

AVAILABLE

Cedar Creek — ±33.7 Acres

MOUNT OLIVE RD & N GAINES RD • CEDAR CREEK,
BASTROP COUNTY, TX

OFFERING
Price Upon Request

±33.7
ACRES

1,300 ft
MT OLIVE FRONTAGE

~1 mi
TO SPACE X CORRIDOR

Unzoned
BASTROP ETJ

±33.7 acUSABLE CORNER
TRACT**1,300 ft**MOUNT OLIVE RD
FRONTAGE**~1 mi**TX-21 / HWY 71
CORRIDOR

INVESTMENT HIGHLIGHTS

- Usable, flat corner tract — unzoned and unrestricted in Bastrop ETJ
- Water and electric available, with a well already on site
- ±1,300 feet of frontage on Mount Olive Road
- Minutes from the TX-21 / Hwy 71 growth corridor
- Near the Cedar Creek data-center build-out and SpaceX workforce
- Flexible development or industrial lease-up (park & ride, equipment / vehicle storage)

LOCATION & MARKET

A usable, flat corner tract with water and electric available and a well on site — minutes from the TX-21 / Hwy 71 growth corridor and the Cedar Creek data-center build-out.

Unzoned and unrestricted in Bastrop County ETJ, the tract suits flexible development or an income-producing industrial lease-up such as park-and-ride, equipment or vehicle storage.

OFFERING SUMMARY

Property Type	Land / Development
Location	Mount Olive & N Gaines Rd
County	Bastrop (ETJ)
Area	±33.7 AC
Zoning	Unzoned / Unrestricted
Frontage	±1,300 ft — Mount Olive Rd
Utilities	Water · Electric · Well on site
Corridor	~1 mi to TX-21 / Hwy 71
Status	Available



AERIAL — SUBJECT TRACT OUTLINED IN GREEN

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