

AVAILABLE • UNPRICED

SH 71 & Colorado — ±42 Acres

SMITHVILLE, BASTROP COUNTY, TX

OFFERING
Price Upon Request

±42
ACRES

15.75
MULTIFAMILY AC

SH 71
HIGHWAY FRONTAGE

5.35
AC PARKLAND / WATER

±42 acREADY-TO-PLAN
TRACT**SH 71**AUSTIN-BASTROP
GROWTH PATH**Concept**FULL MIXED-USE
PROGRAM**INVESTMENT HIGHLIGHTS**

- Ready-to-master-plan ±42-acre tract fronting State Highway 71 at Colorado Street
- Concept plan: ±15.75 acres multifamily, graded retail & restaurant pads
- Hotel site, senior / assisted living, bank and fast-food outparcels
- Convenience & fuel pad plus a 5.35-acre water-feature parkland amenity
- On the growth path between Austin-Bergstrom and Bastrop
- SH 71 frontage and visibility — bring your program, the vision is drawn

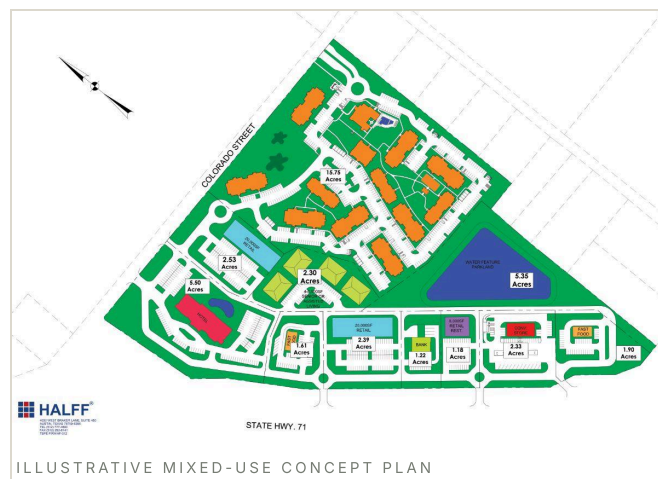
LOCATION & MARKET

A ready-to-master-plan ±42-acre tract fronting State Highway 71 at Colorado Street in Smithville — on the growth path between Austin-Bergstrom and Bastrop.

The concept plan illustrates a full mixed-use program: ±15.75 acres of multifamily, graded retail and restaurant pads, a hotel site, senior/assisted living, convenience and fuel, bank and fast-food outparcels, and a 5.35-acre water-feature parkland amenity.

OFFERING SUMMARY

Property Type	Development / Mixed-Use
Location	SH 71 & Colorado St
County	Bastrop
Area	±42 AC
Multifamily	±15.75 AC (per concept)
Parkland / Water	5.35 AC amenity
Frontage	State Highway 71
Program	MF · retail · hotel · senior · pads
Status	Available · Unpriced



ILLUSTRATIVE MIXED-USE CONCEPT PLAN

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