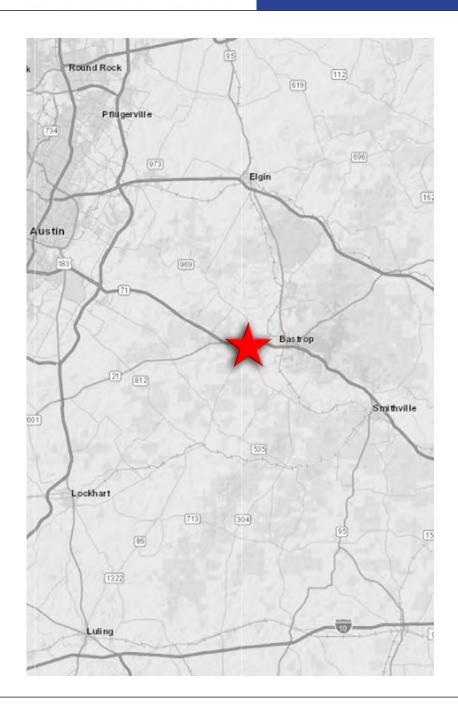
FOR LEASE WOODLAND VILLAGE BASTROP

696 Hwy 71 West | Bastrop, Texas 78602









PROPERTY OVERVIEW

Woodland Village is a highly visible and accessible retail shopping center in Bastrop, Texas. According to the Retail Coach, the Primary Retail Trade Area Population is 198,251. The strong tenant line-up, combined with the growth of the trade area, make Woodland Village an ideal location for a wide array of business types.

HIGHLIGHTS

- 1,312 sf in-line spacesavailable
- Located at the southeast corner of US Highway 71 & State Highway 304 in Bastrop, Texas
- Hard Corner, Signalized Intersection
- Current tenants include Morelia Mexican Grill, Taco Cabana, Kyoto Japanese Restaurant & Sushi Bar, Papa Murphy's, CitiFinancial, Kapsner Chiropractic, Central Texas Art Academy, Apex Training, Spero Rehab Lamia Nail Spa and more
- Call broker for rental rate
- NNN's: \$11.80 PSF (estimated)

AVAILABLE SPACE

1,312 SF

2025 POPULATION

28,353 - 5 miles

DAYTIME POPULATION

30,092 - 5 miles

AVERAGE HH INCOME

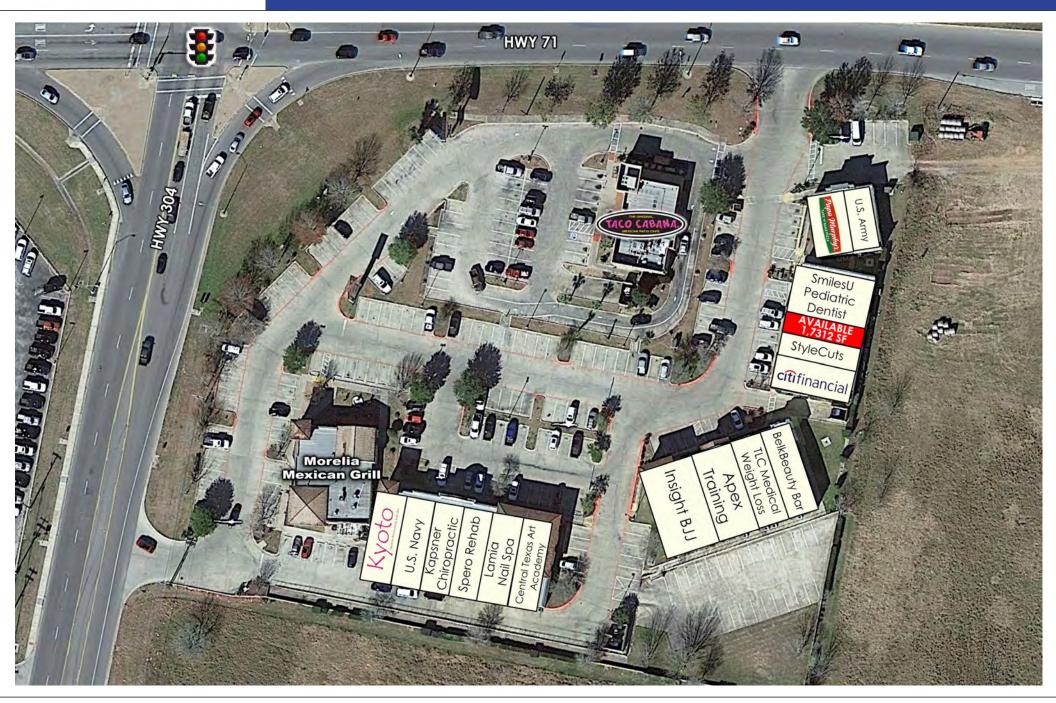
\$105,695 - 5 miles

TRAFFIC COUNT

71,128 VPD ('23)





















	3 miles	5 miles	10 miles
Population Summary			
2010 Total Population	9,036	15,648	34,931
2020 Total Population	12,691	21,274	46,104
2020 Group Quarters	390	787	1,891
2025 Total Population	18,256	28,353	55,295
2025 Group Quarters	381	746	1,611
2030 Total Population	21,411	34,548	65,531
2025-2030 Annual Rate	3.24%	4.03%	3.46%
2025 Total Daytime Population	21,974	30,092	50,254
Workers	11,983	14,567	20,902
Residents	9,991	15,525	29,352
Household Summary			
2010 Households	3,394	5,961	12,412
2010 Average Household Size	2.54	2.48	2.65
2020 Total Households	4,852	8,150	16,224
2020 Average Household Size	2.54	2.51 11,284	2.73 20,296
2025 Households 2025 Average Household Size	7,336 2.44	2.45	20,296
2030 Households	8,694	13,920	24,472
2030 Average Household Size	2.42	2.43	2.61
2025-2030 Annual Rate	3.46%	4.29%	3.81%
2010 Families	2,255	4,104	8,806
2010 Average Family Size	3.13	2.98	3.13
2025 Families	4,843	7,650	14,031
2025 Average Family Size	3.11	3.02	3.21
2030 Families	5,714	9,426	16,847
2030 Average Family Size	3.10	3.00	3.18
2025-2030 Annual Rate	3.36%	4.26%	3.73%
Housing Unit Summary			
2000 Housing Units	2,642	4,691	9,903
Owner Occupied Housing Units	59.2%	66.7%	72.1%
Renter Occupied Housing Units	29.8%	24.6%	18.8%
Vacant Housing Units	11.0%	8.7%	9.0%
2010 Housing Units	3,791	6,607	13,917
Owner Occupied Housing Units	58.2%	63.4%	67.9%
Renter Occupied Housing Units	31.4%	26.8%	21.3%
Vacant Housing Units	10.5%	9.8%	10.8%
2020 Housing Units	5,327	8,935	17,869
Owner Occupied Housing Units	59.2%	63.7%	67.8%
Renter Occupied Housing Units	31.9%	27.5%	23.0%
Vacant Housing Units 2025 Housing Units	8.3% 7,953	8.5% 12,208	9.0% 22,046
Owner Occupied Housing Units	68.1%	69.7%	71.5%
Renter Occupied Housing Units	24.2%	22.8%	20.6%
Vacant Housing Units	7.8%	7.6%	7.9%
2030 Housing Units	9,286	14,891	26,346
Owner Occupied Housing Units	68.7%	71.9%	73.9%
Renter Occupied Housing Units	24.9%	21.6%	18.9%
Median Household Income			
2025	\$80,896	\$85,139	\$83,512
2030	\$89,627	\$93,214	\$91,733
Median Home Value	ψ05,027	φ33,214	φσ1,733
2025	\$356,953	\$357,702	\$353,995
2030	\$390,618	\$407,201	\$425,841
Median Age	7555,010	ψ+07,201	Ψ125,041
2025	41.4	41.8	41.0
2020		41.0	41.0



	3 miles	5 miles	10 miles
2025 Households by Income			
Household Income Base	7,336	11,284	20,296
<\$15,000	4.8%	4.1%	4.0%
\$15,000 - \$24,999	7.8%	7.2%	5.9%
\$25,000 - \$34,999	4.7%	4.5%	5.5%
\$35,000 - \$49,999	9.4%	8.6%	9.0%
\$50,000 - \$74,999	20.8%	20.3%	20.7%
\$75,000 - \$99,999	8.8%	11.3%	12.3%
\$100,000 - \$149,999	23.7%	24.2%	24.8%
\$150,000 - \$199,999	13.9%	13.0%	12.1%
\$200,000+	6.1%	6.8%	5.8%
Average Household Income	\$104,056	\$105,695	\$102,192

WOODLAND VILLAGE BASTROP

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Information About Brokerage Services

2-10-2025

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Woodland Property Group, Inc.	592771	blair@woodlandpropertygroup.com	512.445.2607
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Blair Helgren	469898	blair@woodlandpropertygroup.com	512.445.2607
Designated Broker of Firm N/A	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate N/A	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date Regulated by the Texas Real Estate Commission