

WHISPERING PINES

223.892 ACRES IN BASTROP COUNTY

- LOCATION:** Located on Whispering Pines Drive, Bastrop County, Texas
- SIZE:** 223.892 Acres Available
- PRICE:** \$6,716,760 (\$30,000 per acre)
- JURISDICTION /ZONING:** Whispering Pines is located in Bastrop County outside the ETJ of Bastrop, TX. As a result, no zoning regulations apply.
- UTILITIES:** Water - Well/Aqua (12 inch line)
Wastewater - Septic
Electricity - Bluebonnet
- SCHOOLS:** Bastrop ISD
- TAXES:** The property taxes are low as a result of the ag. exemption. 2021 Bastrop County taxes were \$313.15.
- PARCEL:** R26984 (Bastrop County)

Whispering Pines Drive - Bastrop , Texas 78602



The property is covered with tall pine trees on gently rolling topography with an abundance of wildlife. The elevation varies between 562 to 615 feet across the property with the lowest elevation near the creek. There are several ponds and a few draws with the potential of creating a larger lake or series of smaller lakes for enhanced water features and fishing opportunities. Whispering Pines has excellent development opportunities with its close proximity to the rapidly growing Bastrop area and easy access to Tesla, ABIA, and the greater Austin metro area via SH 130. Whispering Pines is also ideally positioned for an investor looking for a 1031 exchange property with premium recreational opportunities during the holding period



Contact:
Kevin White
512.563.1167
kwhite@kw.com

Kevin White Group
711 Old Austin Hwy #102
Bastrop, TX 78602



WHISPERING PINES

REGIONAL AERIAL

Whispering Pines Drive - Bastrop, Texas 78602



DOWNTOWN BASTROP - 10 minutes

ABIA - 35 minutes

TESLA - 37 minutes

DOWNTOWN AUSTIN - 45 minutes



Contact:
Kevin White | 512.563.1167 | kwhite@kw.com

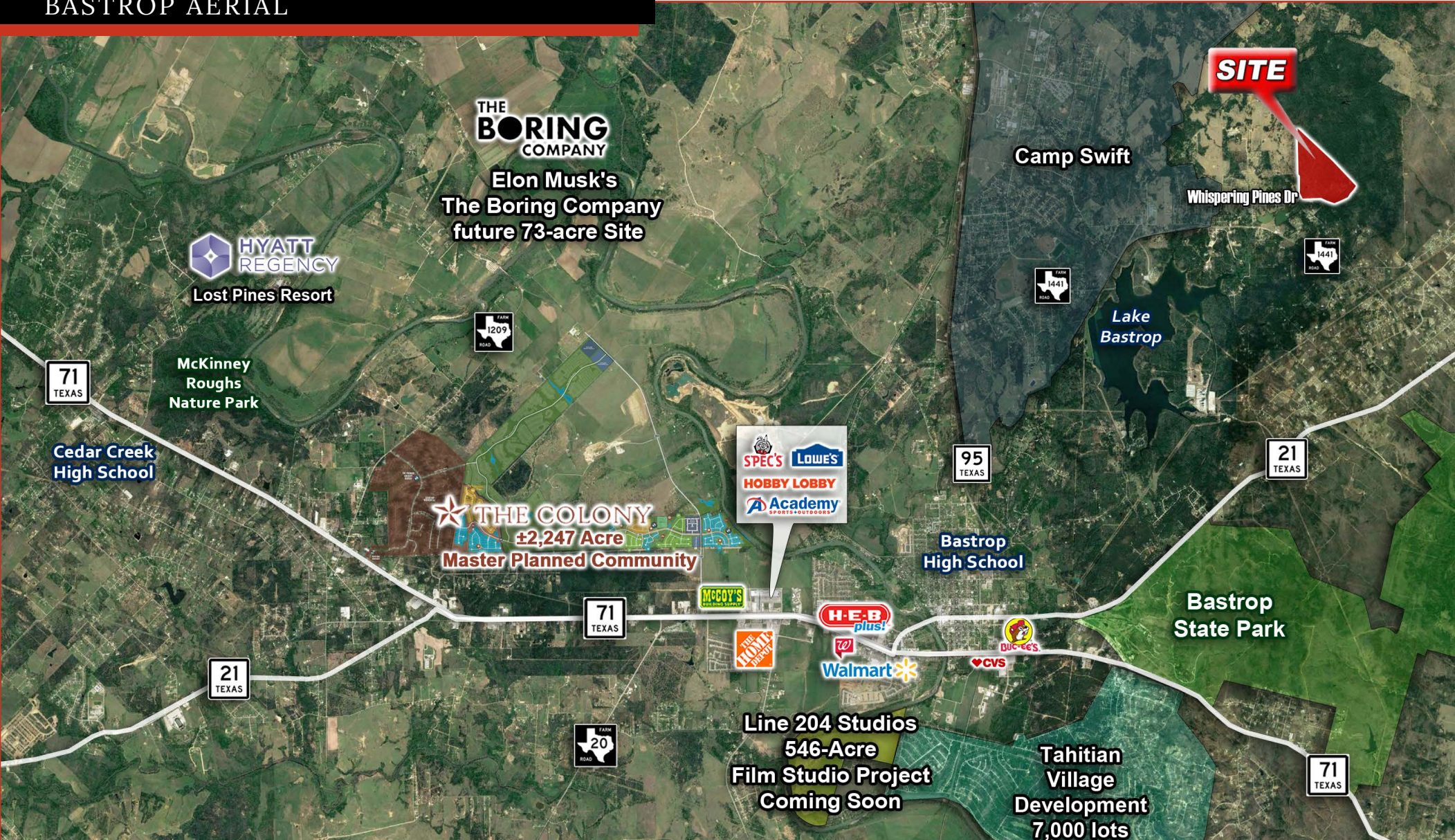


The information regarding this property is from sources deemed reliable. However, we have not made independent investigation of the information or its sources and not guarantee, warranty or representation is made as to the accuracy of the information. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property to your needs.

WHISPERING PINES

BASTROP AERIAL

Whispering Pines Drive - Bastrop, Texas 78602



Contact:
Kevin White | 512.563.1167 | kwhite@kw.com



The information regarding this property is from sources deemed reliable. However, we have not made independent investigation of the information or its sources and not guarantee, warranty or representation is made as to the accuracy of the information. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property to your needs.

WHISPERING PINES

SURROUNDING AREA AERIAL

Whispering Pines Drive - Bastrop , Texas 78602



Contact:
Kevin White | 512.563.1167 | kwhite@kw.com

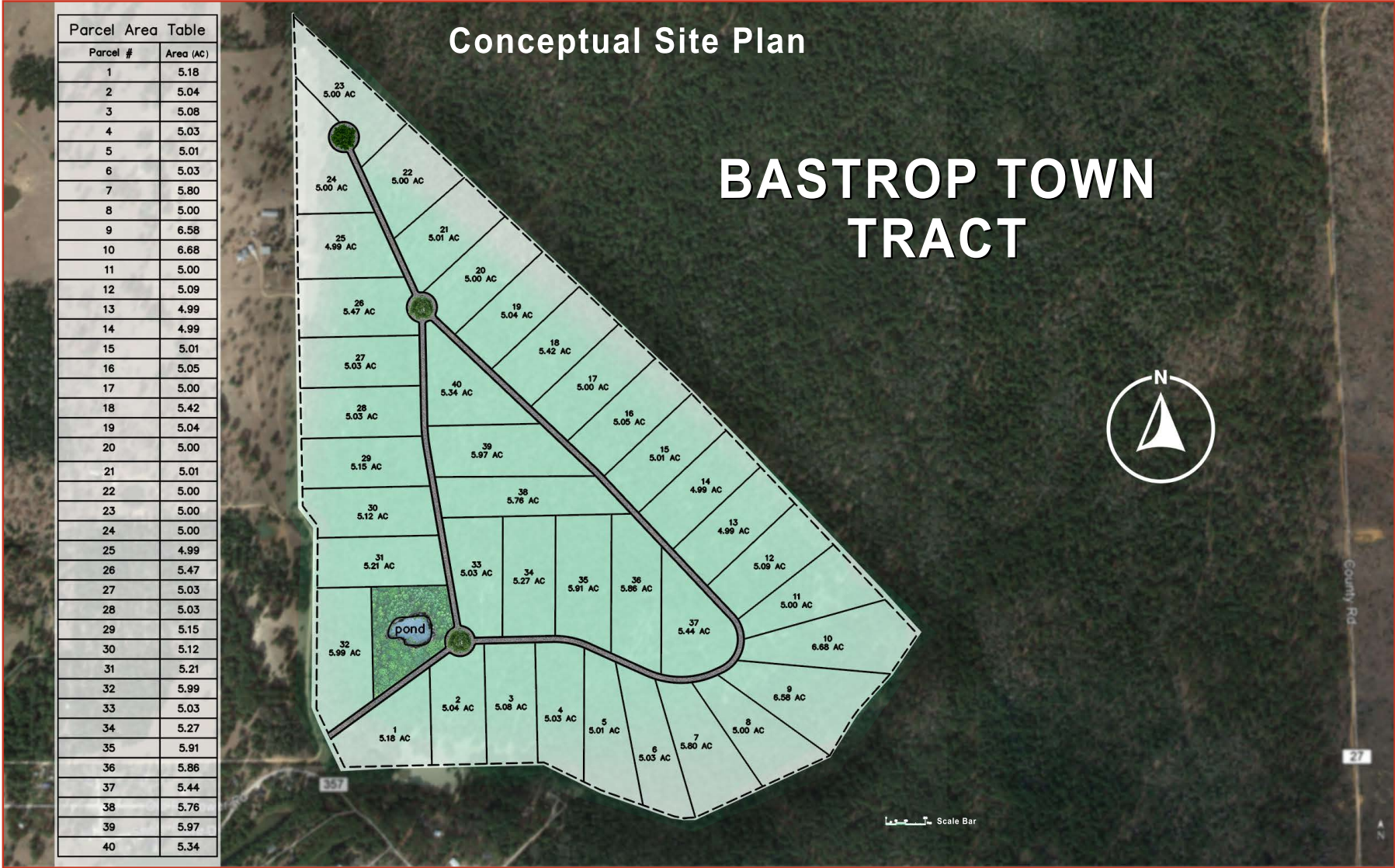


The information regarding this property is from sources deemed reliable. However, we have not made independent investigation of the information or its sources and not guarantee, warranty or representation is made as to the accuracy of the information. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property to your needs.

WHISPERING PINES

CONCEPTUAL PLAN

Whispering Pines Drive - Bastrop , Texas 78602



Contact:
Kevin White | 512.563.1167 | kwhite@kw.com



The information regarding this property is from sources deemed reliable. However, we have not made independent investigation of the information or its sources and not guarantee, warranty or representation is made as to the accuracy of the information. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property to your needs.

WHISPERING PINES

PROPERTY PHOTOS

Whispering Pines Drive - Bastrop , Texas 78602



Contact:
Kevin White | 512.563.1167 | kwhite@kw.com



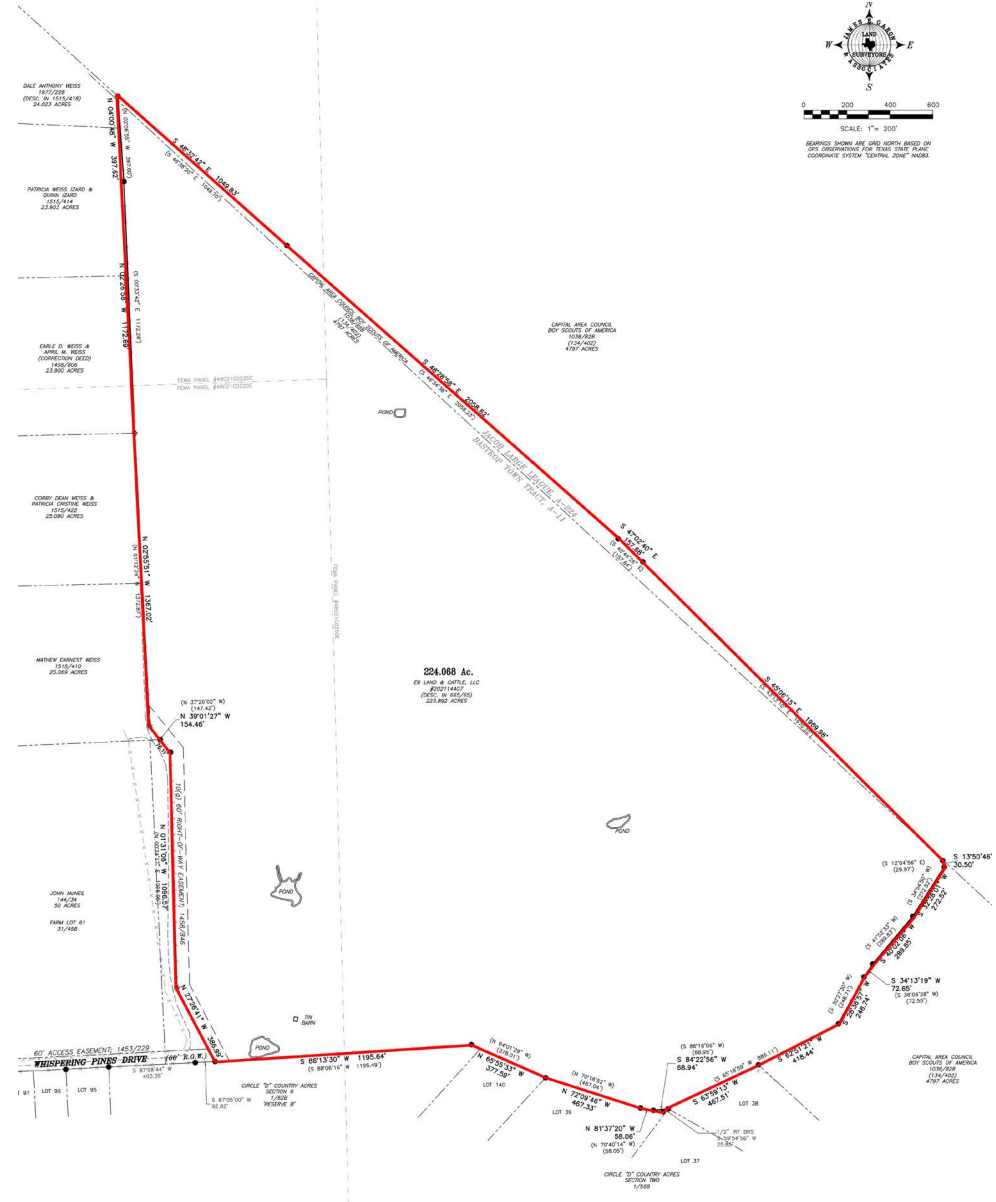
The information regarding this property is from sources deemed reliable. However, we have not made independent investigation of the information or its sources and not guarantee, warranty or representation is made as to the accuracy of the information. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property to your needs.

WHISPERING PINES

SURVEY



Whispering Pines Drive - Bastrop , Texas 78602



Contact:
Kevin White | 512.563.1167 | kwhite@kw.com



The information regarding this property is from sources deemed reliable. However, we have not made independent investigation of the information or its sources and not guarantee, warranty or representation is made as to the accuracy of the information. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property to your needs.

WHISPERING PINES

DEMOGRAPHICS

2021 Population
(5 mi Radius)
13,223

Households
(5 mi Radius)
4,262

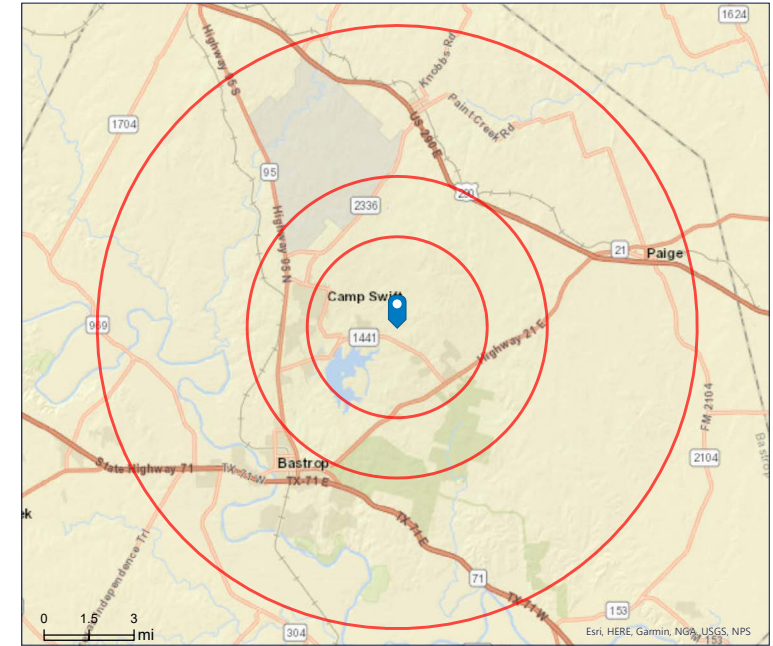
2026 Proj. Population
(5 mi Radius)
14,254

Average HH Income
(5 mi Radius)
\$70,561

Average Home Value
(5 mi Radius)
\$248,800

	3 miles	5 miles	10 miles
Population Summary			
2000 Total Population	4,179	8,596	23,409
2010 Total Population	5,514	11,244	29,508
2021 Total Population	6,897	13,223	36,867
2021 Group Quarters	318	1,312	1,705
2026 Total Population	7,408	14,254	43,972
2021-2026 Annual Rate	1.44%	1.51%	3.59%
2021 Total Daytime Population	5,243	9,854	34,728
Workers	1,045	2,314	14,064
Residents	4,198	7,540	20,664
Household Summary			
2000 Households	1,448	2,568	8,222
2000 Average Household Size	2.72	2.79	2.64
2010 Households	1,928	3,457	10,485
2010 Average Household Size	2.72	2.79	2.62
2021 Households	2,399	4,262	13,417
2021 Average Household Size	2.74	2.79	2.62
2026 Households	2,575	4,604	16,140
2026 Average Household Size	2.75	2.81	2.62
2021-2026 Annual Rate	1.43%	1.56%	3.76%
2010 Families	1,404	2,478	7,385
2010 Average Family Size	3.16	3.27	3.11
2021 Families	1,731	3,026	9,350
2021 Average Family Size	3.20	3.30	3.12
2026 Families	1,860	3,262	11,187
2026 Average Family Size	3.21	3.32	3.12
2021-2026 Annual Rate	1.45%	1.51%	3.65%
Housing Unit Summary			
2000 Housing Units	1,594	2,804	9,076
Owner Occupied Housing Units	77.6%	78.1%	72.2%
Renter Occupied Housing Units	13.2%	13.4%	18.3%
Vacant Housing Units	9.2%	8.4%	9.4%
2010 Housing Units	2,205	3,919	11,931
Owner Occupied Housing Units	70.3%	69.5%	66.9%
Renter Occupied Housing Units	17.1%	18.7%	21.0%
Vacant Housing Units	12.6%	11.8%	12.1%
2021 Housing Units	2,743	4,819	15,015
Owner Occupied Housing Units	69.3%	68.7%	68.8%
Renter Occupied Housing Units	18.1%	19.7%	20.6%
Vacant Housing Units	12.5%	11.6%	10.6%
2026 Housing Units	2,974	5,256	18,109
Owner Occupied Housing Units	69.0%	68.6%	71.5%
Renter Occupied Housing Units	17.6%	19.0%	17.6%
Vacant Housing Units	13.4%	12.4%	10.9%
Median Household Income			
2021	\$51,678	\$53,497	\$57,321
2026	\$54,873	\$57,094	\$64,399
Median Home Value			
2021	\$208,750	\$199,792	\$223,704
2026	\$251,190	\$245,162	\$277,113
Per Capita Income			
2021	\$24,046	\$22,819	\$27,112
2026	\$26,160	\$25,017	\$31,012
Median Age			
2010	37.8	38.0	40.3
2021	39.9	39.8	42.5
2026	41.1	41.0	43.7

Whispering Pines Drive - Bastrop , Texas 78602



	3 miles	5 miles	10 miles
2021 Households by Income			
Household Income Base	2,399	4,262	13,417
<\$15,000	13.8%	12.8%	11.7%
\$15,000 - \$24,999	13.0%	12.0%	12.9%
\$25,000 - \$34,999	6.2%	6.9%	6.7%
\$35,000 - \$49,999	14.9%	14.1%	11.6%
\$50,000 - \$74,999	20.2%	20.8%	18.3%
\$75,000 - \$99,999	10.6%	12.4%	16.6%
\$100,000 - \$149,999	10.6%	12.4%	12.6%
\$150,000 - \$199,999	6.2%	4.9%	5.2%
\$200,000+	4.4%	3.7%	4.3%
Average Household Income	\$71,420	\$70,561	\$74,405
2021 Population 25+ by Educational Attainment			
Total	4,807	9,451	26,431
Less than 9th Grade	4.4%	4.8%	4.6%
9th - 12th Grade, No Diploma	8.6%	8.1%	6.7%
High School Graduate	36.4%	33.7%	27.7%
GED/Alternative Credential	7.4%	9.1%	5.7%
Some College, No Degree	21.6%	22.7%	25.8%
Associate Degree	5.5%	5.5%	5.9%
Bachelor's Degree	12.4%	11.9%	15.1%
Graduate/Professional Degree	3.8%	4.1%	8.5%



Contact:
Kevin White | 512.563.1167 | kwhite@kw.com



The information regarding this property is from sources deemed reliable. However, we have not made independent investigation of the information or its sources and not guarantee, warranty or representation is made as to the accuracy of the information. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property to your needs.

WHISPERING PINES

QUALITY OF PLACE

As part of Austin's dynamic metropolitan area, Bastrop is a charming community of old and new in the heart of the Lost Pines region. Founded on the banks of the Colorado River, Bastrop offers a wide selection of parks and recreational activities. Two sparkling city parks - Fisherman's Park and Ferry Park - are connected by the Riverwalk nature trail, offering a serene stroll along the banks of the Colorado River. Four beautiful 18-hole golf courses challenge golfing enthusiasts. Lake Bastrop and the Colorado River offer fishing, boating and other water activities. Hiking, bicycling, and camping are popular among the Lost Pines of Bastrop State Park. The LCRA's 1,100-acre McKinney Roughs Nature Park features miles of walking and equestrian trails. And the nearby luxurious Hyatt Regency Lost Pines Resort & Spa offers a complete "Destination Vacation".



The downtown Bastrop historic district offers a delightful selection of shops, restaurants and inns. Nearby neighborhoods contain over 100 historic homes, many beautifully restored. There's a thriving local arts scene, anchored by the Deep in the Heart Art Foundry, 1889 Bastrop Opera House, and the new Jerry Fay Wilhelm Center for the Performing Arts. Bastrop also boasts plenty of modern-day spirit, with more than 78,000 people now calling the area home. Attractive for industry and commerce, the area's growing biotech industry includes MD Anderson Cancer Research Center, The University of Texas Veterinary Science Park, Agilent/Stratagene, The Coghlan Group, and ARQ Genetics. Major national retailers near Bastrop Village West include Best Buy, Home Depot, Lowes, Walmart, Walgreens, Chili's, and HEB.



Contact:
Kevin White | 512.563.1167 | kwhite@kw.com





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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0