

# RILEY-MCLEAN

Central

LAND

Texas

## 85 ACRES IN BASTROP

\$6,290,000 • +/- 85 Acres • Bastrop County • Bastrop, Texas



# 85 ACRES IN BASTROP

LOCATED ON HIGHWAY 304

## LOCATION:

This property is conveniently located on Highway 304, Bastrop, TX 78602 in Bastrop County, only 3.3 miles from Highway 71, approx. 5.6 miles southwest of Bastrop and approx. 36.7 miles from downtown Austin.

## SIZE:

+/- 85 acres

## PRICE:

\$6,290,000 (\$74,000/acre)

## RESTRICTIONS AND ZONING:

No restrictions. The property is outside of Bastrop City Limits and outside of the ETJ therefore it is not zoned.

## FRONTAGE:

There is approximately 1,362 ft of road frontage on Hwy 304.

## UTILITIES:

The property has one 260 ft deep well that's protected by a small wellhouse. There is a 6 inch waterline in Highway 304. Water CCN – AQUA WSC, Sewer CCN – AQUA WS

## SCHOOL DISTRICT:

Bastrop ISD  
Mina Elementary, Bastrop Middle, Bastrop High School

## TAXES:

This property is ag. exempt allowing for lower taxes. The property taxes in 2021 were \$115.84.

## PARCELS:

8705230, 8705231, 8705233, 8705232, 8705228, 8705229, 8705225, 8705226, 8705227

## LAND FEATURES:

This site is predominantly flat except for the gently rolling topography in the southern portion. The elevation ranges between 390 ft to 420 ft. There is a +/- 4 acre lake, one small pond, and a wet-weather spring fed creek that traverses through the property. The lake is known for a great fishing spot and only 8.5/85 acres lies in the FEMA floodplain. The property is mostly cleared of trees except for a couple wooded areas in the southern portion.

## IMPROVEMENTS:

This property is unimproved except for a small wellhouse, dock on the lake, two gated entrances, and cross fencing.

## COMMENTS:

The property is near multiple active and future residential projects with one being Cassena Ranch just a few minutes down the road. This property is located in Carrizo-Wilcox Aquifer and currently being utilized for recreational and agricultural purposes. Bastrop is known for its historic small-town charm with big-city amenities. From 2010-2020, the population in Bastrop County has grown by 31.1%. 85 acres of unimproved raw land provides endless opportunities for recreation, development or investment.

## DISTANCES:

Tesla - 30 minutes  
Bastrop - 10 minutes  
Elgin - 25 minutes  
ABIA - 32 minutes  
Downtown Austin - 40 minutes

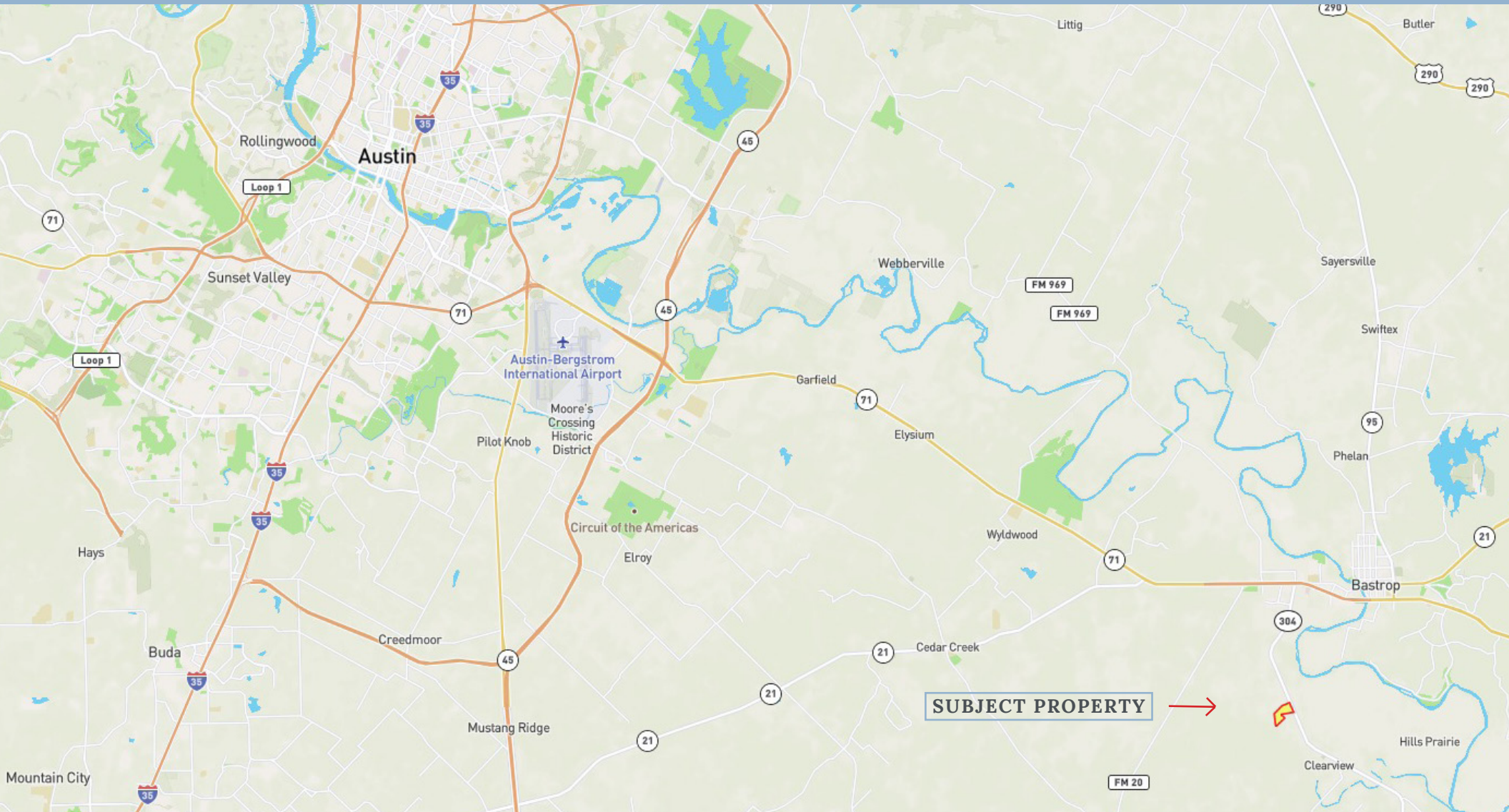
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The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to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



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LOCATION MAP

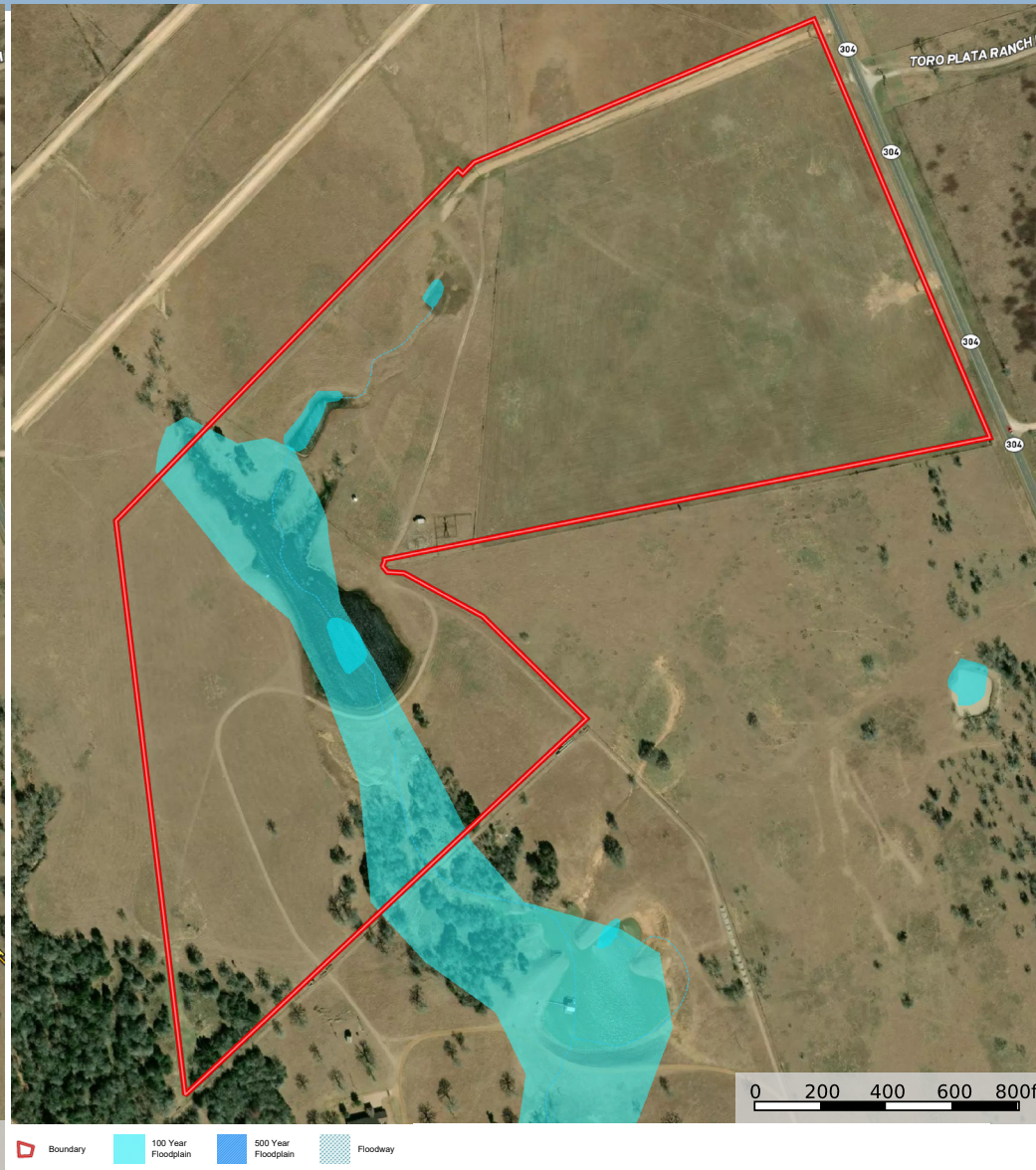
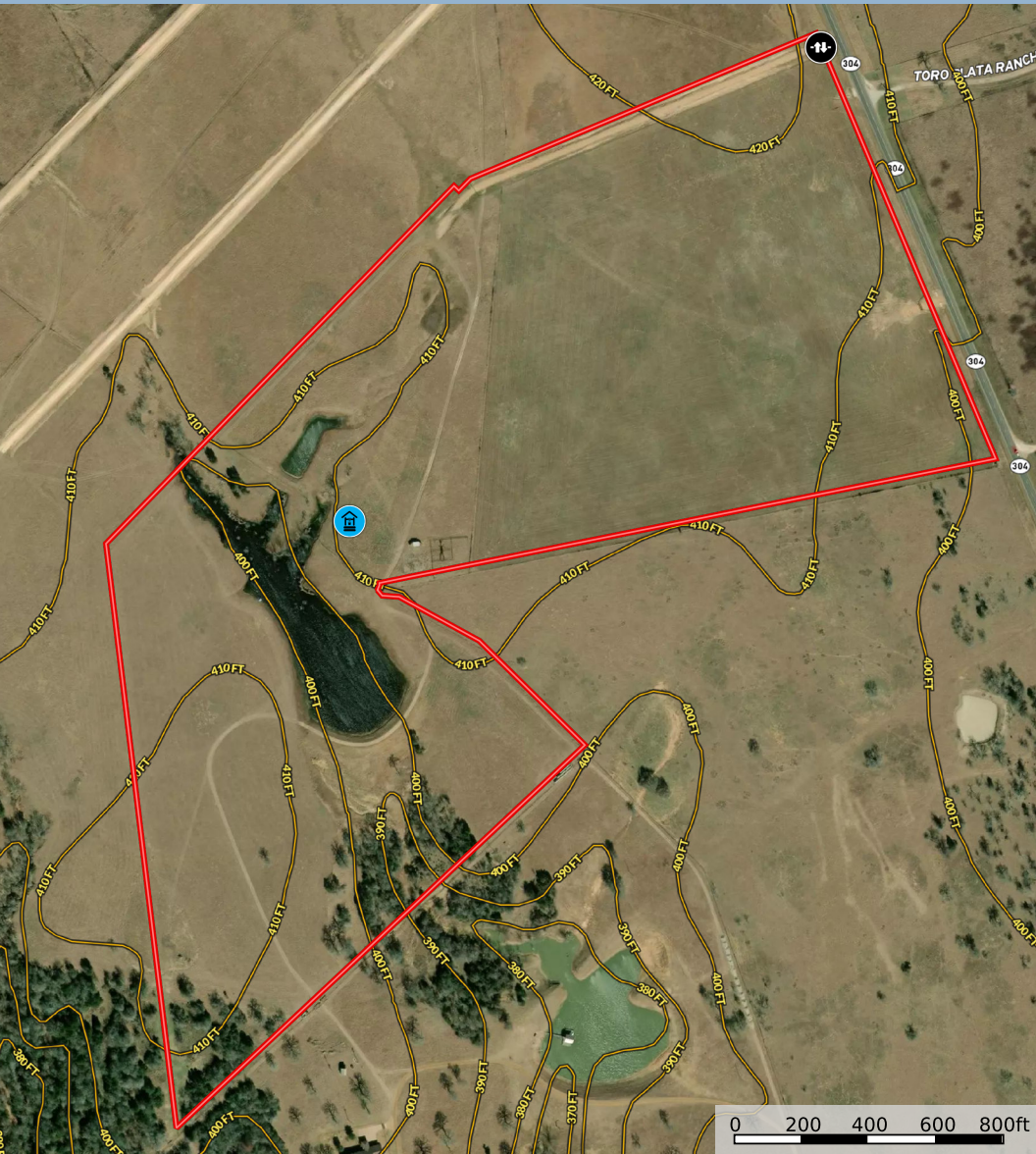
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# ABOUT RILEY-McLEAN LAND

Riley-McLean Land is committed to industry-leading practices and standards.  
We serve our clients' best interests through honesty, diligence, and market knowledge.

We view land brokerage as a relationship business that requires a long-term approach. As brokers, we strive to serve as a valued resource to our clients with assurance of full advocacy and support. Our core business is assisting clients with the acquisition, disposition, and valuation of land assets.

With more than 45 years of combined experience in Central Texas, we have brokered approximately 75,000 acres and developed key relationships with landowners, homebuilders, land developers, and industry experts.



**CARLOTTA C.  
McLEAN**

ccm@rileymclean.com  
512-750-3943

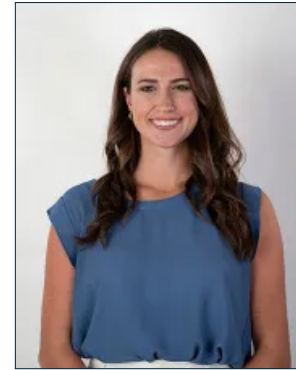
Carlotta is a fifth-generation Austinite and a graduate of the University of Texas at Austin. Carlotta has represented every category of land buyer and seller throughout her career.



**TIM W.  
RILEY**

twr@rileymclean.com  
512-944-5045

Tim has been a land broker licensed in Texas since 2005. During his career, Tim has represented buyers and sellers in some of the largest land transactions in Central Texas.



**MARGARET C.  
RIGGINS**

mcr@rileymclean.com  
830-431-2772

Margaret has worked for Riley-McLean Land since her graduation from Baylor University and has been a licensed real estate agent since October 2016.



**MIKAH R.  
BERLINGER**

mrb@rileymclean.com  
512-791-8424

Mikah Berlinger, an Austin native and graduate of the University of Texas, joined the Riley McLean team as a licensed agent in June of 2021.



**GARRETT W.  
YARBROUGH**

gwy@rileymclean.com  
512-924-9236

Garrett has been a licensed agent in the state of Texas since the summer of 2018 and has joined the team full time after graduating from the University of Texas in 2020.



**LINDSEY L.  
HOLUBEC**

llh@rileymclean.com  
512-6295525

Lindsey graduated from the University of Texas in 2020 and is a licensed real estate agent since February 2021. She has transitioned her role into full time agency.