

AVAILABLE

599 + 613 FM 1209

BASTROP, BASTROP COUNTY, TX

OFFERING
Price Upon Request

±5.0

ACRES

±2 / ±3

FRONT / REAR SPLIT

2,000+

CAMPUS COMMUTERS / DAY

SpaceX

GROWTH PATH

±5.0 acTWO PLATTED LOTS
(17 & 18)**±2 / ±3**C-STORE / STORAGE
SPLIT**SpaceX**WORKFORCE
GROWTH PATH**INVESTMENT HIGHLIGHTS**

- C-store-ready site on the campus side of FM 1209
- Fuel / convenience pad on the front ±2 acres
- Climate-controlled self-storage on the rear ±3 acres with shared access
- Directly in the path of SpaceX's expanding workforce
- Forest Park Estates Lots 17 & 18 — CAD 81604 & 81605
- Flexible assemblage opportunity up to 35+ acres

LOCATION & MARKET

A rare c-store-ready site on the campus side of FM 1209, positioned for a fuel / convenience pad on the front ±2 acres and climate-controlled self-storage on the rear ±3 with shared access.

The site sits directly in the path of SpaceX's expanding Bastrop-area workforce, with a broader assemblage opportunity available for larger-scale development.

OFFERING SUMMARY

Property Type	Commercial / Development
Location	599 + 613 FM 1209
County	Bastrop
Area	±5.0 AC (Lots 17 & 18)
CAD	81604 & 81605
Program	C-store front / storage rear
Frontage	FM 1209 — dual road
Assemblage	Up to 35+ AC available
Status	Available



AERIAL — SUBJECT PARCELS OUTLINED IN GREEN

Mo Sheikh, Broker | MoteevaSM

512.656.0981 • mo@moteeva.com • moteeva.com

1822 W Braker Ln #80821, Austin, TX 78758 | 11740 Katy Freeway, Suite 1700, Houston, TX 77079



COMMERCIAL • LAND • LUXURY RESIDENTIAL • RETAIL • PROPERTY MANAGEMENT

This flyer is for informational purposes only. All information is from sources deemed reliable but is not guaranteed; buyer and buyer's advisors should independently verify acreage, zoning, utilities, entitlements, development potential and all material facts. Dimensions and renderings are approximate and conceptual. Offering subject to change or withdrawal without notice. Moteeva is a service mark of Veridian LLC.