

The Colony Site Available Bastrop, Texas 78602

LOCATION

Subject Property is located on FM 969 approximately .80 miles north of State Highway 71 at the current and future entrances of The Colony, a master-planned community in Bastrop, TX.

ACREAGE

- Commercial Tract 1 - 7.052 acres

ZONING

- Commercial - up to 10,000 SF/AC

UTILITIES

All public utilities are available to the site via The Colony MUD (municipal utility district).

PRICING

Contact Broker

JURISDICTION

City of Bastrop, ETJ (extra-territorial jurisdiction).

FRONTAGE

- Commercial Tract 1 - FM 969 & Sam Houston Dr.

SCHOOL DISTRICT

Bastrop ISD.

FLOODPLAIN

None.

COMMENTS

The subject tract located within one of Austin's fastest-growing master-planned communities, The Colony, 27 miles east of Austin in Bastrop, Texas just 1.5 miles east of the corporate offices for The Boring Company, Space X, and Starlink. The Colony is approved for over 4,000 residential units with over 2,000 already constructed or underway. The Colony is also home to one of Bastrop ISD's newest Elementary Schools, Colony Oaks Elementary.

Contact For More Information:

Margaret Riggins | (830) 431-2772 | margaret@rclb.com

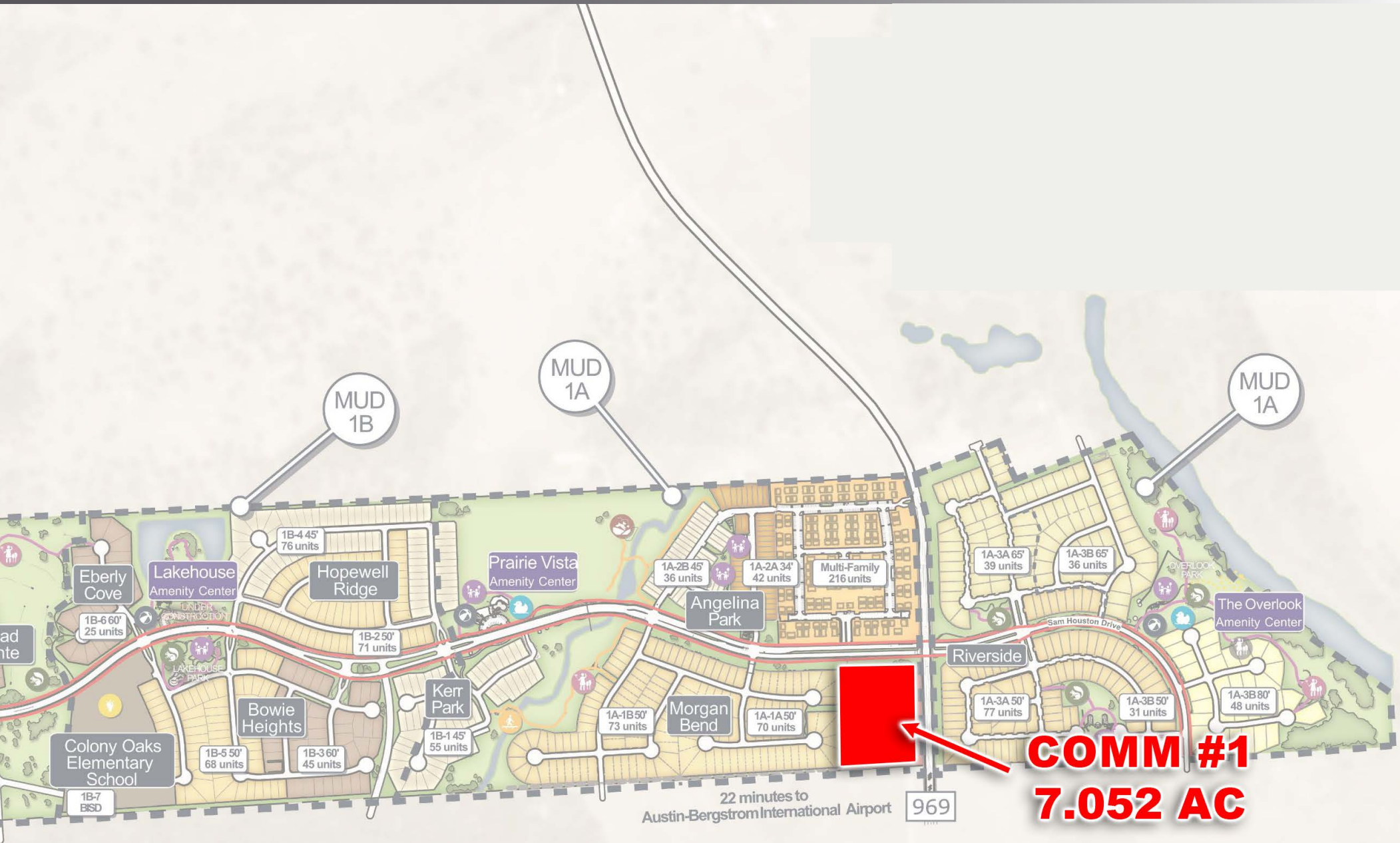
Jordan Johnson | (512) 775-8042 | jordan@rclb.com

Republic Commercial Land & Brokerage

505 Walsh St. Austin, TX 78703

www.rclb.com

Bastrop, Texas 78602



FOR SALE

The Colony Site Available Bastrop, Texas 78602


**REPUBLIC
COMMERCIAL**
Land & Brokerage

71
TEXAS

**COMM #1
7.052 AC**

 **THE COLONY**
**±2,247 Acre
Master Planned Community**

FARM
969
ROAD



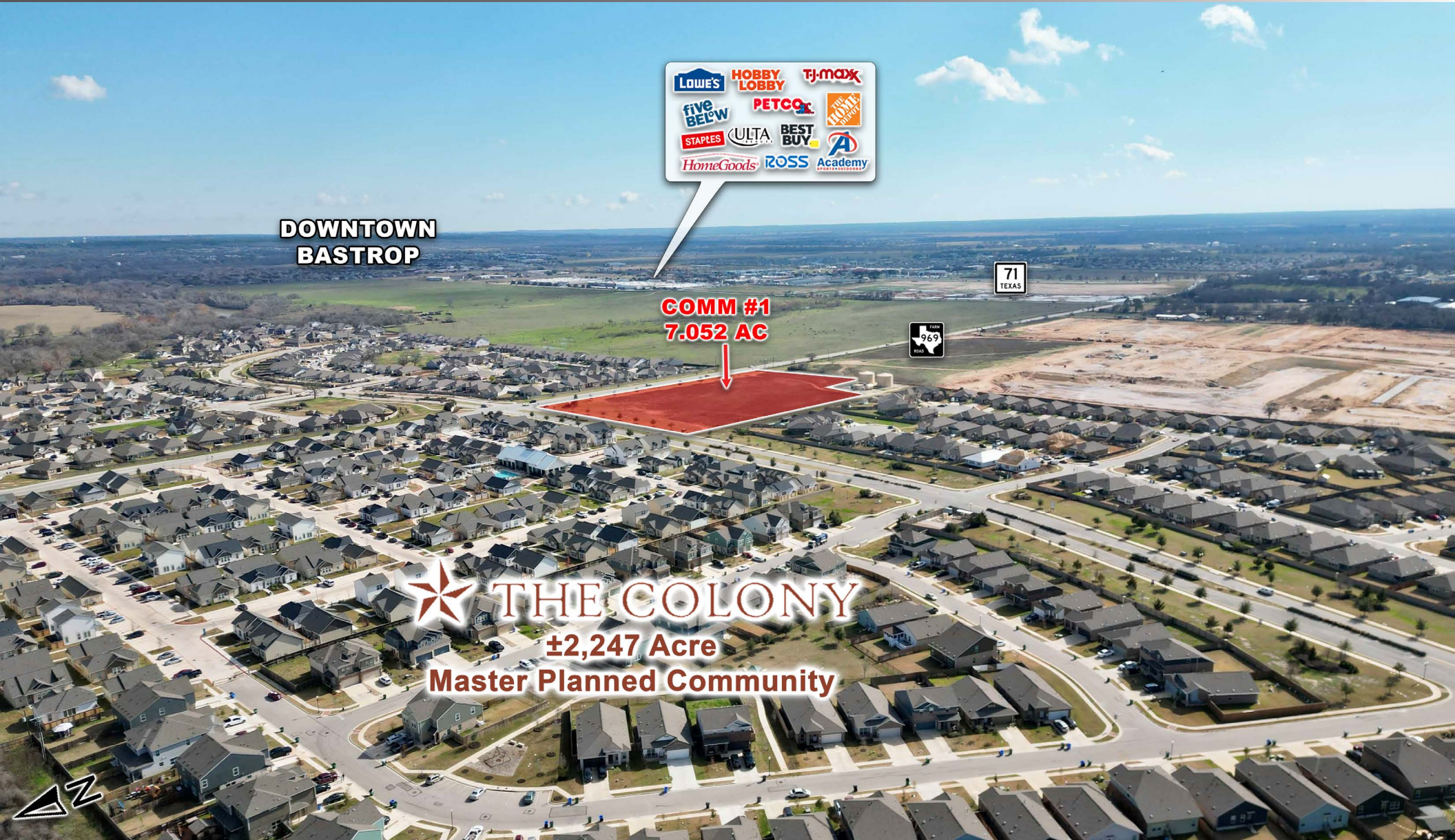
Contact For More Information:
Margaret Riggins | (830) 431-2772 | margaret@rclb.com
Jordan Johnson | (512) 775-8042 | jordan@rclb.com

Republic Commercial Land & Brokerage
505 Walsh St. Austin, TX 78703
www.rclb.com

FOR SALE

The Colony Site Available Bastrop, Texas 78602


**REPUBLIC
COMMERCIAL**
Land & Brokerage



**DOWNTOWN
BASTROP**

**COMM #1
7.052 AC**

 **THE COLONY**
±2,247 Acre
Master Planned Community

Contact For More Information:
Margaret Riggins | (830) 431-2772 | margaret@rclb.com
Jordan Johnson | (512) 775-8042 | jordan@rclb.com

Republic Commercial Land & Brokerage
505 Walsh St. Austin, TX 78703
www.rclb.com

Bastrop, Texas 78602





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Republic Commercial Land & Brokerage	9013147	info@rclb.com	(512) 960-4676
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Wallace	378278	john@republicranches.com	(361) 442-1001
Designated Broker of Firm	License No.	Email	Phone
Margaret Riggins	679476	margaret@rclb.com	(830) 431-2772
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jordan Johnson	617193	jordan@rclb.com	(512) 775-8042
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0