



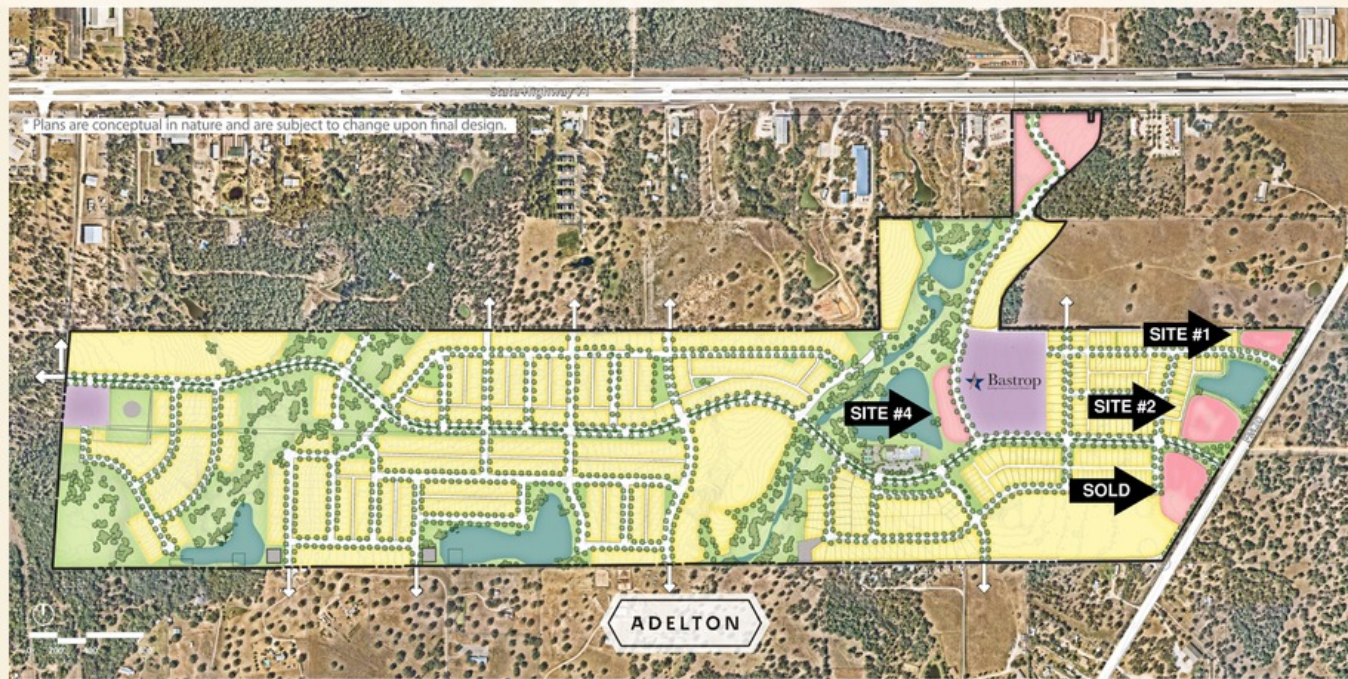
FOR SALE - ADELTON COMMERCIAL SITES



ADELTON

FM 20, BASTROP, TEXAS 78602

ADELTON



LOCATION	On FM 20, just 0.3 miles south of the intersection of Hwy 71 and FM 20.
UTILITIES	- Water and Wastewater – West Bastrop Village MUD - Electricity – Bluebonnet Electric - Gas – CenterPoint Energy NO WATER IMPACT FEES Wastewater Impact Fee Rate is \$8,265 per SUE.
TRAFFIC	59,522 VPD on HWY 71, just east of FM 20 (TXDOT 2025) 9,904 VPD on FM 20 at Adelton Blvd.
FLOOD HAZARD	No portion of these sites lie within the FEMA 100 year floodplain.
ZONING	Planned Development Agreement
URL	www.adeltontx.com View our website to learn more about the nearby Grocery, Convenience, Outdoor, Entertainment, and Retail Support Services.

APPROXIMATE FEET OF FRONTAGE

Site	FM 20	Adelton	Weaver Ln.	Blume Dr.
#1	275		323.84	
#2	357.1	372		
#4		166.52		643.98

SIZE

Site #1:	±1.641 acres
Site #2:	±3.382 acres
Site #4:	±1.8 acres

PRICE

Site #1	\$8.00 psf
Site #2	\$7.50 psf
Site #4	\$7.00 psf

COMMENTS

These commercial sites are located within Bastrop's newest master planned community Adelton, where there are approvals plans for 1,500 residential units and 150,000 sf of commercial space within. Adelton Elementary School is now open as of August 2025 with over 500 students.

Sites 1 and 4 are ideal for Daycares. [Click here](#) to learn more about Day Care Tax Relief.

CONTACT

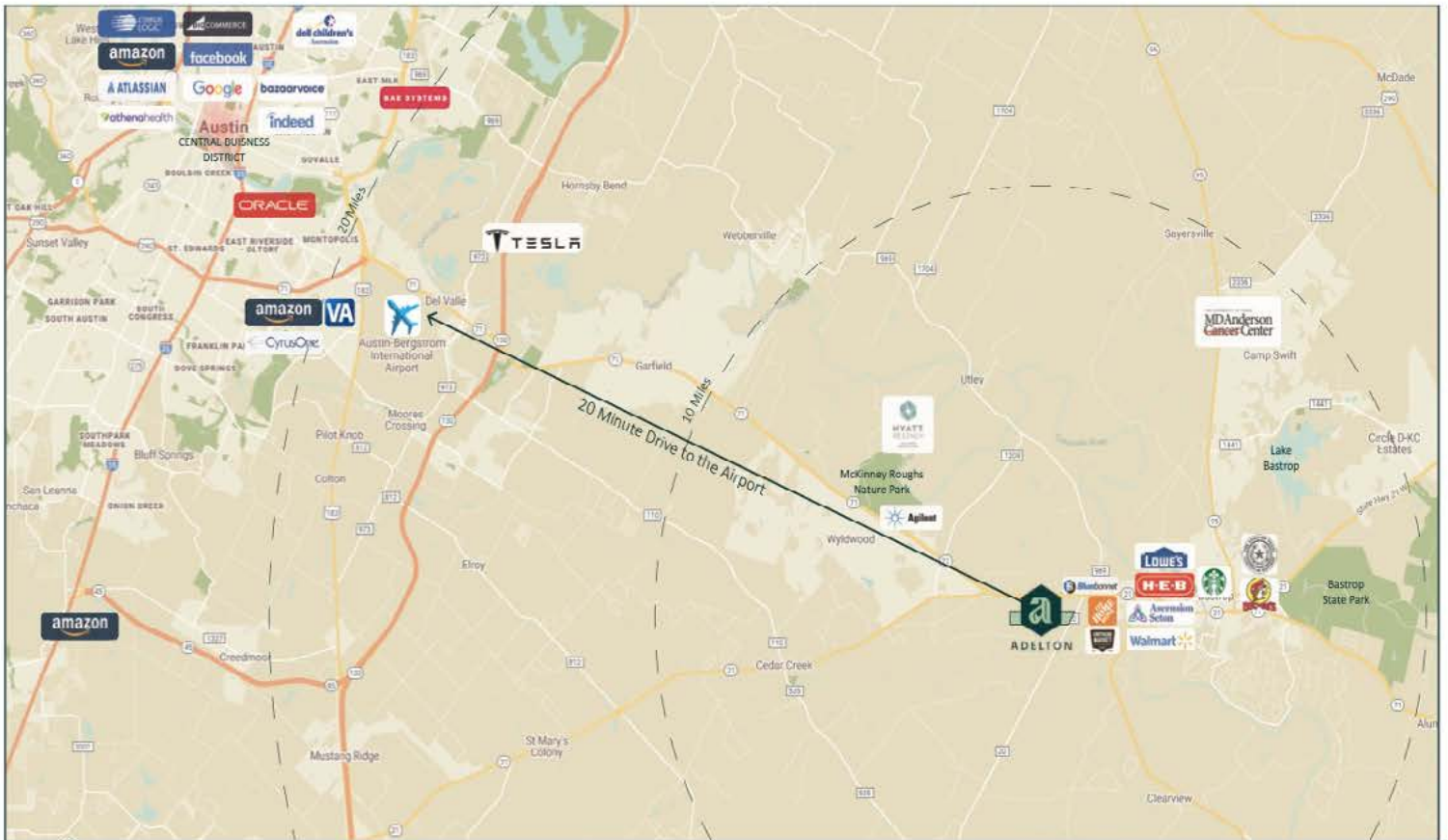
Spence Collins

Office: (512) 789-0909

Spence@matexas.com

201 Barton Springs Road Austin, Texas 78704
(512) 472-2100 FAX: (512) 472-2905

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES



Regional Location Map

ADELTON



Drawn from nature



Rural in character



Bold in vision



ADELTON



ADELTON

Preliminary Master Plan - Adelton Bastrop



ADELTON
BASTROP-TEXAS

Preliminary Master Plan - Phase I

6/02/2025



* Plans are conceptual in nature and are subject to change upon final design.

National Flood Hazard Layer FIRMette

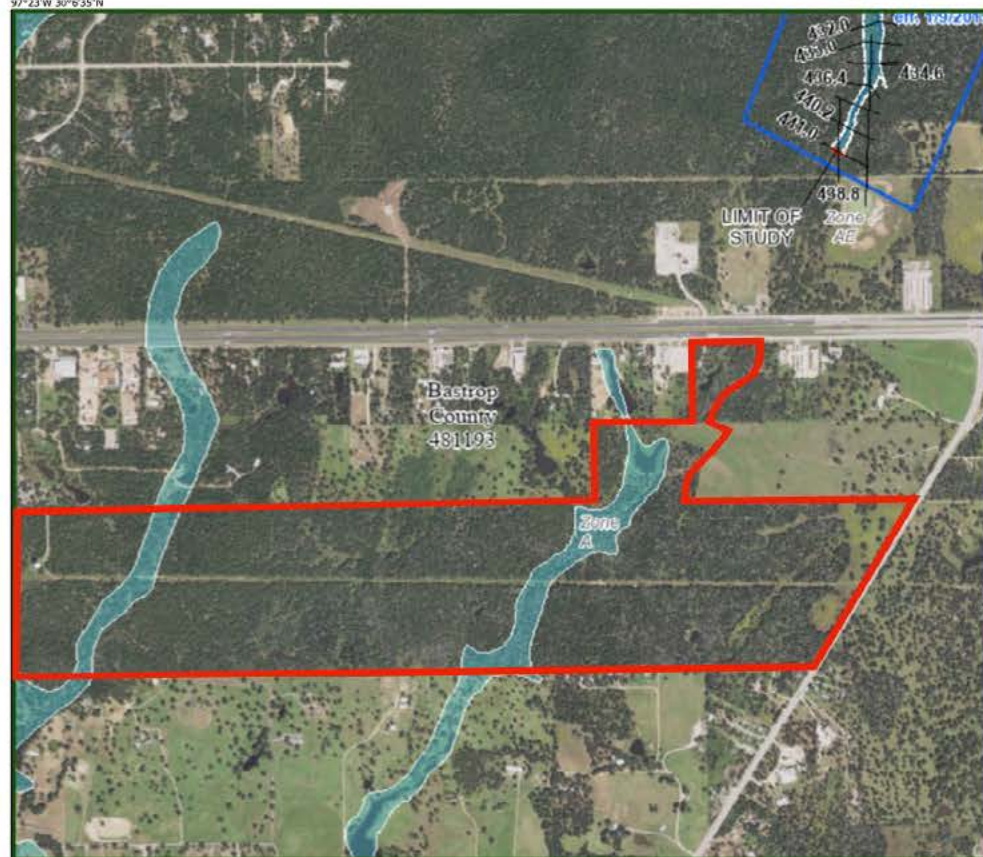
97°23'W 30°6'35"N



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, AE
 - With BFE or Depth 2008 AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone A
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levees See Notes, Zone X
 - Area with Flood Risk due to Levees Zone D
- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LUMHS
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



Basemap: USGS National Map; Orthoreimagery: Data refreshed October, 2020

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

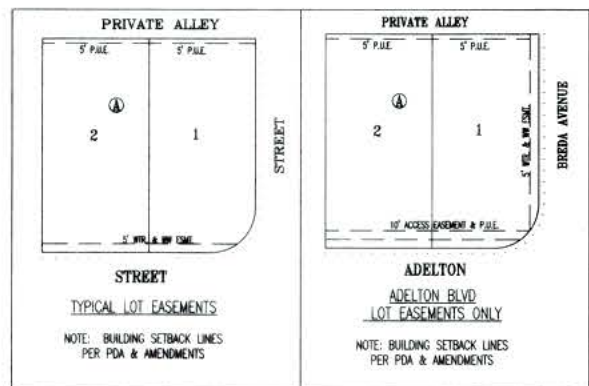
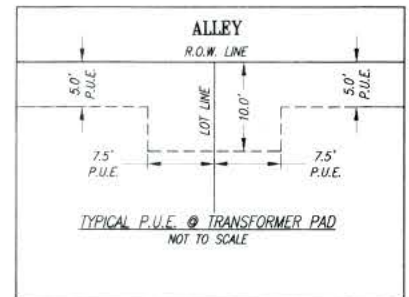
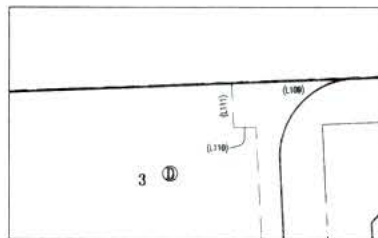
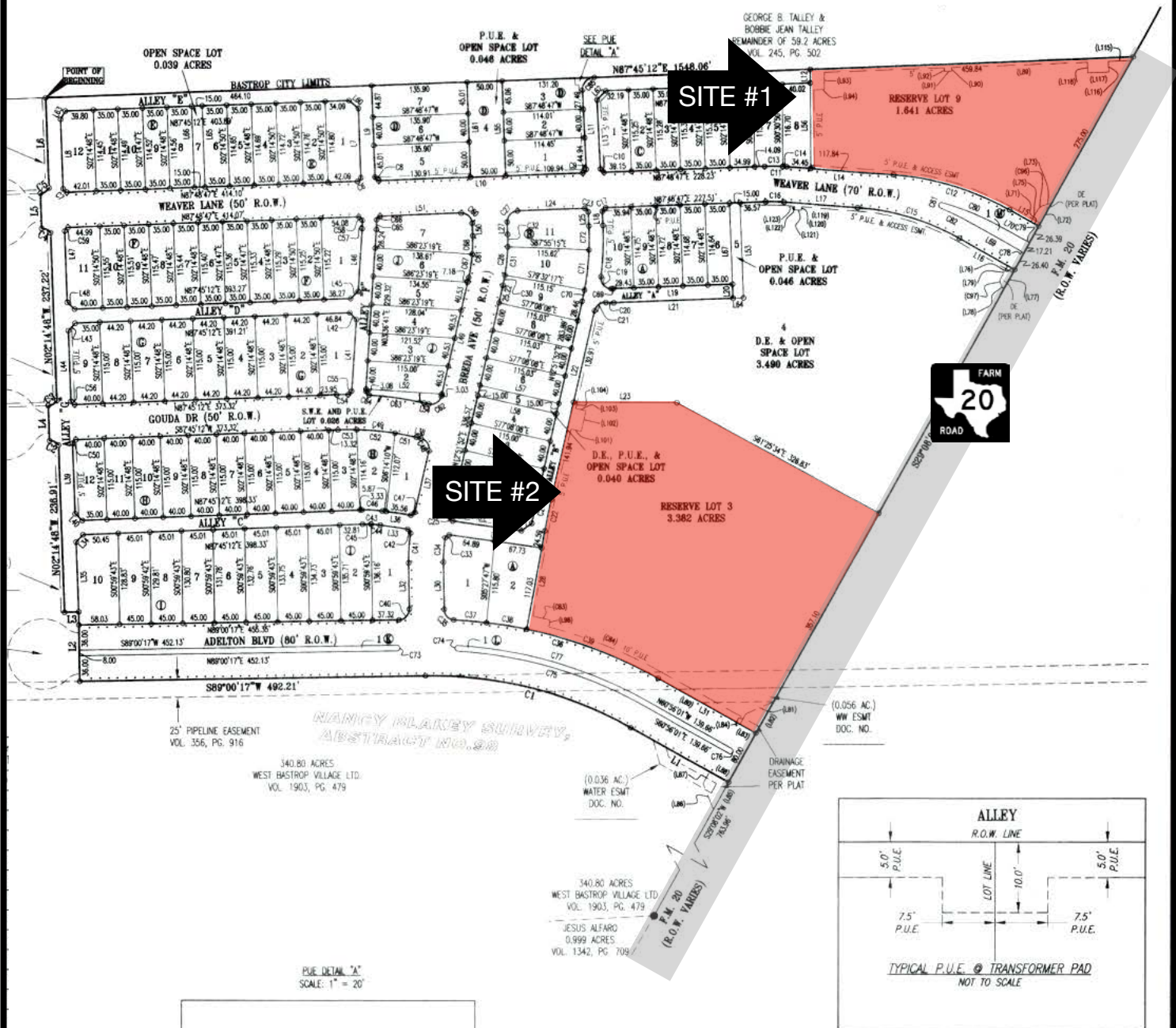
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/23/2021 at 1:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Site Map

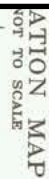
THE FINAL PLAT OF WEST BASTROP VILLAGE SECTION 1, PHASE 1



SHEET 1 OF 2

Carlson, Brigrance & Doering, Inc.
17141 E. 17TH ST. • REG. # 10024900
Civil Engineering • Surveying
5501 West William Cannon • Austin, Texas 78749
Phone No. (512) 289-5160 • Fax No. (512) 289-5165

THE FINAL PLAT OF



LEGEND

- | | |
|--------|--|
| 0 | 1/2" CAPPED IRON ROD STAMPED "800 SECTION" |
| • | CAPPED IRON ROD FOUND UNLESS OTHERWISE NOTED |
| 1 | LOT NUMBER |
| (A) | BLOCK LETTER |
| B.L. | BUILDING SETBACK LINE |
| P.U.E. | PUBLIC UTILITY ESSENTIAL |
| D.E. | DRAINAGE ESSENTIAL |
| W.E. | WATERWAYS ESSENTIAL |
| E.E. | ELECTRIC ESSENTIAL |
| O.S. | OPEN SPACE |
| S.W.E. | SIDEWALK ESSENTIAL |
| | SEWER/NA |
| | APPROXIMATE FEMA 100-YR FLOODPLAIN (ZONE A) |

APPROXIMATE FEMA 100-YR
FLOODPLAIN (ZONE A)

SITE #4



Bastrop
Independent School District

WEST BASTROP VILLAGE
(346.518 ACRES)
VOL. 2221, PG. 213
CORRECTED
DOC. NO.
2015039358





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.

2-10-2025



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:
 - 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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-784-1134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spence Collins	345335	spence@matexas.com	512-789-0909
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date