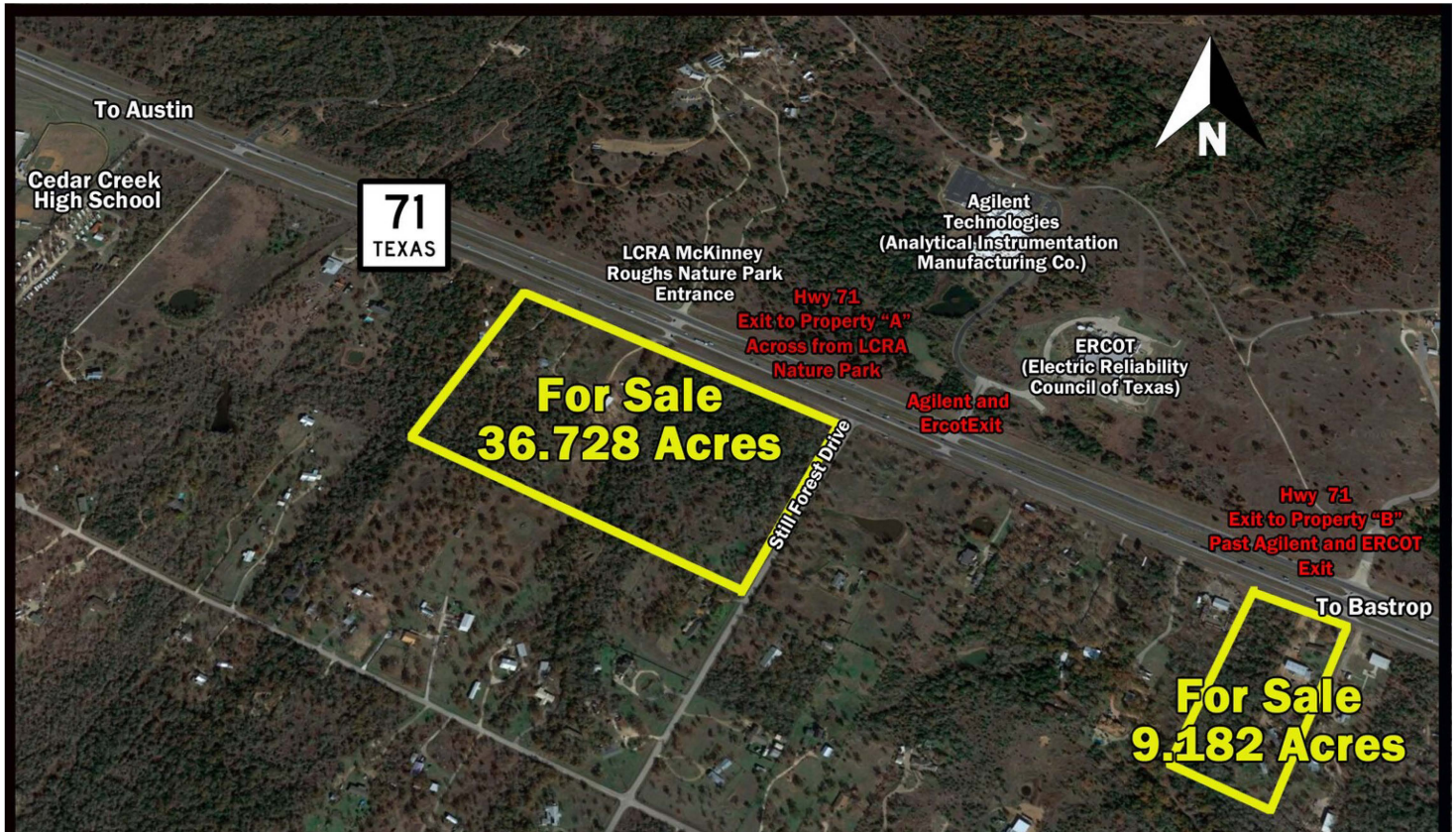




Mark Pustka  
(512) 970-8359

## 671 Union Chapel Rd - Hwy 71 East Frontage Land

9.18 - 36.73 Acre Industrial Land Lots in Cedar Creek, TX



ABOUT 671 UNION CHAPEL RD , CEDAR CREEK, TX 78612

Sale Type	Investment or Owner User	Proposed Use	Industrial
No. Lots	2	Total Lot Size	45.91 AC
Property Type	Land	Opportunity Zone	No
Property Subtype	Industrial		

2 LOTS AVAILABLE

Lot 1-8

Lot Size 36.73 AC

Westerly 36 acre parcel. One of 2 separate parcels for sale. 653, 663 and 671 Union Chapel Rd, and 130 Still Forest Drive Unit B are addresses that make up the parcel. Land slopes from Hwy 71 towards back of property. Many mature trees on site.

Lot 5-6

Lot Size 9.18 AC

A part of the easterly 9 acre parcel. One of 2 separate parcels for sale. 535 Union Chapel Rd is address along with an adjacent lot that is raw land with no address. Land slopes from Hwy 71 towards back of property. Many mature trees on site.

DESCRIPTION

DIRECTIONS: East on Highway 71 out of Austin. Second exit off Hwy 71 E past Cedar Creek High School at Still Forest Dr. exit. 36.728 Acre land parcel and 9.182 acre land parcel.

LAND: Two separate parcels of land. One has 1,598 lineal feet of frontage and totals 36 acres and the second has 403.1 lineal feet of frontage and is 9 acres. Parcels are +/- 1,000 lineal feet deep.

LOCATION: .9 miles east of Cedar Creek High School. Across the street from LCRA McKinney Roughs Nature Park and the Hyatt Regency Lost Pines Resort.

MISC. Sewer connection is 1600' to the west of the 36 acre property and is provided by Corex. The Bastrop Economic Development Corporation is conducting a study as a first step toward extending the sewer to this and nearby properties.

A low water user may be able to use septic system instead of connecting to gravity wastewater. Property is in Bastrop Independent School District.




INVESTMENT HIGHLIGHTS

- Hard to find large acreage (36 acres) parcel for corporate office, industrial development.
- Across street from LCRA Mckinney Roughs Nature Park, and Hyatt Regency Lost Pines Resort.
- 1600 and 400 respectively lineal feet of Hwy 71 frontage.
- 14 miles east of Austin Airport, 14 miles east of new Tesla facility, 24 miles east of Austin and 10 miles west of Bastrop.

EXECUTIVE SUMMARY

Two (2) separate parcels of land for sale. 36 acre parcel is the perfect corporate campus site for Tesla supplier, other local industry or Multifamily. The separate 9 acre parcel just to the east would work for warehouse, flex space, multifamily. 14 miles to Austin Bergstrom International Airport, 14 miles to Tesla site, 24 miles to Austin and 10 miles to Bastrop. 9 acre parcel ideal for warehouse, flex space, multifamily.

TRANSPORTATION

 AIRPORT	Austin-Bergstrom International Airport	28 min drive	17.3 mi
 FREIGHT PORT	Calhoun Port	186 min drive	148.4 mi
 RAILROAD	ELGIN COTTON OIL MILL, INC.	37 min drive	21.1 mi

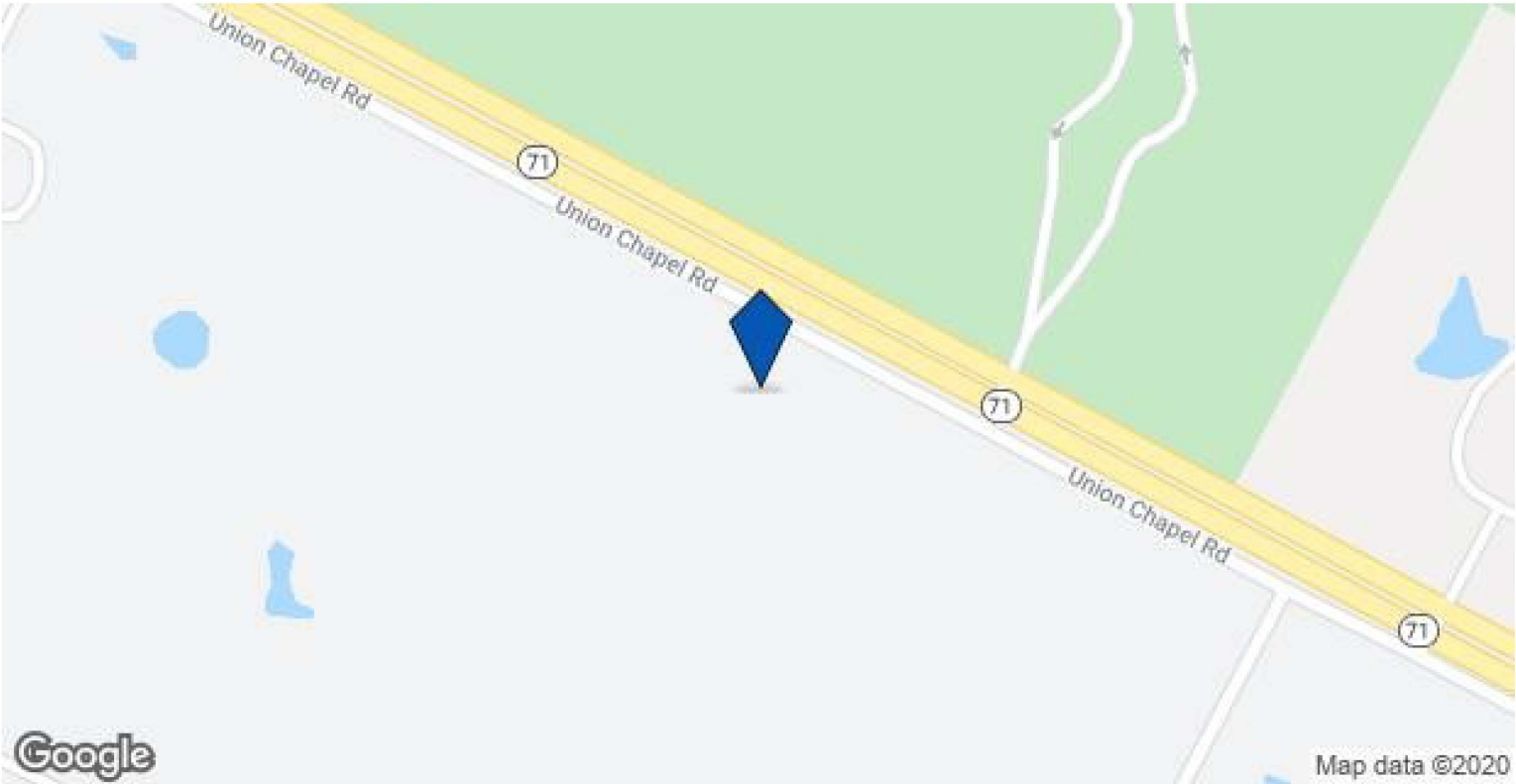
PROPERTY TAXES

Parcel Numbers	22974	Improvements Assessment	\$90,735
Land Assessment	\$626,357	Total Assessment	\$717,092

ZONING

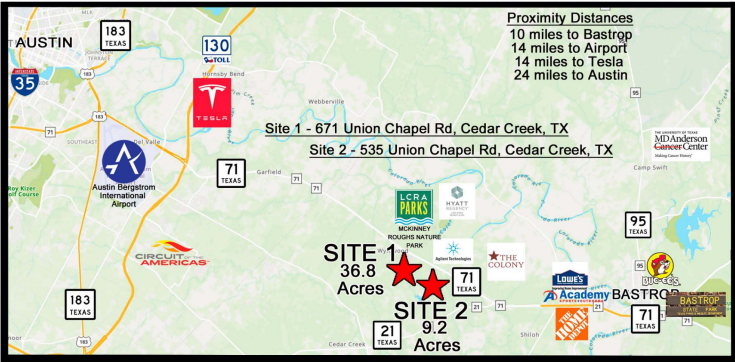
Zoning Code                      None, Bastrop ETJ (None.)

MAP OF 671 UNION CHAPEL RD CEDAR CREEK, TX 78612

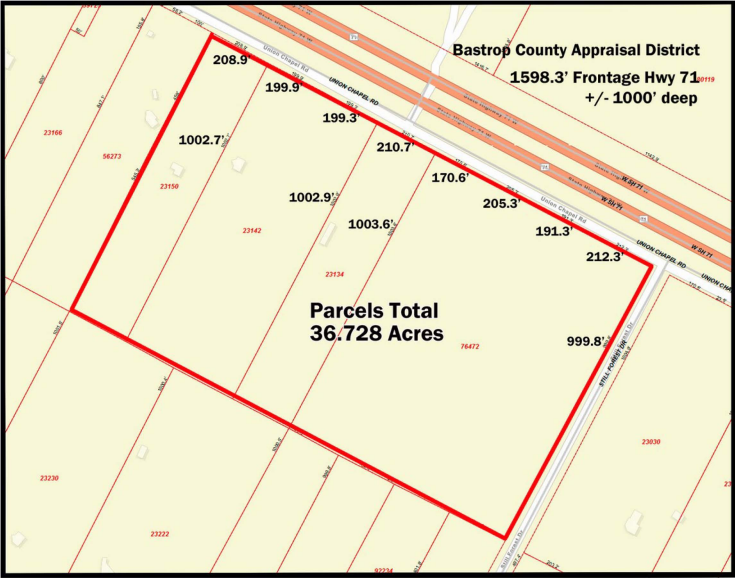




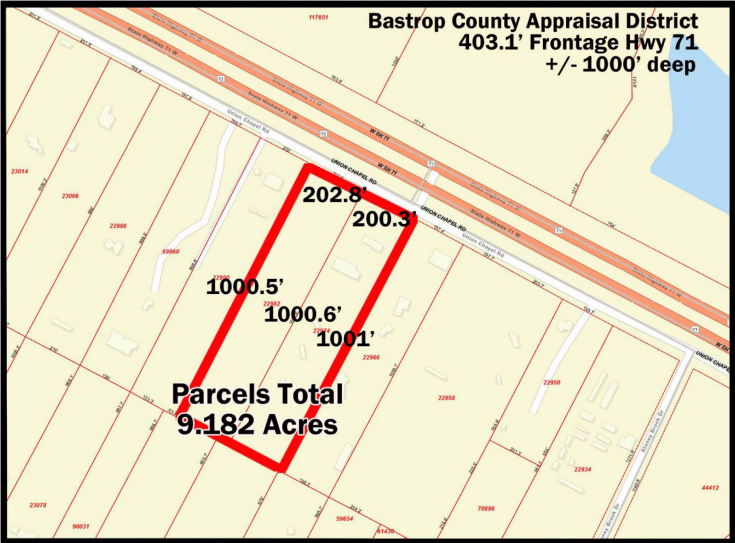
ADDITIONAL PHOTOS



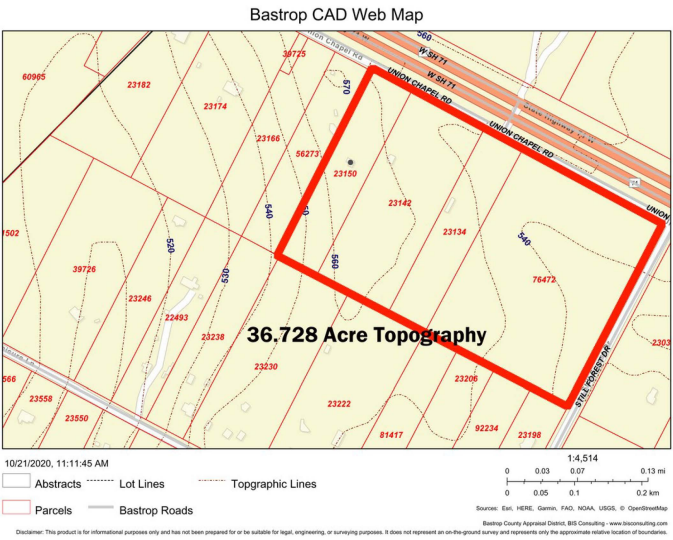
Austin, Tesla, Bastrop Area Map



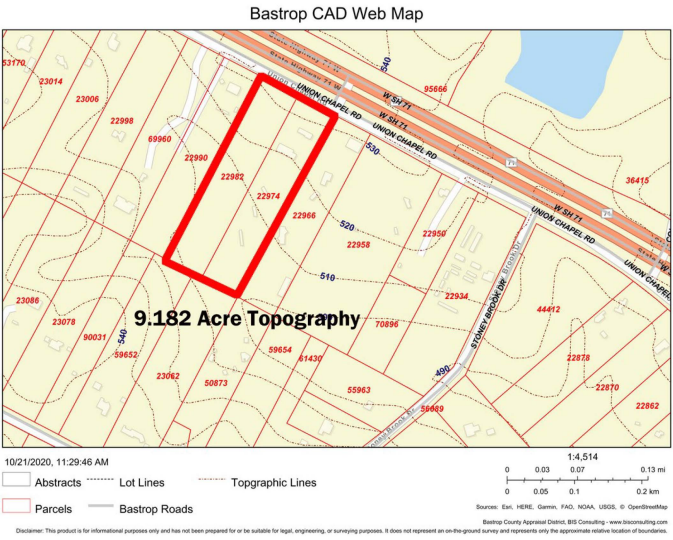
Bastrop CAD Parcels



Bastrop CAD JBAC Properties Easterly



Topo Map 36 Acres



Topo Map 9 Acre



Frontage to Union Chapel





Typical Land View



Typical land View



**Listing ID:** 21332592

**Date Created:** 10/26/2020

**Last Updated:** 10/27/2020

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