

BURLESON CROSSING

A 60-Acre Retail Development

Highway 71 @ FM 304

Bastrop, Texas



Presented By:



Durhman & Bassett
REALTY GROUP, INC

Derek Quinn (512) 628-5354
derek@dbrealty.net

Justin Poses (512) 628-5358
justin@dbrealty.net

Steve Durhman (512) 628-5351
steve@dbrealty.net

**100 E. Anderson Lane
Suite 200
Austin, TX 78752
Main Tel: (512) 833-6444**



Table of Contents

1	<i>Executive Summary Bastrop Summary</i>
2	<i>Maps and Aerials</i> Central Texas Map Aerial Photos Bastrop Country Residential Map
3	<i>Demographic Information</i> Retail Market Study Zip Code Demographics Scan/US Demographic Reports
4	<i>Transportation Information</i> Traffic Counts & Highway 71 On/Off Ramps SH-130 Roadway Map
5	<i>Site Plans</i>



Executive Summary

PROJECT DESCRIPTION

Burleson Crossing is a 550,000 square foot retail development located on Highway 71 at State Highway 304 in Bastrop, Texas. The Site is located on the north side of Highway 71, where the majority of Bastrop's population resides.

The Shopping Center features:

- Lowe's Home Improvement
- Academy Sports & Outdoors
- Approx. 205,000 SF of Jr. Anchor Space including Hobby Lobby, Best Buy, Petco, Specs Liquors, Staples, TJ Maxx, Ross Dress For Less, Ulta, Five Below, Maurices, Rack Room Shoes and rue21
- 40,000 SF of smaller retail space including AT&T, Subway, Great Clips, Mattress Firm, Castle Dental, Wingstop, Subway, FastMed, Double Dave's Pizza & Bastrop Family Eye Care
- 2 pad sites available

LAND AREA

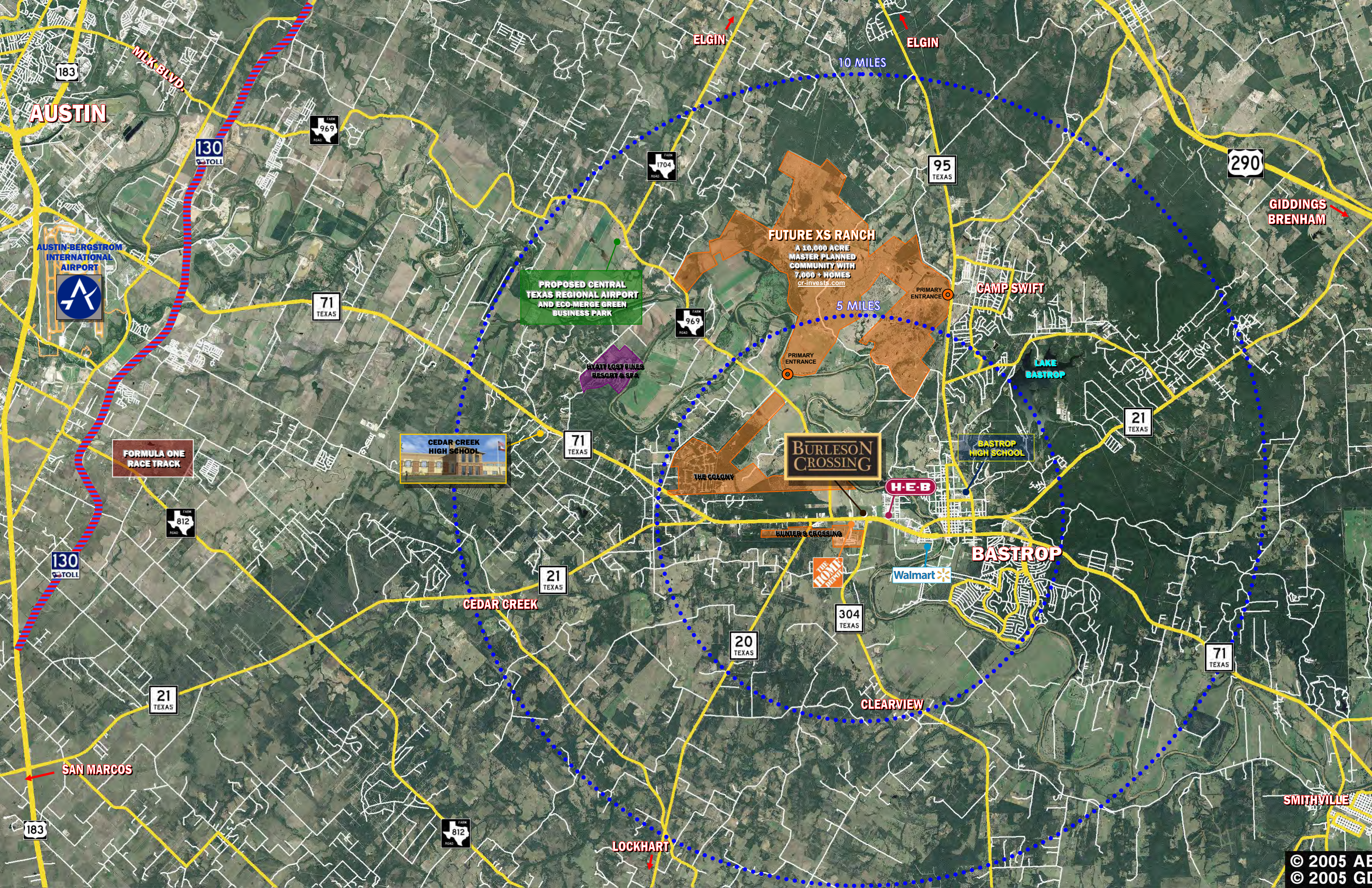
± 60 acres
(Additional Land Available)

POPULATION

Bastrop (2016):	8,672
Bastrop County (2016):	82,733
Bastrop Trade Area (2016):	187,000+

TRAFFIC COUNTS (2015)

Highway 71	52,798 vpd
------------	------------



AUSTIN

ELGIN

ELGIN

**GIDDINGS
BRENNHAM**

**AUSTIN-BERGSTROM
INTERNATIONAL
AIRPORT**



FUTURE XS RANCH

A 10,000 ACRE
MASTER PLANNED
COMMUNITY WITH
7,000+ HOMES
cr-invests.com

**PROPOSED CENTRAL
TEXAS REGIONAL AIRPORT
AND ECO-MERGE GREEN
BUSINESS PARK**

**WYATT LOST PINES
RESORT & SPA**



**CEDAR CREEK
HIGH SCHOOL**

**BURLESON
CROSSING**

**BASTROP
HIGH SCHOOL**

**FORMULA ONE
RACE TRACK**

BASTROP

CEDAR CREEK

CLEARVIEW

SAN MARCOS

LOCKHART

SMITHVILLE

10 MILES

5 MILES

183

130
TOLL

969
FARM ROAD TEXAS

1704
FARM ROAD TEXAS

95
TEXAS

290

71
TEXAS

969
FARM ROAD TEXAS

71
TEXAS

21
TEXAS

812
FARM ROAD TEXAS

130
TOLL

21
TEXAS

20
TEXAS

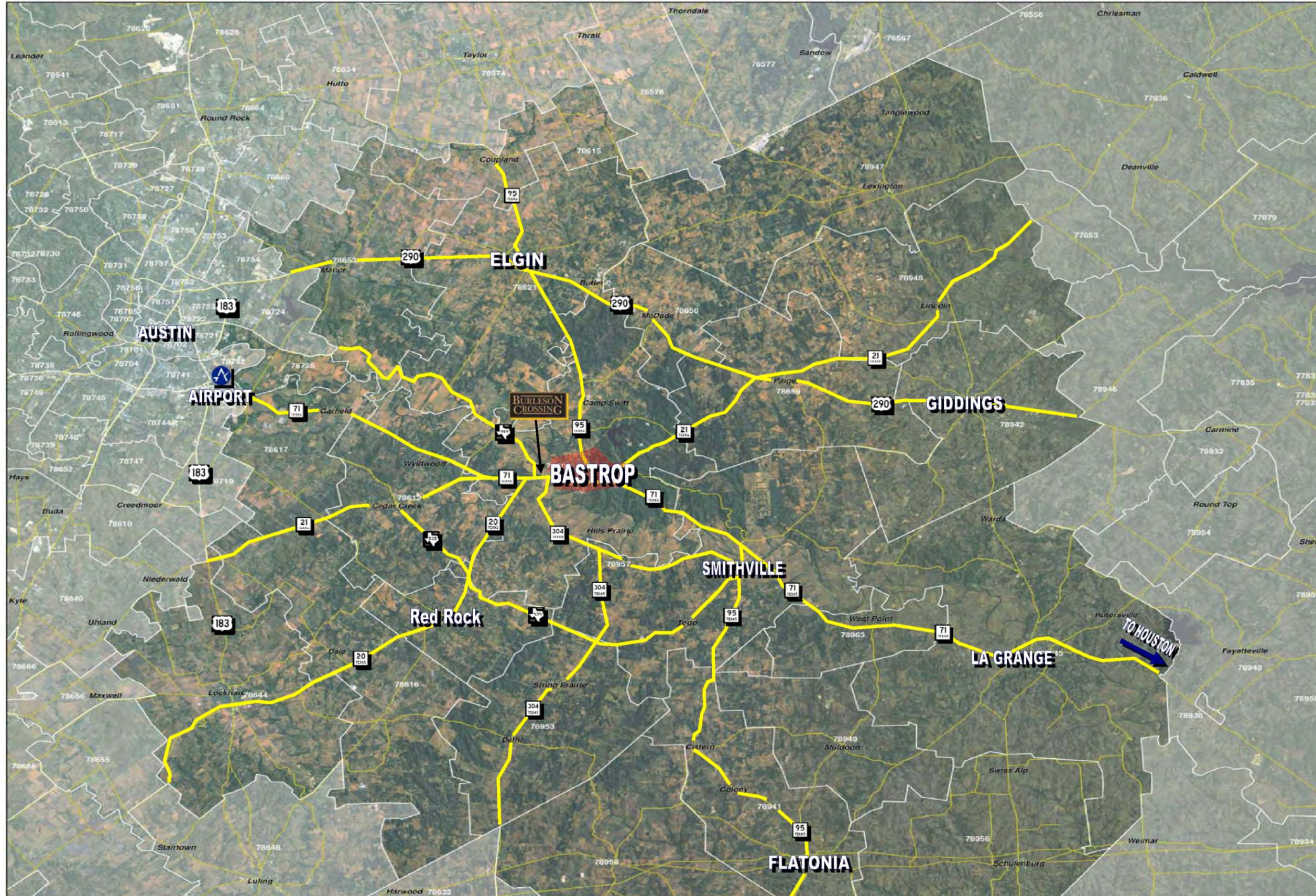
304
TEXAS

21
TEXAS

71
TEXAS

183

812
FARM ROAD TEXAS



BASTROP TRADE AREA

- ▶ The population in the trade area is 180,000+ (2015). The trade area shown accounts for 91% of the shoppers in Bastrop. Shoppers are visiting an average of six times per month. ⁽¹⁾

According to The United States Postal Service, in February 2013 there were 67,419 active residential postal drops in the trade area, which equates to a trade area population of 194,167 (factoring 2.88 persons per household ⁽¹⁾).

- ▶ Of the total households, 21% have income levels between \$50,000 and \$74,999, which is the largest segment. ⁽¹⁾ The average household income is \$64,246. ⁽¹⁾
- ▶ The Bastrop Independent School District has a total population of approximately 48,000.
- ▶ The Bastrop trade area has a current ratio of 1.13 square feet of retail space per capita. Nationally, the ratio is just over 20 square feet per capita.

⁽¹⁾ Source: ESRI Demographics



Durhman & Bassett
REALTY GROUP, INC

(512) 833-6444



NEW BRIDGE
OVER
COLORADO RIVER

FUTURE
XS RANCH

± 9,600 ACRES
7,000 HOME SITES

COLORADO RIVER

71
TEXAS

969
TEXAS

20
TEXAS

**BURLESON
CROSSING**

21
TEXAS

304
TEXAS

H-E-B

Walmart

DOWNTOWN
BASTROP

71
TEXAS

DUCE'S

COLORADO RIVER



Hobby Lobby

Five Bean

ULTA

Academy
SPORTS+OUTDOORS

T.J. Maxx

PETCO

LOWE'S

DUFF DRIVE

rue21

ROSS
DRESS FOR LESS

STAPLES

BEST BUY

71
TEXAS

AT
Federal
Credit
Union

Chick-fil-e

Carl's Jr.

IBC
BANK

304
TEXAS

THE
HOME
DEPOT

71
TEXAS

DOWNTOWN
BASTROP

H-E-B

Walmart

BURLESON LN.

LOWE'S

Academy

BEST
BUY

DUFF DR.

BLAKEY DR.

COVERT AUTO
DEALERSHIP

304
TEXAS

THE
HARDY
TRUCK

71
TEXAS



COMPLETED BUILDINGS

FUTURE BUILDINGS

BURLESON CROSSING





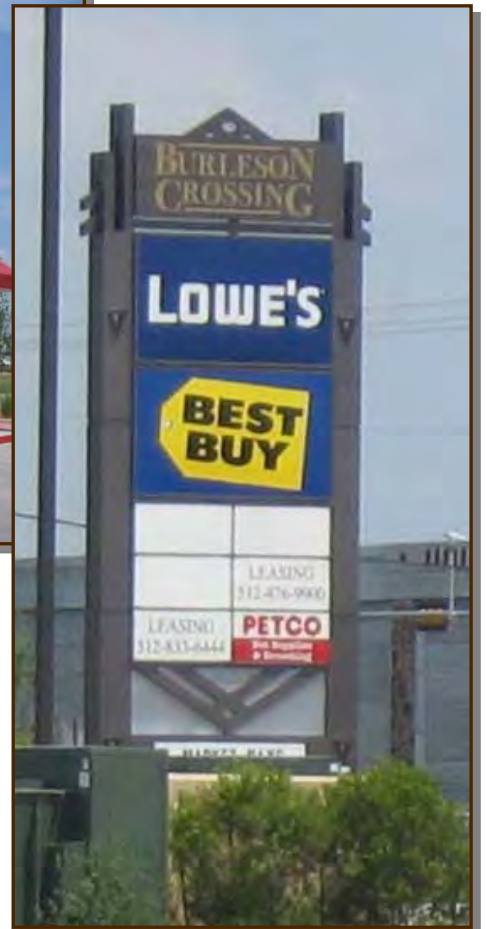
BURLESON CROSSING





**BURLESON
CROSSING**





**BURLESON
CROSSING**



RETAIL TRADE AREA DEMOGRAPHIC PROFILE

Bastrop, Texas

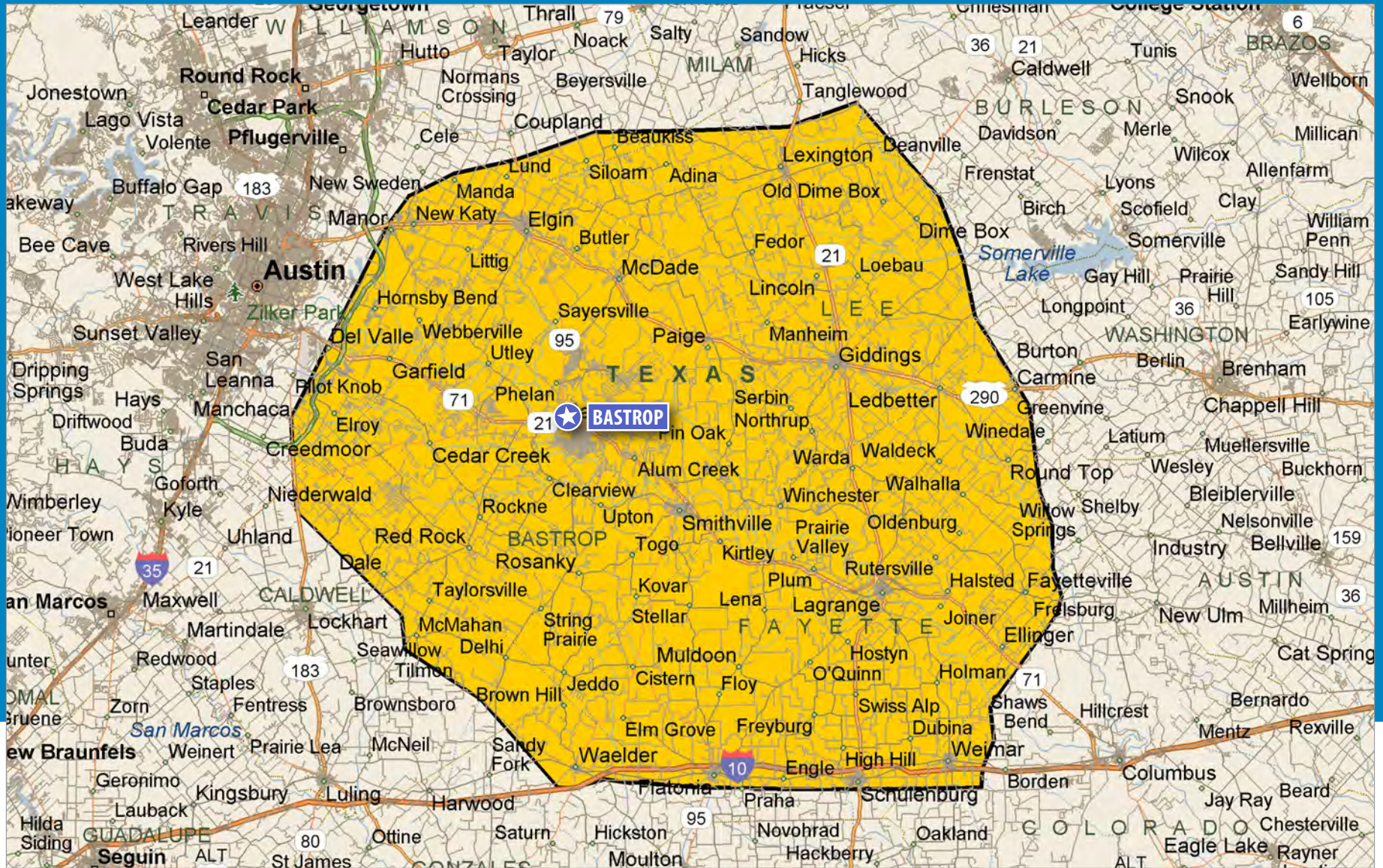


Prepared for
Bastrop Economic Development Corporation/City of Bastrop
April 2016



Retail Trade Area

Bastrop, Texas



Contact Information

Shawn A. Kirkpatrick, Executive Director
Bastrop Economic Development Corporation/City of Bastrop
301 Highway 71 West, Suite 214
Bastrop, Texas 78602

Phone 512.303.9700
Cell 512.988.6443
shawn@bastropedc.org
www.bastropedc.org

Retail Trade Area | Demographics

Bastrop, Texas

DESCRIPTION	DATA	%
Population		
2021 Projection	202,854	
2016 Estimate	187,753	
2010 Census	168,440	
2000 Census	122,321	
Growth 2016 - 2021		8.04%
Growth 2010 - 2016		11.47%
Growth 2000 - 2010		37.70%
2016 Est. Population by Single-Classification Race	187,753	
White Alone	130,247	69.37%
Black or African American Alone	20,752	11.05%
Amer. Indian and Alaska Native Alone	1,882	1.00%
Asian Alone	1,756	0.94%
Native Hawaiian and Other Pac. Isl. Alone	163	0.09%
Some Other Race Alone	27,413	14.60%
Two or More Races	5,540	2.95%
2016 Est. Population by Hispanic or Latino Origin	187,753	
Not Hispanic or Latino	113,272	60.33%
Hispanic or Latino	74,481	39.67%
Mexican	66,098	88.75%
Puerto Rican	742	1.00%
Cuban	342	0.46%
All Other Hispanic or Latino	7,298	9.80%

DESCRIPTION	DATA	%
2016 Est. Hisp. or Latino Pop by Single-Class. Race	74,481	
White Alone	42,125	56.56%
Black or African American Alone	777	1.04%
American Indian and Alaska Native Alone	1,248	1.68%
Asian Alone	105	0.14%
Native Hawaiian and Other Pacific Islander Alone	36	0.05%
Some Other Race Alone	27,137	36.43%
Two or More Races	3,054	4.10%
2016 Est. Pop by Race, Asian Alone, by Category	1,756	
Chinese, except Taiwanese	372	21.17%
Filipino	200	11.38%
Japanese	110	6.24%
Asian Indian	336	19.13%
Korean	113	6.46%
Vietnamese	183	10.41%
Cambodian	6	0.36%
Hmong	5	0.28%
Laotian	6	0.35%
Thai	239	13.61%
All Other Asian Races Including 2+ Category	187	10.63%
2016 Est. Population by Ancestry	187,753	
Arab	147	0.08%
Czech	4,692	2.50%
Danish	108	0.06%
Dutch	789	0.42%
English	7,872	4.19%
French (except Basque)	2,347	1.25%
French Canadian	167	0.09%
German	24,376	12.98%
Greek	25	0.01%

Retail Trade Area | Demographics

Bastrop, Texas

DESCRIPTION	DATA	%
Hungarian	36	0.02%
Irish	8,359	4.45%
Italian	1,519	0.81%
Lithuanian	68	0.04%
United States or American	6,871	3.66%
Norwegian	752	0.40%
Polish	896	0.48%
Portuguese	84	0.04%
Russian	171	0.09%
Scottish	1,299	0.69%
Scotch-Irish	1,871	1.00%
Slovak	19	0.01%
Subsaharan African	1,114	0.59%
Swedish	1,142	0.61%
Swiss	338	0.18%
Ukrainian	60	0.03%
Welsh	336	0.18%
West Indian (except Hisp. groups)	379	0.20%
Other ancestries	95,118	50.66%
Ancestry Unclassified	26,797	14.27%
2016 Est. Pop Age 5+ by Language Spoken At Home	174,841	
Speak Only English at Home	123,074	70.39%
Speak Asian/Pac. Isl. Lang. at Home	1,409	0.81%
Speak IndoEuropean Language at Home	2,588	1.48%
Speak Spanish at Home	47,598	27.22%
Speak Other Language at Home	172	0.10%
2016 Est. Population by Sex	187,753	
Male	95,150	50.68%
Female	92,603	49.32%

DESCRIPTION	DATA	%
2016 Est. Population by Age	187,753	
Age 0 - 4	12,912	6.88%
Age 5 - 9	13,271	7.07%
Age 10 - 14	13,932	7.42%
Age 15 - 17	8,371	4.46%
Age 18 - 20	7,414	3.95%
Age 21 - 24	9,199	4.90%
Age 25 - 34	23,538	12.54%
Age 35 - 44	24,222	12.90%
Age 45 - 54	24,727	13.17%
Age 55 - 64	24,159	12.87%
Age 65 - 74	15,839	8.44%
Age 75 - 84	7,300	3.89%
Age 85 and over	2,868	1.53%
Age 16 and over	144,901	77.18%
Age 18 and over	139,267	74.18%
Age 21 and over	131,853	70.23%
Age 65 and over	26,007	13.85%
2016 Est. Median Age	37.2	
2016 Est. Average Age	37.8	

Retail Trade Area | Demographics

Bastrop, Texas

DESCRIPTION	DATA	%
2016 Est. Male Population by Age	95,150	
Age 0 - 4	6,533	6.87%
Age 5 - 9	6,642	6.98%
Age 10 - 14	7,101	7.46%
Age 15 - 17	4,398	4.62%
Age 18 - 20	3,967	4.17%
Age 21 - 24	4,865	5.11%
Age 25 - 34	12,249	12.87%
Age 35 - 44	12,494	13.13%
Age 45 - 54	12,573	13.21%
Age 55 - 64	12,203	12.82%
Age 65 - 74	7,818	8.22%
Age 75 - 84	3,324	3.49%
Age 85 and over	983	1.03%
2016 Est. Median Age, Male	36.5	
2016 Est. Average Age, Male	37.2	
2016 Est. Female Population by Age	92,603	
Age 0 - 4	6,378	6.89%
Age 5 - 9	6,629	7.16%
Age 10 - 14	6,830	7.38%
Age 15 - 17	3,973	4.29%
Age 18 - 20	3,448	3.72%
Age 21 - 24	4,334	4.68%
Age 25 - 34	11,289	12.19%
Age 35 - 44	11,729	12.67%
Age 45 - 54	12,154	13.12%
Age 55 - 64	11,956	12.91%
Age 65 - 74	8,020	8.66%
Age 75 - 84	3,976	4.29%
Age 85 and over	1,885	2.04%

DESCRIPTION	DATA	%
2016 Est. Median Age, Female	37.9	
2016 Est. Average Age, Female	38.4	
2016 Est. Pop Age 15+ by Marital Status	147,639	
Total, Never Married	41,882	28.37%
Males, Never Married	23,827	16.14%
Females, Never Married	18,056	12.23%
Married, Spouse present	71,426	48.38%
Married, Spouse absent	9,248	6.26%
Widowed	8,760	5.93%
Males Widowed	2,350	1.59%
Females Widowed	6,410	4.34%
Divorced	16,322	11.06%
Males Divorced	7,248	4.91%
Females Divorced	9,074	6.15%
2016 Est. Pop Age 25+ by Edu. Attainment	122,654	
Less than 9th grade	12,799	10.43%
Some High School, no diploma	13,970	11.39%
High School Graduate (or GED)	39,021	31.81%
Some College, no degree	29,009	23.65%
Associate Degree	7,737	6.31%
Bachelor's Degree	15,459	12.60%
Master's Degree	3,617	2.95%
Professional School Degree	644	0.53%
Doctorate Degree	399	0.33%
2016 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.	39,317	
No High School Diploma	18,576	47.25%
High School Graduate	11,049	28.10%
Some College or Associate's Degree	6,668	16.96%
Bachelor's Degree or Higher	3,023	7.69%

Retail Trade Area | Demographics

Bastrop, Texas

DESCRIPTION	DATA	%
Households		
2021 Projection	68,169	
2016 Estimate	63,365	
2010 Census	57,519	
2000 Census	43,280	
Growth 2016 - 2021		7.58%
Growth 2010 - 2016		10.16%
Growth 2000 - 2010		32.90%
2016 Est. Households by Household Type	63,365	
Family Households	46,712	73.72%
Nonfamily Households	16,653	26.28%
2016 Est. Group Quarters Population	5,507	
2016 HHs by Ethnicity, Hispanic/Latino	17,877	
2016 Est. Households by HH Income	63,365	
Income < \$15,000	6,897	10.88%
Income \$15,000 - \$24,999	6,323	9.98%
Income \$25,000 - \$34,999	6,227	9.83%
Income \$35,000 - \$49,999	10,620	16.76%
Income \$50,000 - \$74,999	13,590	21.45%
Income \$75,000 - \$99,999	7,837	12.37%
Income \$100,000 - \$124,999	5,152	8.13%
Income \$125,000 - \$149,999	3,195	5.04%
Income \$150,000 - \$199,999	1,955	3.09%
Income \$200,000 - \$249,999	681	1.07%
Income \$250,000 - \$499,999	675	1.06%
Income \$500,000+	213	0.34%

DESCRIPTION	DATA	%
2016 Est. Average Household Income	\$66,243	
2016 Est. Median Household Income	\$52,972	
2016 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	\$54,287	
Black or African American Alone	\$47,929	
American Indian and Alaska Native Alone	\$44,762	
Asian Alone	\$82,755	
Native Hawaiian and Other Pacific Islander Alone	\$45,004	
Some Other Race Alone	\$48,794	
Two or More Races	\$47,784	
Hispanic or Latino	\$45,564	
Not Hispanic or Latino	\$56,840	
2016 Est. Family HH Type by Presence of Own Child.	46,712	
Married-Couple Family, own children	15,631	33.46%
Married-Couple Family, no own children	19,770	42.32%
Male Householder, own children	1,771	3.79%
Male Householder, no own children	1,833	3.92%
Female Householder, own children	4,314	9.24%
Female Householder, no own children	3,393	7.26%
2016 Est. Households by Household Size	63,365	
1-person	13,881	21.91%
2-person	20,271	31.99%
3-person	9,996	15.78%
4-person	8,700	13.73%
5-person	5,299	8.36%
6-person	2,784	4.39%
7-or-more-person	2,434	3.84%

Retail Trade Area | Demographics

Bastrop, Texas

DESCRIPTION	DATA	%
2016 Est. Average Household Size	2.88	
2016 Est. Households by Presence of People Under 18	63,365	
Households with 1 or More People under Age 18:	24,888	39.28%
Married-Couple Family	17,189	69.06%
Other Family, Male Householder	2,214	8.90%
Other Family, Female Householder	5,295	21.28%
Nonfamily, Male Householder	158	0.63%
Nonfamily, Female Householder	33	0.13%
Households with No People under Age 18:	38,476	60.72%
Married-Couple Family	18,213	47.34%
Other Family, Male Householder	1,396	3.63%
Other Family, Female Householder	2,411	6.27%
Nonfamily, Male Householder	8,330	21.65%
Nonfamily, Female Householder	8,127	21.12%
2016 Est. Households by Number of Vehicles	63,365	
No Vehicles	2,464	3.89%
1 Vehicle	18,254	28.81%
2 Vehicles	26,171	41.30%
3 Vehicles	11,140	17.58%
4 Vehicles	3,603	5.69%
5 or more Vehicles	1,734	2.74%
2016 Est. Average Number of Vehicles	2.0	

DESCRIPTION	DATA	%
Family Households		
2021 Projection	50,336	
2016 Estimate	46,712	
2010 Census	42,258	
2000 Census	31,766	
Growth 2016 - 2021		7.76%
Growth 2010 - 2016		10.54%
Growth 2000 - 2010		33.03%
2016 Est. Families by Poverty Status	46,712	
2016 Families at or Above Poverty	41,371	88.57%
2016 Families at or Above Poverty with Children	18,999	40.67%
2016 Families Below Poverty	5,341	11.43%
2016 Families Below Poverty with Children	4,434	9.49%
2016 Est. Pop Age 16+ by Employment Status	144,901	
In Armed Forces	19	0.01%
Civilian - Employed	83,459	57.60%
Civilian - Unemployed	7,394	5.10%
Not in Labor Force	54,030	37.29%
2016 Est. Civ. Employed Pop 16+ by Class of Worker	84,768	
For-Profit Private Workers	54,693	64.52%
Non-Profit Private Workers	4,480	5.29%
Local Government Workers	6,409	7.56%
State Government Workers	6,426	7.58%
Federal Government Workers	2,726	3.22%
Self-Employed Workers	9,868	11.64%
Unpaid Family Workers	166	0.20%

Retail Trade Area | Demographics

Bastrop, Texas

DESCRIPTION	DATA	%
2016 Est. Civ. Employed Pop 16+ by Occupation	84,768	
Architect/Engineer	1,212	1.43%
Arts/Entertainment/Sports	977	1.15%
Building Grounds Maintenance	5,265	6.21%
Business/Financial Operations	2,870	3.39%
Community/Social Services	1,181	1.39%
Computer/Mathematical	1,374	1.62%
Construction/Extraction	8,523	10.05%
Education/Training/Library	3,711	4.38%
Farming/Fishing/Forestry	744	0.88%
Food Prep/Serving	4,262	5.03%
Health Practitioner/Technician	2,848	3.36%
Healthcare Support	1,921	2.27%
Maintenance Repair	4,009	4.73%
Legal	715	0.84%
Life/Physical/Social Science	298	0.35%
Management	7,728	9.12%
Office/Admin. Support	14,318	16.89%
Production	6,599	7.78%
Protective Services	1,769	2.09%
Sales/Related	6,984	8.24%
Personal Care/Service	2,082	2.46%
Transportation/Moving	5,380	6.35%
2016 Est. Pop 16+ by Occupation Classification	84,768	
Blue Collar	24,511	28.92%
White Collar	44,215	52.16%
Service and Farm	16,043	18.93%

DESCRIPTION	DATA	%
2016 Est. Workers Age 16+ by Transp. to Work	83,549	
Drove Alone	64,872	77.65%
Car Pooled	12,167	14.56%
Public Transportation	440	0.53%
Walked	1,380	1.65%
Bicycle	111	0.13%
Other Means	1,429	1.71%
Worked at Home	3,151	3.77%
2016 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	18,000	
15 - 29 Minutes	21,543	
30 - 44 Minutes	19,499	
45 - 59 Minutes	10,500	
60 or more Minutes	10,860	
2016 Est. Avg Travel Time to Work in Minutes	34.00	
2016 Est. Occupied Housing Units by Tenure	63,365	
Owner Occupied	49,700	78.43%
Renter Occupied	13,665	21.57%
2016 Owner Occ. HUs: Avg. Length of Residence	14.3	
2016 Renter Occ. HUs: Avg. Length of Residence	7.8	

Retail Trade Area | Demographics

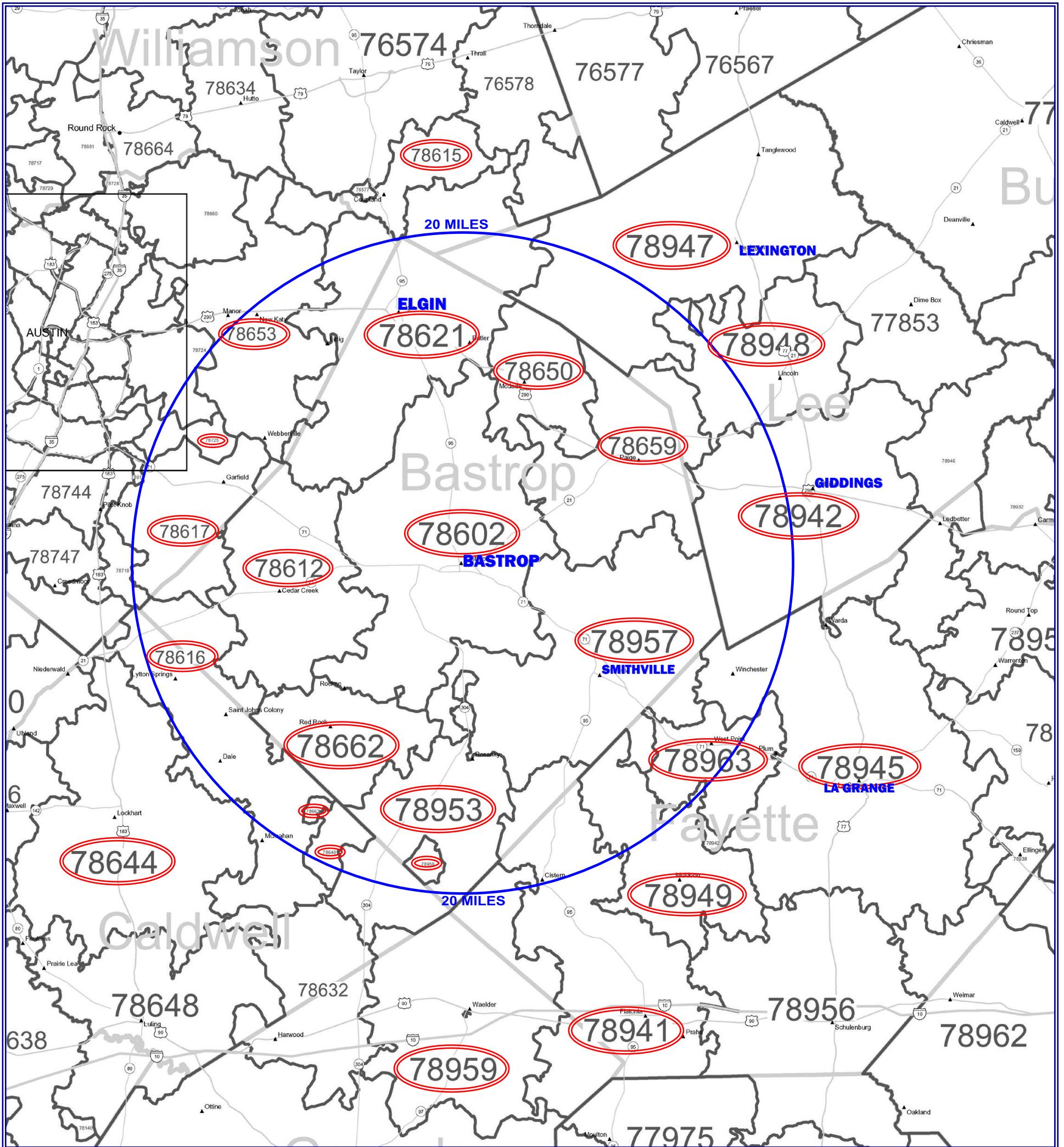
Bastrop, Texas

DESCRIPTION	DATA	%
2016 Est. Owner-Occupied Housing Units by Value	49,700	
Value Less than \$20,000	2,938	5.91%
Value \$20,000 - \$39,999	3,667	7.38%
Value \$40,000 - \$59,999	2,633	5.30%
Value \$60,000 - \$79,999	3,312	6.66%
Value \$80,000 - \$99,999	3,703	7.45%
Value \$100,000 - \$149,999	11,893	23.93%
Value \$150,000 - \$199,999	7,539	15.17%
Value \$200,000 - \$299,999	6,508	13.10%
Value \$300,000 - \$399,999	3,346	6.73%
Value \$400,000 - \$499,999	1,880	3.78%
Value \$500,000 - \$749,999	1,149	2.31%
Value \$750,000 - \$999,999	544	1.09%
Value \$1,000,000 or more	589	1.18%
2016 Est. Median All Owner-Occupied Housing Value	\$136,144	
2016 Est. Housing Units by Units in Structure	73,564	
1 Unit Attached	710	0.97%
1 Unit Detached	52,123	70.85%
2 Units	973	1.32%
3 or 4 Units	730	0.99%
5 to 19 Units	841	1.14%
20 to 49 Units	204	0.28%
50 or More Units	234	0.32%
Mobile Home or Trailer	17,122	23.27%
Boat, RV, Van, etc.	627	0.85%

DESCRIPTION	DATA	%
2016 Est. Housing Units by Year Structure Built	73,564	
Housing Units Built 2010 or later	7,073	9.61%
Housing Units Built 2000 to 2009	19,337	26.29%
Housing Units Built 1990 to 1999	13,837	18.81%
Housing Units Built 1980 to 1989	11,620	15.80%
Housing Units Built 1970 to 1979	7,607	10.34%
Housing Units Built 1960 to 1969	3,863	5.25%
Housing Units Built 1950 to 1959	3,627	4.93%
Housing Units Built 1940 to 1949	2,083	2.83%
Housing Unit Built 1939 or Earlier	4,517	6.14%
2016 Est. Median Year Structure Built	1993	

ZIP CODE SUMMARY MAP

BASTROP TRADE AREA



Zip Code	Active Residential Postal Drops (1)	Population (2)	Zip Code	Active Residential Postal Drops (1)	Population (2)
78602	11,445	32,962	78725	2,896	8,340
78612	5,022	14,463	78941	1,366	3,934
78615	589	1,696	78942	3,702	10,662
78616	2,894	8,335	78945	5,035	14,501
78617	6,992	20,137	78947	2,084	6,002
78621	8,599	24,765	78949	254	732
78644	7,291	20,998	78953	570	1,642
78650	690	1,987	78957	4,438	12,781
78653	7,500	21,600	78959	825	2,376
78659	1,369	3,943	78963	365	1,051
78662	1,131	3,257	78948	454	1,308

TOTAL ACTIVE RESIDENTIAL POSTAL DROPS **75,511**
TOTAL POPULATION (2) **217,472**

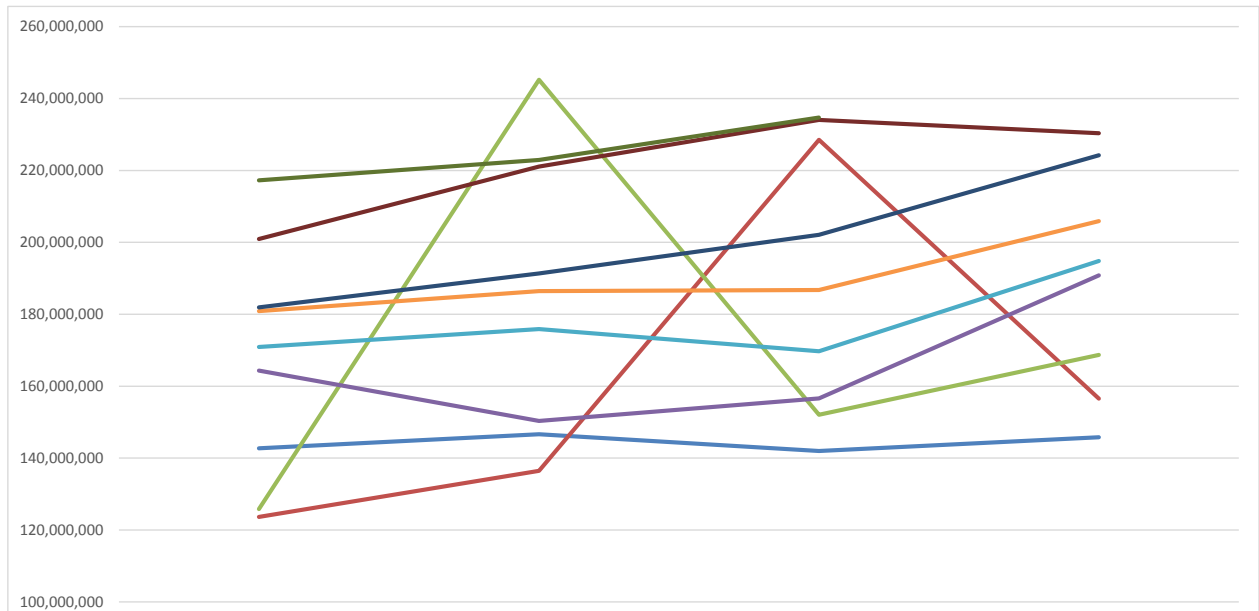
(1) Source: U.S. Post Office AIS Viewer April 2017
 (2) Source: ESRI Demographics. Average Household size is 2.88 people.

City of Bastrop Sales*

The city of Bastrop collects 1.5% of sales in tax revenue.*

	2008	2009	2010	2011	2012	2013	2014	2015	2016	Prev. Quarter % Change
Q1	142,742,352	123,634,049	125,825,787	164,310,694	170,917,129	180,881,559	181,916,843	200,934,865	217,251,856	8.12%
Q2	146,629,002	136,456,960	245,224,887	150,331,462	175,854,544	186,458,751	191,336,870	221,101,722	222,934,984	0.83%
Q3	141,970,130	228,514,983	152,063,113	156,586,396	169,708,570	186,754,628	202,118,714	234,049,612	234,714,382	0.28%
Q4	145,804,680	156,537,255	168,671,903	190,818,758	194,817,004	205,905,818	224,222,694	230,358,201		2.74%
TOTAL	577,146,164.00	645,143,247.00	691,785,690.00	662,047,310.00	711,297,247.00	760,000,756.00	799,595,121.00	886,444,400.00	674,901,222.00	
YTD % Increase		11.78%	7.23%	-4.30%	7.44%	6.85%	5.21%	10.86%	2.87%	
2008-2015 Increase		53.59%								

* Sales tax data files are updated four times a year: Q1 - September, Q2 - December, Q3- March, Q4 - May
 * Source: Susan Combs, Texas Comptroller of Public Accounts



WHY BASTROP....

- The Bastrop trade area is comprised of approximately 185,000+ people serving a 30 mile radius.
- Bastrop serves as the retail and medical hub for Bastrop County and surrounding areas (Lockhart, Giddings, Smithville, LaGrange, Columbus).
- Bastrop ISD is one of the fastest growing school districts in Central Texas (48,000 population in the school district with 14 schools). If current trends continue, the BISS student population will grow at double the growth rate of the rest of the state¹. This growth reflects a shift in the community, which has been largely a rural, farming area and is now attracting Austin-based professionals. BISS has two 5A high schools - Bastrop High and Cedar Creek High.

¹ *Texas Comptroller of Public Accounts*

- Both Wal-Mart and HEB have doubled the size of their original stores. Home Depot built its store in Bastrop in 2004. Lowe's opened in 2008.
- State Highway 130, which was designed to encourage growth along Austin's east side, is only 10 miles west of Bastrop. The Austin-Bergstrom International Airport is 25 minutes away.
- The Hyatt Lost Pines Resort opened in 2006 and is exceeding occupancy projections.
- Many of the home sites in the Bastrop area are large lots offering hill country living within close proximity to Austin.
- Under-Served Retail: The Bastrop trade area has only 1.13 square feet of retail shopping center space per capita - compared to the national average of 20 square feet.
- The Circuit of the Americas / F1 Track opened November 2012 and has multiple events during the year, including the Formula 1 U.S. Grand Prix, X Games and multiple major concerts.

WHY BURLESON CROSSING.....

- Burleson Crossing is situated on the same side of Highway 71 as HEB and downtown (a major factor for city and local government), and offers unparalleled access and visibility.
- Accessible via three main arteries (Highway 71, CR 304, CR 969).
- Strong performing co-tenancy: Lowes, Best Buy, Petco, Spec's, Ross, Staples and TJ Maxx are all doing well. AT&T moved from across the street and has doubled its sales.
- 45,000 vehicles per day at the intersection .
- In December 2006, Coast Range Investments LLC closed on a 9,600-acre tract of land directly north of Burleson Crossing called "XS Ranch", with plans to turn what's now ranching land into a largely residential development. Plans call for approximately 7,000 homes, equestrian facilities and golf courses. The development will stretch from FM 969 to SH 95. (www.cr-invests.com)

BASTROP OVERVIEW

The City of Bastrop

The City of Bastrop is located in the bend of the Colorado River 33 miles east of downtown Austin. Bastrop was established as a part of Stephen F. Austin's "Little Colony" in 1832. It is the second oldest incorporated city in Texas. Its historic downtown attracts many visitors and gives a certain ambiance that makes the residents proud to be part of a great community.

Growth¹

Bastrop County is ranked in the top 10 fastest growing Texas counties with a rate of 16.2% and is ranked 30th in the United States. The trade area population is 150,008 and is expected to grow 16.18% by 2009. The City of Bastrop has grown 36.62% from 1990-2000. From 1995 to 2004, retail sales increased an average of 7% annually. Sales in service establishments increased from \$66 million in 1995 to \$102 million in 2004, an average annual increase of 5%.

¹*U.S. Census Bureau*

Water Resources

The single most limiting factor to development of housing and other real estate growth in many areas of Central Texas has historically been the lack of water and wastewater services. The exclusive reliance on well water and septic systems results in home construction on large lots and low building density. This has reduced the ability of homebuilders to put together high density neighborhoods, but the addition of three new water service providers will provide opportunities for more traditional home sites.

The Lower Colorado River Authority completed a wastewater system in the McKinney Roughs area. This plant serves the new Hyatt Regency Lost Pines Resort and Spa and will also provide services to future developments in the vicinity.

The regional wastewater system in the Camp Swift area north of the City of Bastrop is currently being expanded by the LCRA. The expanded system will serve many of the homes in this area that currently have septic systems and unimproved lots.

The City of Bastrop has sufficient water supply to meet the needs of a growing population. The City recently reopened its older wastewater plant and has purchased land to construct a new plant.

Trade Area

A recent survey was conducted by the Bastrop Economic Development Council to determine the Bastrop trade area by asking customers in the HEB, Home Depot, and Wal-Mart parking lots the location of their residences. The study found that customers drive approximately 20+ miles from the north and west to shop in Bastrop because the next closest metropolitan city is Austin. They will travel further from the east and south from cities such as Elgin, McDade, Cedar Creek, Uteley, and Butler since Bastrop is the closest large city.

According to a Retail Market Analysis report by Houston-based Fearon, Hepner, and Rhodes (FH&R) retail in Bastrop is “very healthy”, with retail sales climbing to \$1.3 billion in 2004 from \$753 million in 1995. FH&R stated that Bastrop is “severely underserved in many retail and service categories”. Nationally, retail shopping center space per capita is about 20 square feet per person, but in Bastrop there is only 1.13 square feet per person. The report concludes that the Bastrop area could support an additional 2.75 million square feet of retail space over just the next 5 years.

Both HEB and Wal-Mart opened Bastrop stores in 1987, and since have rebuilt to meet the needs of a growing customer base (Super Wal-Mart rebuilt 1995, and HEB rebuilt in 2003). It is reported that HEB’s current store (93,000 square feet) is already at full capacity. A new subdivision, West Bastrop Village has recognized this demand and has acquired land for production of new homes. The city has planned to build two new utility districts as a foundation for new homes being built.

Education

Bastrop Independent School District has six elementary schools, two intermediate schools, two middle schools, and two high schools. There are 5,614 students enrolled in grades K-12 and the school district has grown 27% over the past five years. Eight of the district schools recently achieved the Gold Performance Acknowledgement (GPA) by the Texas Education Agency which recognizes schools for high performance and improvement in areas crucial to the academic success.

Health Care Facilities

Seton Hospital purchased the Lakeside Hospital (28,500 sf).

Hyatt Regency Lost Pines Resort and Spa

The new Hyatt Regency Lost Pines Resort and Spa, a 492-room resort, opened June 1, 2006 after a two-year construction period. The resort is located approximately 7 miles west of the City of Bastrop near the Colorado River and McKinney Roughs Nature Park. This is the largest resort in Central Texas. With room prices beginning at \$200 per night, the resort is expected to draw more business travelers than families. The resort predicts that 70% of its clientele will be business travelers.

Economically, the 405-acre resort will benefit Bastrop in several primary ways. First, it has become the largest private employer in the area. Secondly, many existing Bastrop businesses will benefit through increased sales. The City of Bastrop will likely receive \$2 million per year in hotel taxes and \$800,000 in property taxes from the resort. New jobs are also expected to be created as new businesses come to the area to serve the resort and its clientele.

It is estimated that the resort will employ more than 550 workers. The majority of these jobs are expected to be filled through local residents although it is expected that some workers will move to the area for employment. Most workers filling managerial positions will transfer from other Hyatt hotels. Another 200 indirect jobs are expected to be created. Austin-based Resource Economics, Inc. estimates that the newly created jobs will amount to \$17.9 million to \$21.2 million per year for Bastrop County.

Demographic and Firmographic Information

The following are highlights of the demographic and firmographic findings for the Bastrop trade area (for detailed reports, please refer to the Bastrop EDC website: www.bastropedc.org)

Demographics

- ◆ The population of the trade area is 160,008 and is estimated to grow 16.18% by 2012. The number of households is expected to grow at 16.34%. Currently, there are 50,805 households in the area. The population of the trade area is predominantly White at 73.61% of the total population in the area.
- ◆ Approximately 77.9% of the population lives in owner-occupied units.

- ◆ Of the total households, 21.92% have income levels between \$50,000 and \$74,999. The second largest category is households with income levels between \$35,000 and \$49,999, representing 16.55% of the total area households.
- ◆ People between 35 and 44 years of age are the largest segment of the population, 15.68%.
- ◆ 53.94% of the population is married, followed by single males, which represent 13.47% of the total population.
- ◆ 33.39% of the population are high school graduates, while 21% have experienced some college. Another 10.92% have obtained a Bachelor's degree.

Firmographics

- ◆ There are approximately 4,959 total businesses in the trade area, and the dominant group is services at 38.01%. Retail trade businesses are the second major category, representing 21.6% of the total businesses in the area.
- ◆ The number of employees in the trade area is 47,740, and the majority work in services. Approximately 37.36% of the total employees work in services, while 18.41% of employees work in retail trade businesses.
- ◆ Total annual retail sales for the trade area are approximately \$1.3 billion. Retail sales include \$353 million for Auto Dealers and Gas Stations, \$203 million for Food Stores, \$167 million for Home Improvement Stores, and \$107 million for General Merchandise Stores.

Transportation

Bastrop is located 33 miles and 40 minutes east of downtown Austin on Highway 71. Highway 71/Ben White Blvd. has been a major east/west arterial for south Austin for over 50 years. In the 1990's the Highway began undergoing major expansion to insure easier accessibility and to enhance traffic flow. Highway 71 from Austin to Austin Bergstrom International Airport will be completed in 2006.

Additionally, the new toll road SH-130 intersects Hwy 71 just east of the airport and Hwy 973. SH-130 runs nearly parallel to IH-35 about 20 miles from Bastrop enabling easier transportation routes for the cities north and south of Bastrop.

Bastrop County Zip Codes

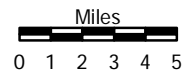
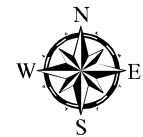
Population Growth
2000-2008

Map Legend

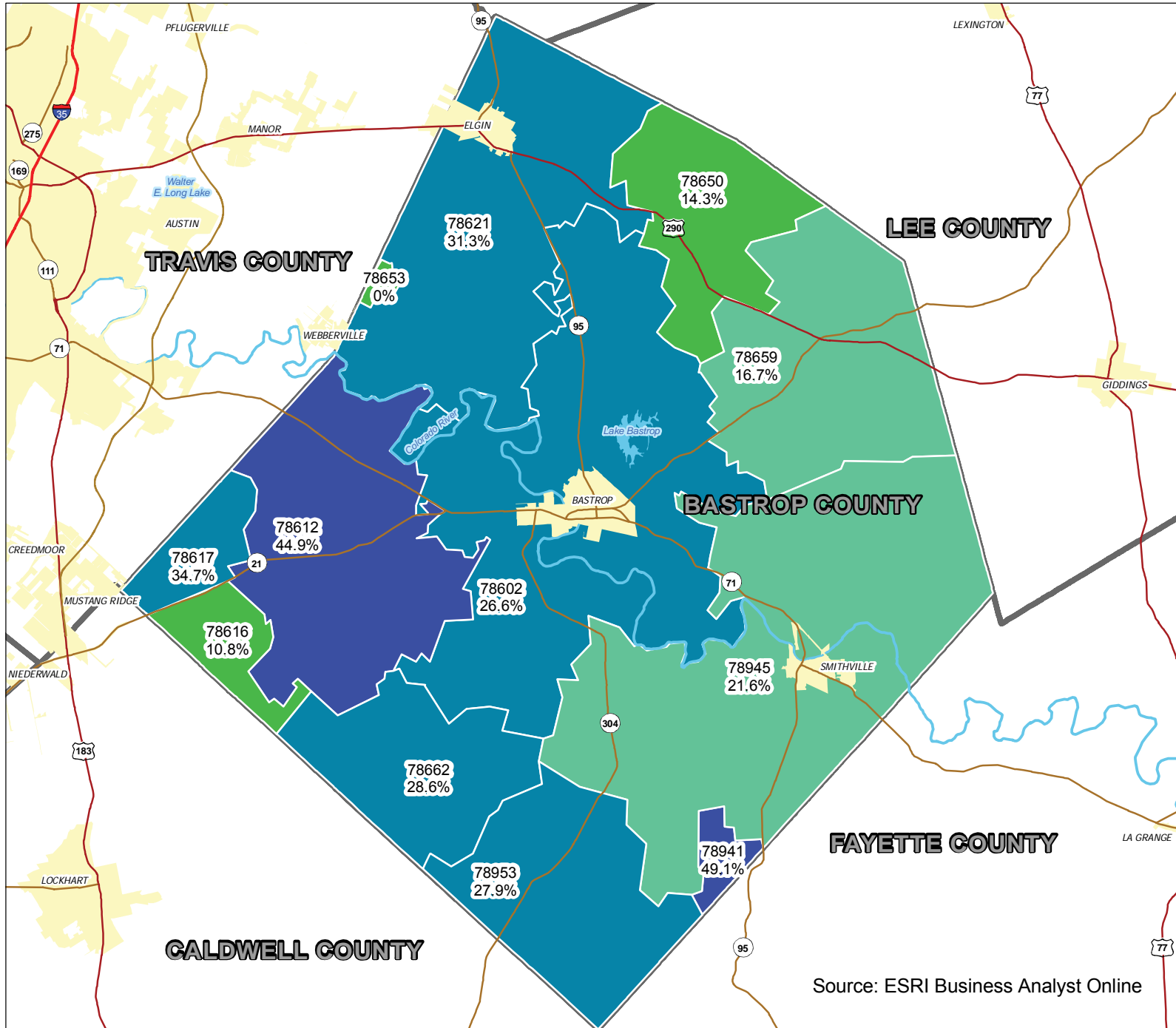
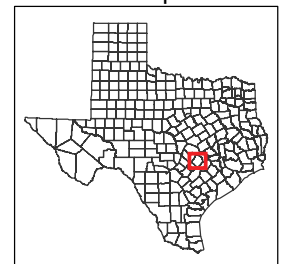
Percent Change

- 0 - 15%
- 15.1 - 25%
- 25.1 - 35%
- 35.1 - 49.1%

- Interstate
- State Highway
- US Highway
- Rivers
- Lakes
- City Limits



Overview Map



Source: ESRI Business Analyst Online

Metadata: BastropPop.mxd produced on January 14, 2009. Population Sources: 2000 U.S. Census, 2008 Estimates ESRI Business Analyst Online. Note: The percentage is calculated based on the population of that Zip Code which lies within Bastrop County. For additional info contact CAPCOG at (512) 916-6000. Disclaimer: The Capital Area Council of Governments (CAPCOG) provides this map and/or data 'as is' and assumes no liability for its accuracy or completeness. This is intended as a general representation only and is in no way intended to be used as survey grade information.

AGENCY DISCLOSURE RULES



Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you fairly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.