

FOR SALE: OFFICE/RETAIL BUILDING

PROPERTY SUMMARY

The subject property is prominently located in Bastrop's active commercial and residential area. The building features an open work space / showroom, 3 offices, breakroom, two restrooms, and storage area with roll top door and fenced area. This site has great accessibility for a variety of commercial uses.

PROPERTY INFORMATION

- 2,960 sf building; 0.4019 acres

SALE PRICE

- Asking price \$134,000

TRADE AREA TRAFFIC GENERATORS:

- Essential Services Retailers: Super Walmart, Super 1 Foods, Walgreens, Dollar General Market, Family Dollar
- Neighborhood Shopping Centers: Hibbet Sports, Harbor Freight, Dollar Tree

TRAFFIC COUNT (ADT 2024)

E. Madison at Cooper Lake: 26,478

2025 DEMOGRAPHICS	3 MI
Population	37,627
Avg. HH Income	\$49,997



