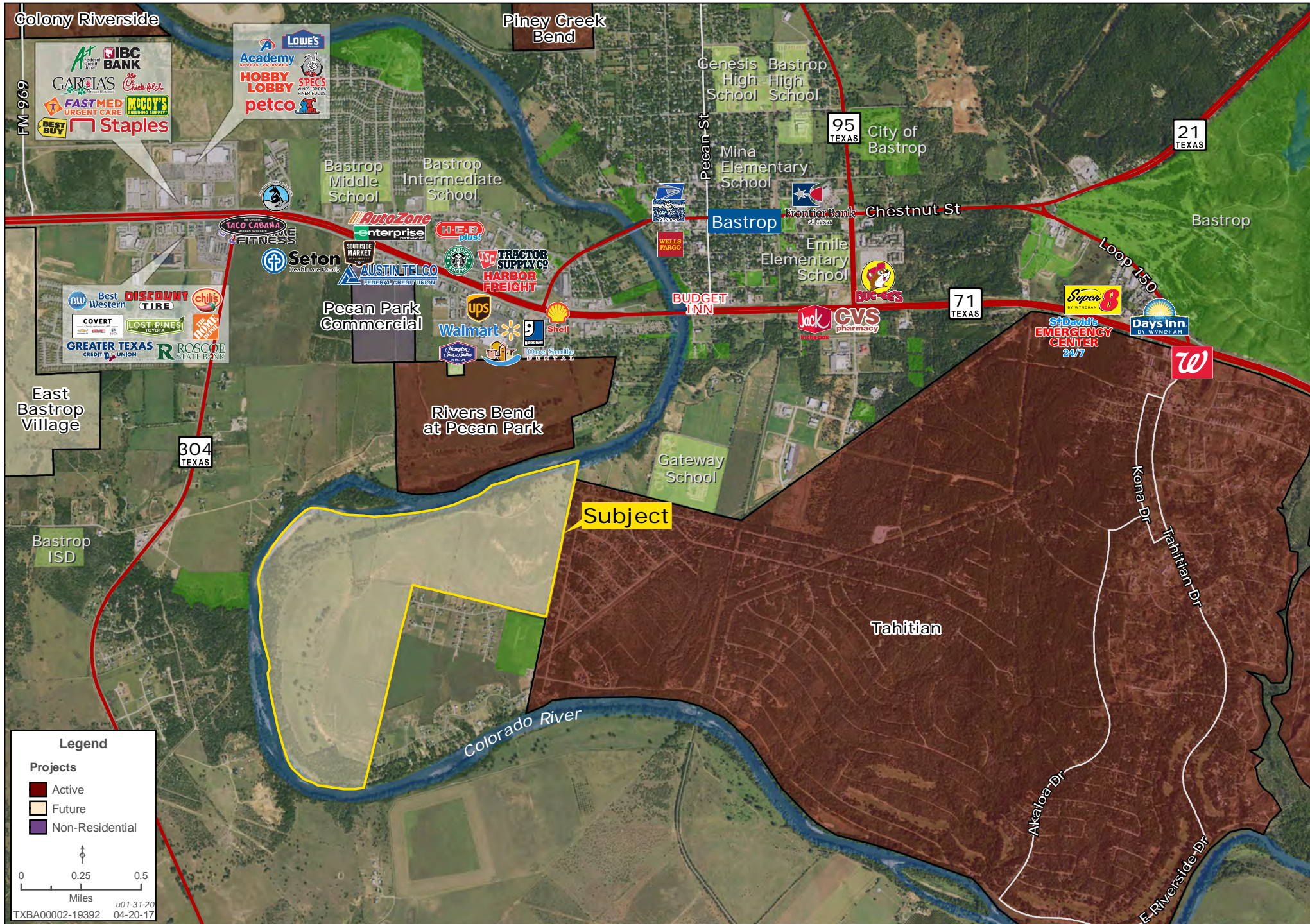
SURROUNDING DEVELOPMENT MAP

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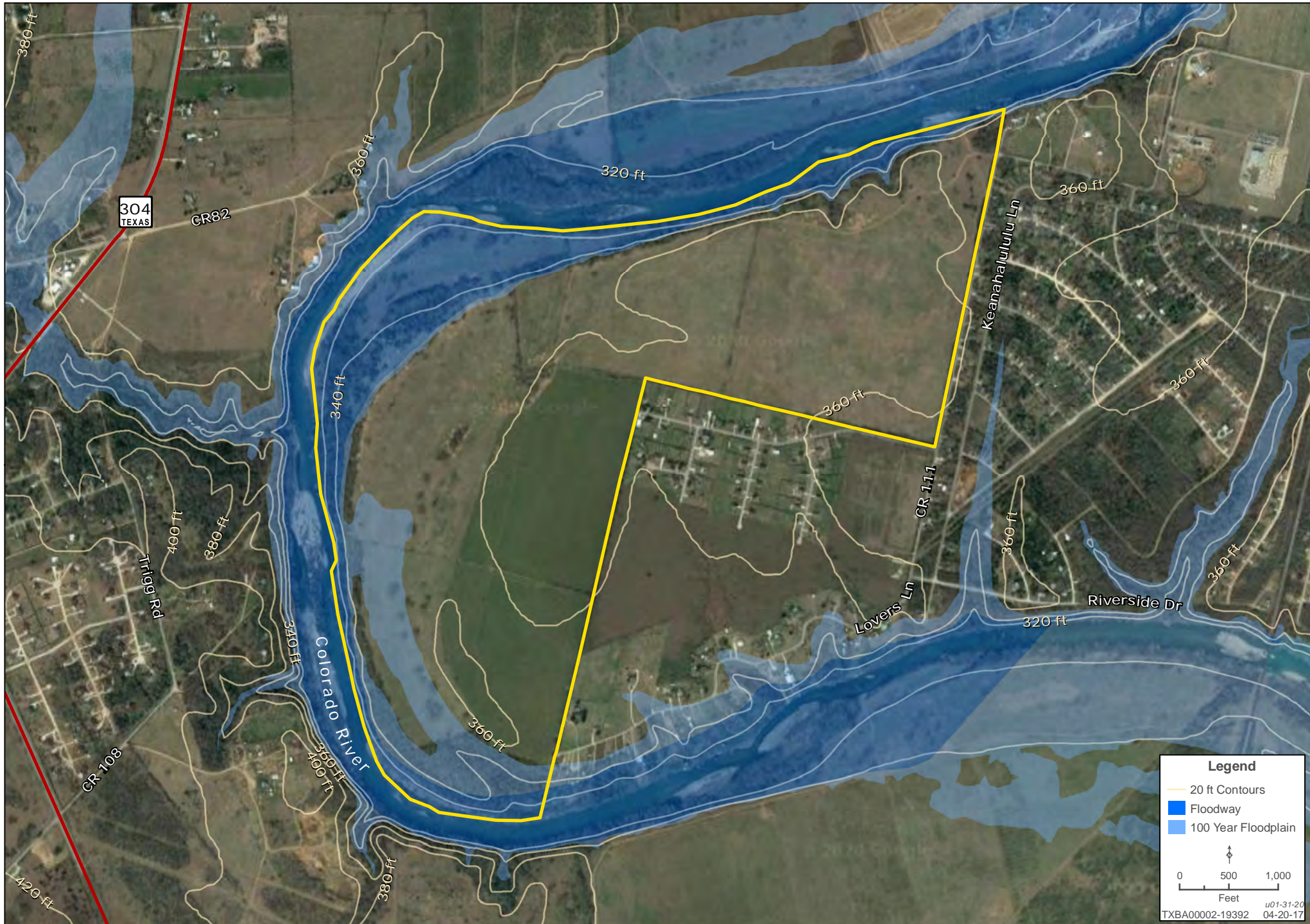
SURROUNDING RETAIL MAP

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PROPERTY DETAIL, CONTOUR & FLOODPLAIN MAP

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PROPERTY DETAIL MAP

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PROPERTY DETAIL MAP

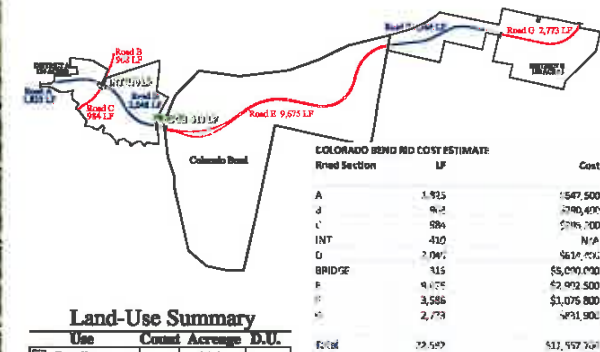
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COLORADO BEND LAND PLAN

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Land-Use Summary

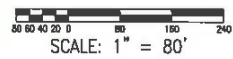
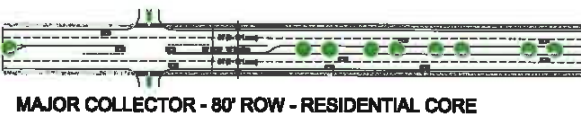
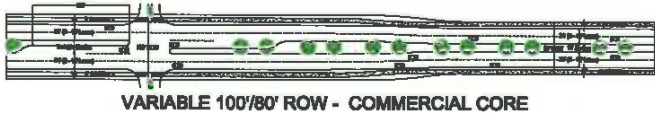
Use	Count	Acres	D.U.
Retail		11.1	
Multi-Family		20.0	
Town House	215	17.9	11.99
50' Lots	218	35.5	6.14
60' Lots	467	94.8	4.93
70' Lots	96	35.2	2.73
80' Lots	84	28.9	2.91
90' Lots	209	78.1	2.68
100' Lots	23	13.1	1.76
Park Land		122.3	
Total ROW		95.1	
TOTAL	1312	552	
Floodplain		102.2	

Notes:
 1. Cost estimate @ \$100 (US) per grade roadway.
 (No 10' Med, RT Shoulder, No Median, Curb & Gutter.)
 2. \$5000/F Cost Estimate not applied to Intersection or bridge.
 3. Intersection cost to be determined.



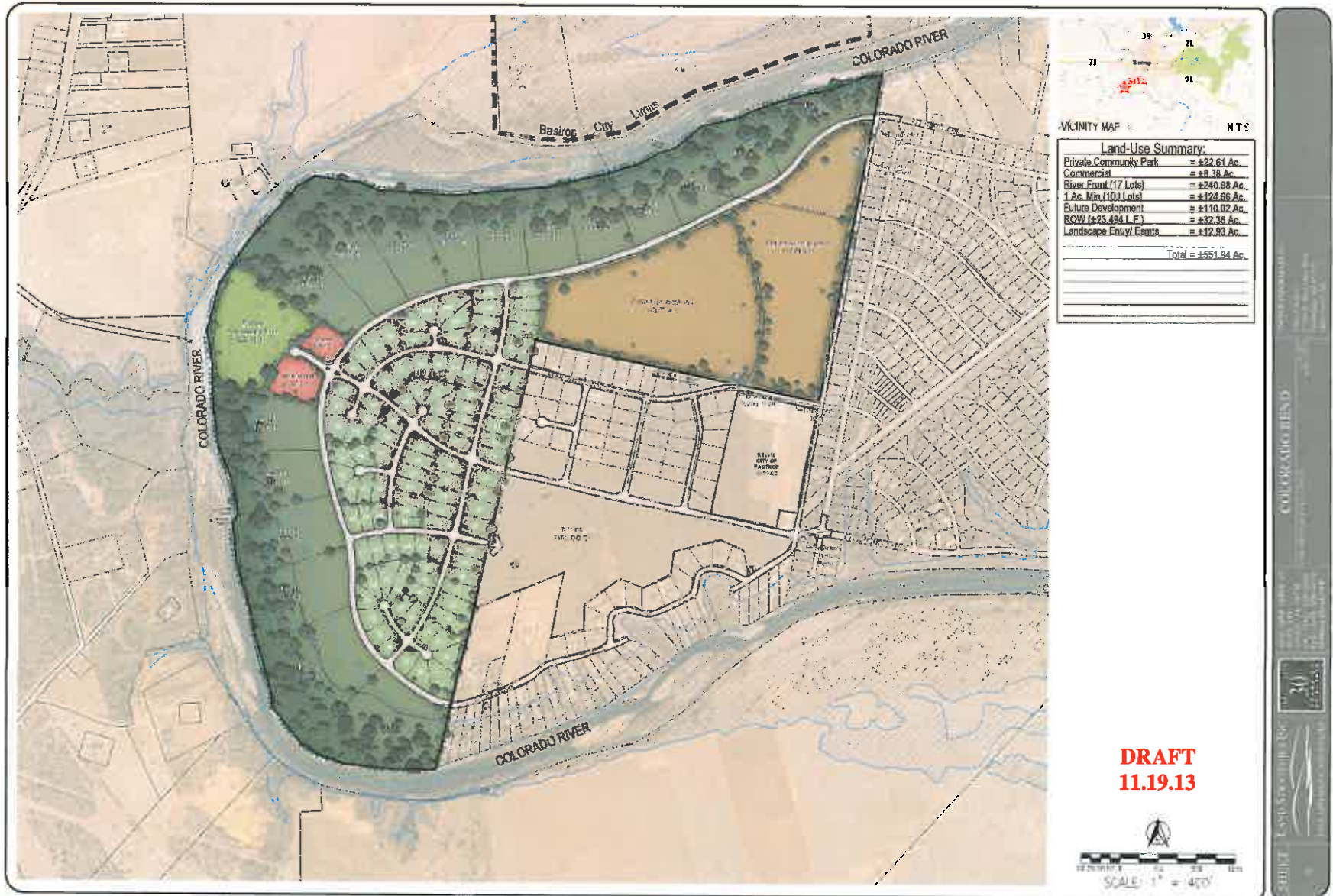
Colorado Bend Master Plan

LAND STRATEGIES INC.
PAUL LINDSEY & ASSOCIATES
 ENGINEERING, ARCHITECTURE, AND PLANNING CONSULTANTS
 LANDSCAPE ARCHITECTS



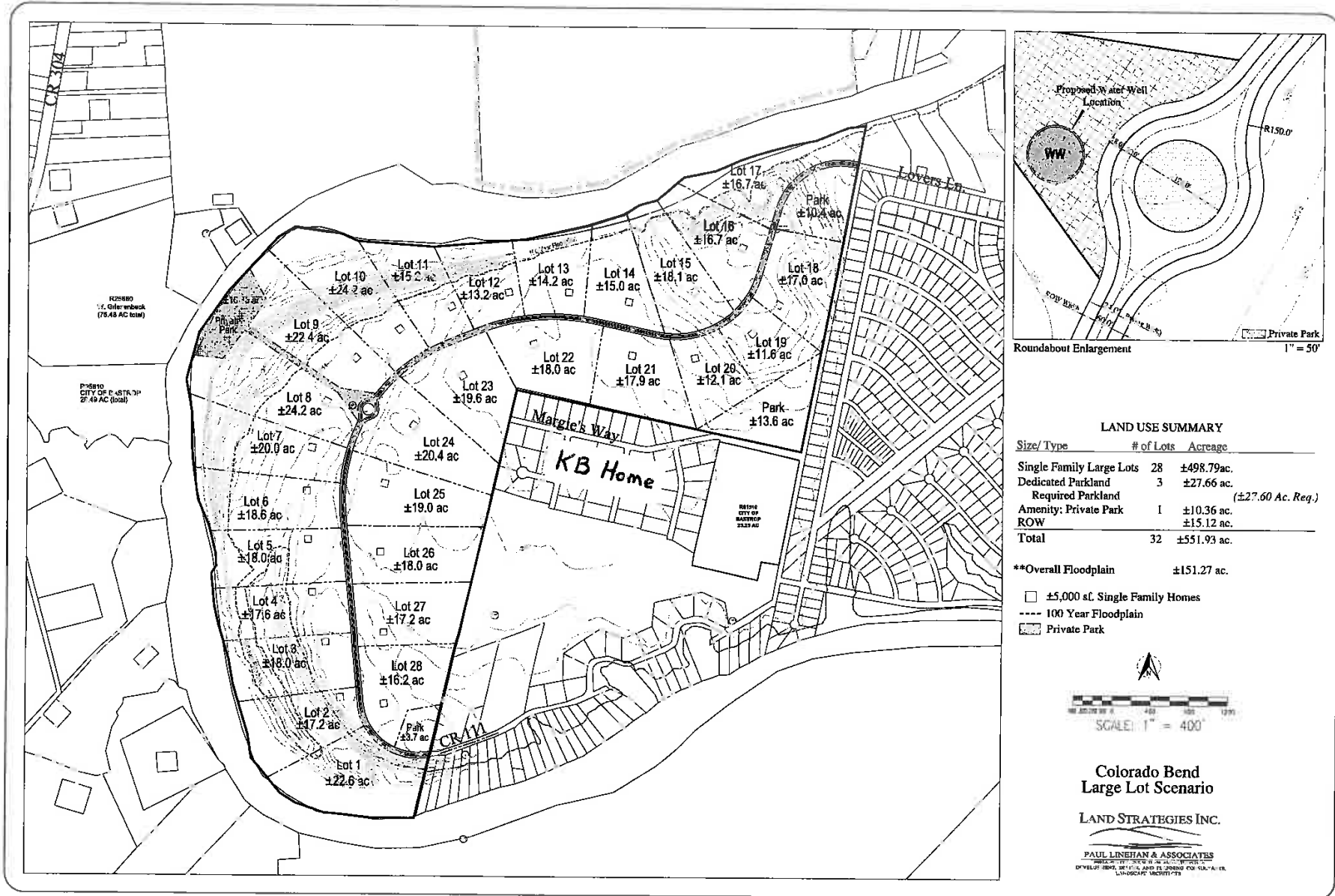
COLORADO BEND CONCEPTUAL LAND-USE PLAN

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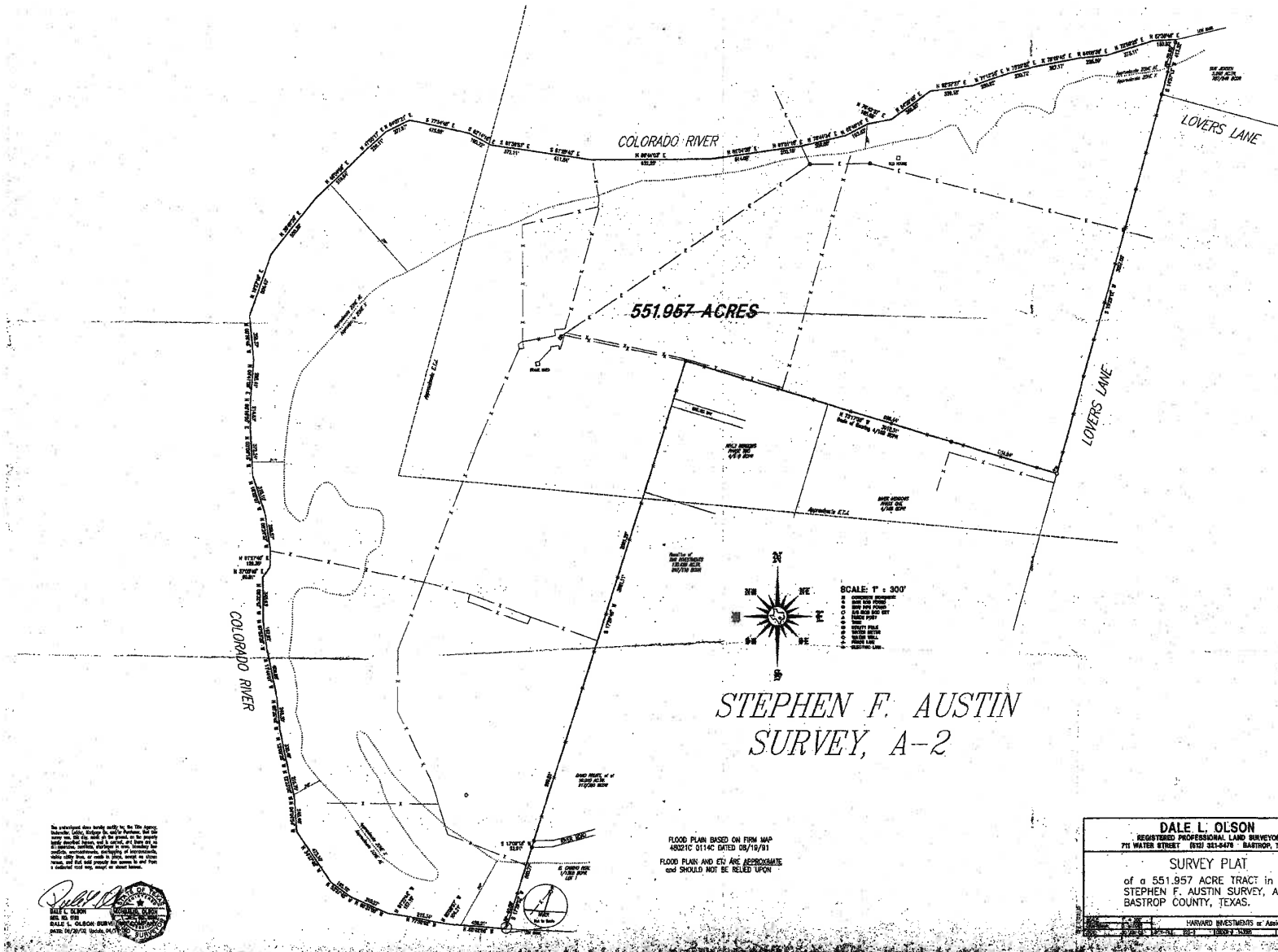


COLORADO BEND CONCEPTUAL LAND-USE PLAN

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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.

Land Advisors Organization

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Kirk Laguarda	60656241	klaguarda@landadvisors.com	
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Hal Guggolz	628645	hguggolz@landadvisors.com	210-416-6276
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000