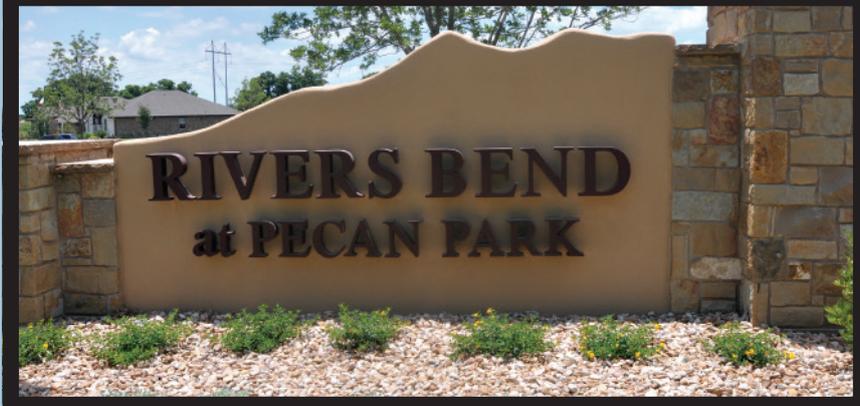


BASTROP TX



TABLE OF



CONTENTS

Strategically Centered. 4-5

Doing Business in Bastrop. 6-7

Business & Industrial Park. 8

Workforce & Housing 9

Retail Opportunity 10-11

Aerial Map 12-13

BASTROPTX

– STRATEGICAL



Primed for Business. Perfect for Life.

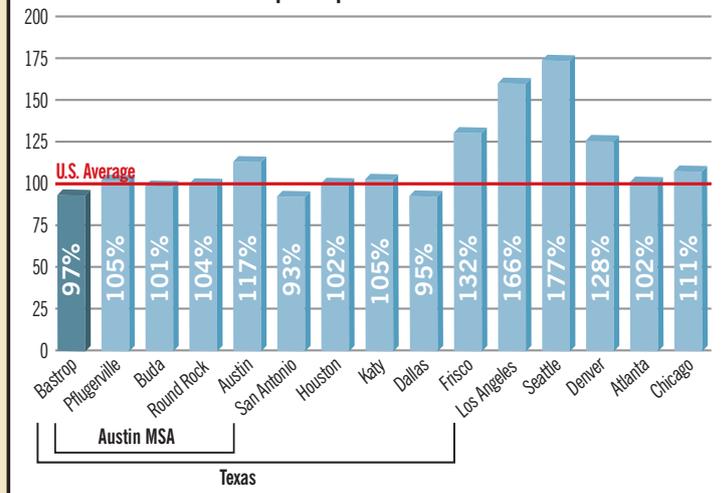
Located 30 miles southeast of Austin in the heart of the Texas Triangle, Bastrop provides the ideal environment for relocating or expanding businesses. It's only 20 minutes from Austin-Bergstrom International Airport, with easy access to four-lane divided highways, the Union Pacific rail line and all major Texas markets. Bastrop also sits at the intersection of three major state highways – SH21, SH71 and SH95 – for outstanding regional connectivity.

Bastrop couples historic small-town charm with big-city amenities and an exceptional quality of life. Its tranquil setting amid the natural beauty of Central Texas' Lost Pines region includes extensive Colorado River frontage and abundant recreational opportunities. The convenience of Downtown Austin is just 30 miles away. Our community offers low taxes, a low cost of living and a large, cost-effective labor force within a short commute.



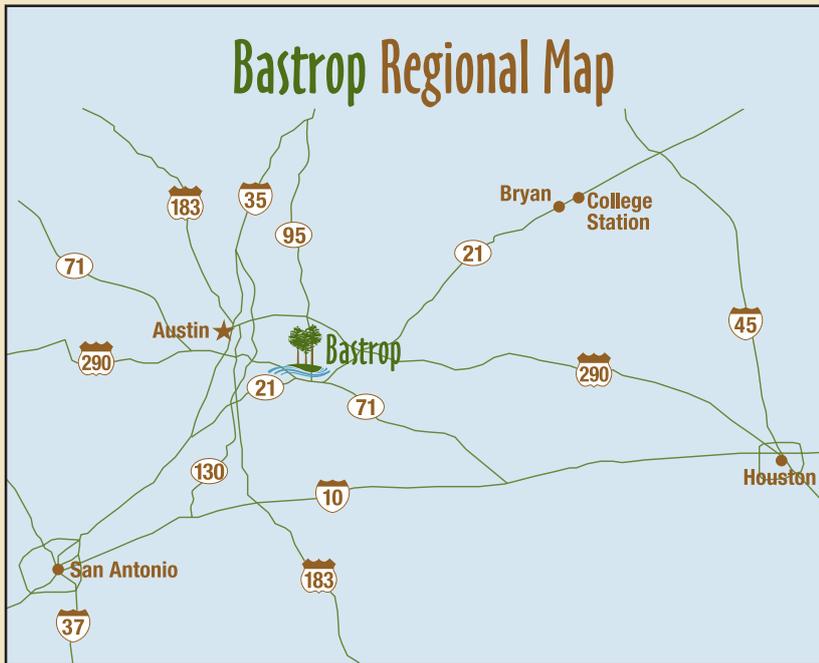
LY CENTERED —

Cost of Living in Bastrop Compared to Other Cities



Source: Sperling's Best Places 2018

Bastrop Regional Map



Breaking ground in BASTROPTX



On May 1, 2018, the Seton Family of Hospitals broke ground on a 40,000-square-foot medical campus which is expected to open in the summer of 2019.

The investment in this “neighborhood hospital” is estimated at \$30 million and will include an emergency room, imaging services, 12 treatment rooms, inpatient beds, and medical office space.

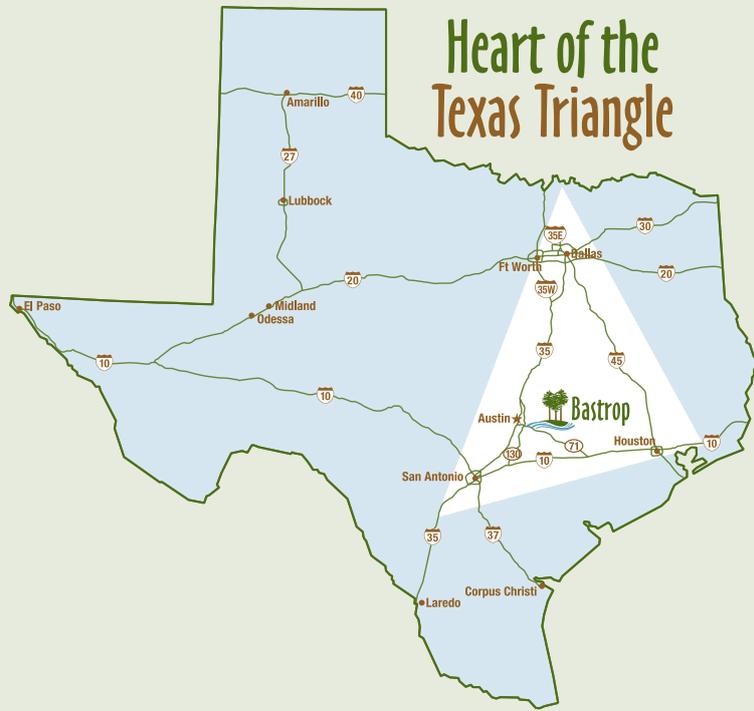


– DOING BUSINESS

Promoting Growth – Advancing Opportunity

Bastrop's fast-track growth and unique appeal make it ideal for expansion. Find wide availability of land and space at affordable prices in one of the fastest-growing counties in Texas. Gain ready access to skilled and unskilled labor, an attractive tax environment, and low occupancy and construction costs. Bastrop is home to diverse, vibrant businesses within and beyond our expanding business and industrial park, as well as national retailers and service providers.

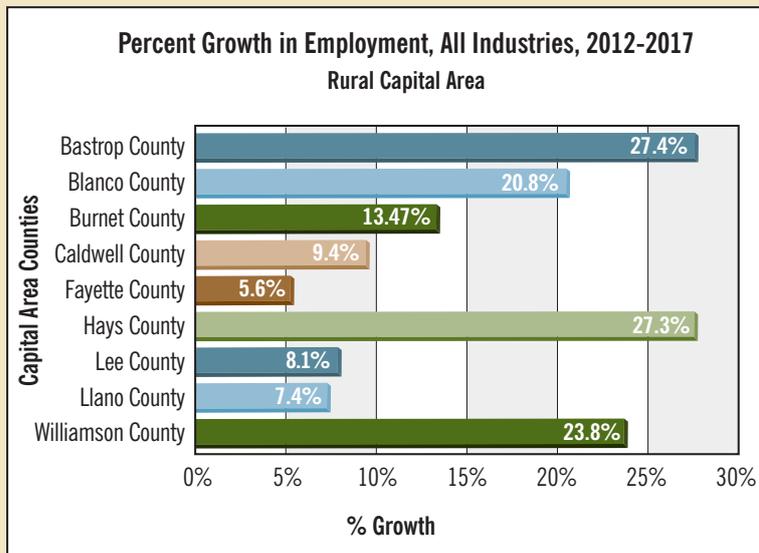
The Bastrop EDC is actively pursuing community investments within the manufacturing, biotech and life science, information technology, and hospitality and retail sectors. Bastrop is located in close proximity to two world-class research universities and is home to one of the nation's most prestigious cancer research facilities. We offer incentives and site selection assistance to help businesses identify the most advantageous location.



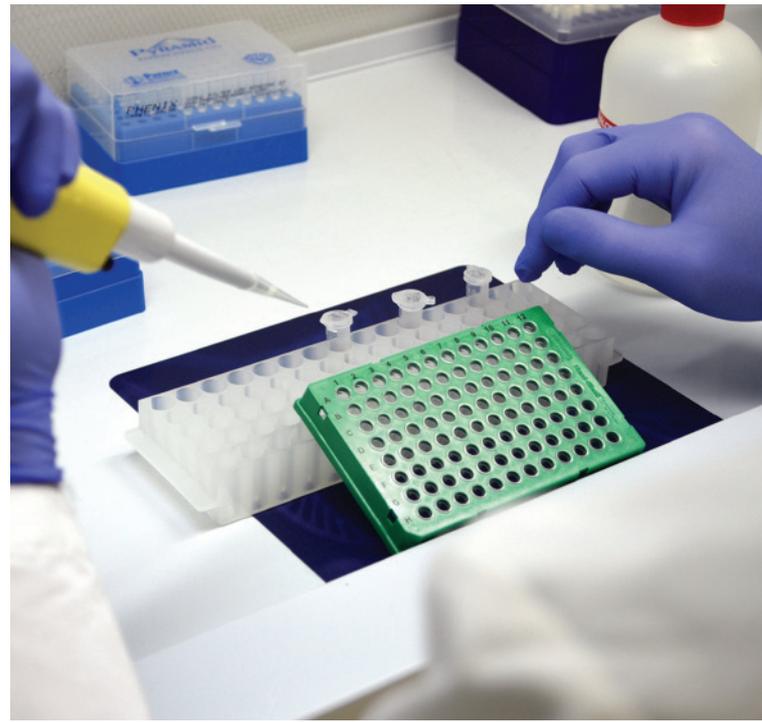
“... This region has been a dream come true in meeting our needs, and we expect similar operations will find it a great place to do business.”

–Coghlan Group

SS IN BASTROP –



Source: Rural Capital Headlight



Target Industries

- Manufacturing
- Life Sciences
- Information Technology
- Hospitality & Retail

The Bastrop EDC eases business moves and access to incentives to accelerate both relocation and new business success.

“Bastrop is centrally located in the emerging biotech corridor . . . which means there is a pool of ready talent. Bastrop has great potential in the life sciences field.”

– ARQ Genetics

– BUSINESS & INDUSTRIAL PARK –

Compelling Features

- Ideal mobility and regional connectivity
- 20 minutes from Austin's international airport
- Within yards of SH71 and near SH130 – four-lane divided highways
- Zoned industrial/commercial
- Shovel-ready lots with underground utilities
- Regional storm water detention
- Large workforce within easy drive
- 1G and 10G fiber

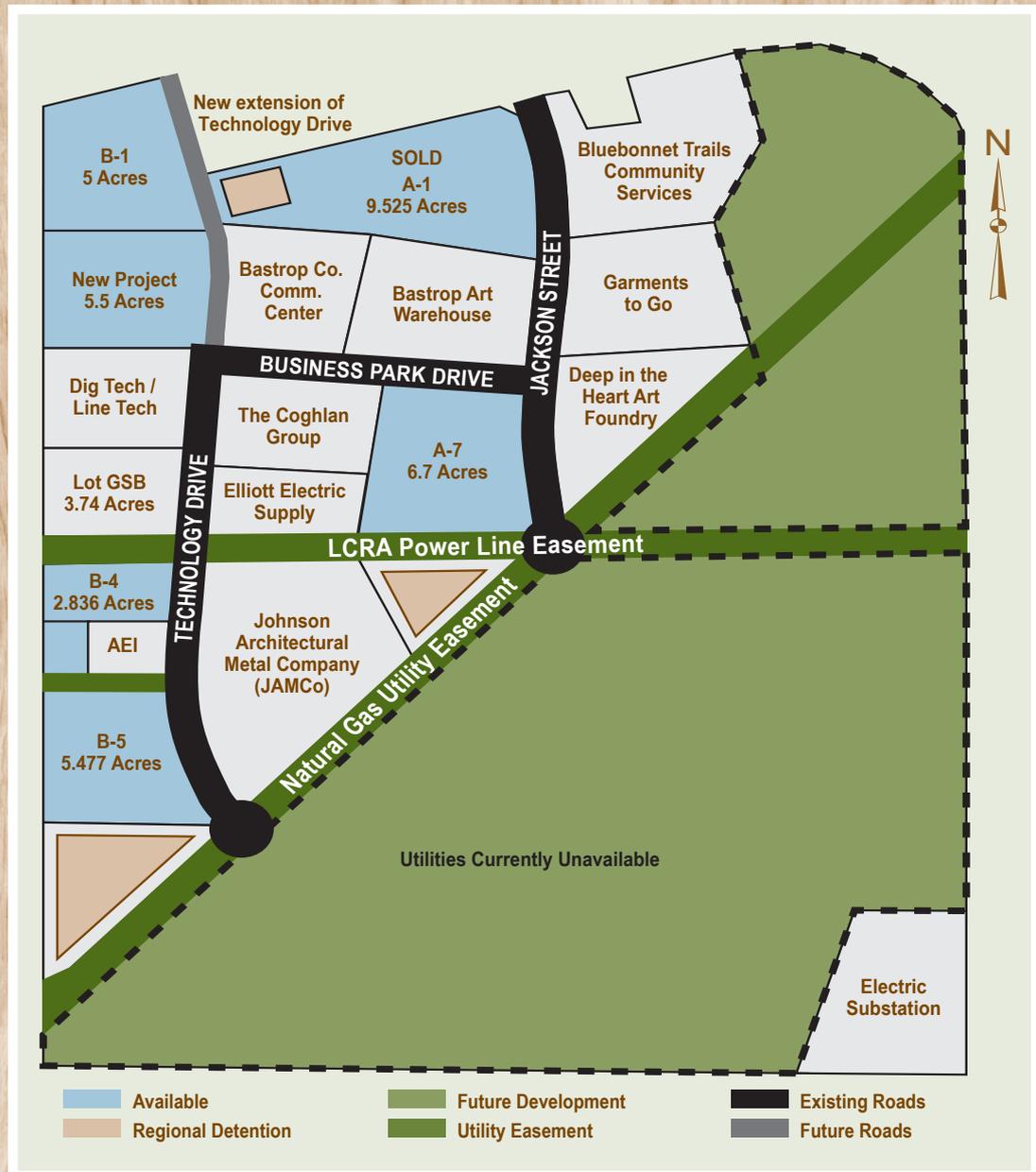
Local Business Assistance*

- Type B Sales Tax Corporation Grants/Loans
- Chapter 380/381 Agreements
- Fee Waivers/Grants
- Triple Freeport Tax Exemption
- Foreign Trade Zone No. 183

* Based on approval

Appealing Advantages

- No personal income tax
- No corporate income tax
- Right-to-work state

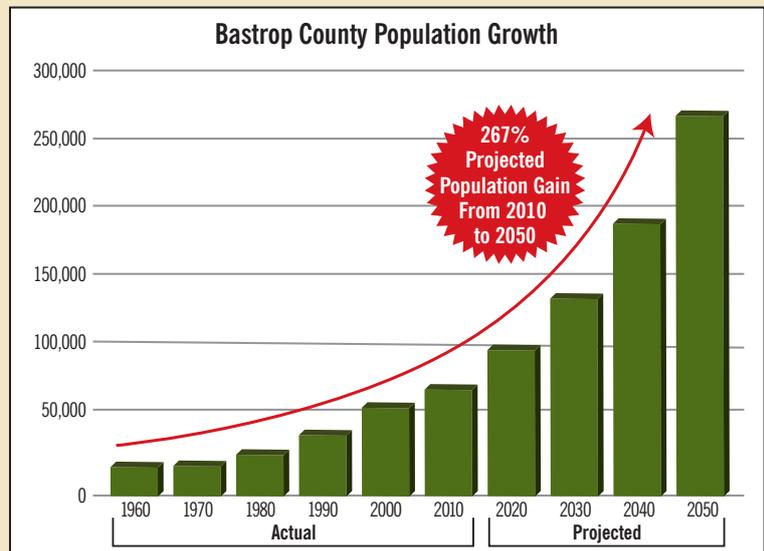


– WORKFORCE & HOUSING –

Bastrop County leads the area in job growth.

The steady pace of new employment expansion underscores the community's pro-growth attitude. Bastrop offers a large, cost-effective labor force of 85,500 within a 30-minute commute. Our "best and brightest" talent pool taps world-class teaching and research universities, top-rated engineering and technology schools, and thousands of graduates each year. What's more, Bastrop is making solid community investments in education and workforce readiness, such as the award-winning Bastrop Youth Career Day.

Bastrop County is slated to add over 18,000 new homes and multi-family units in the next ten years, many already under construction.



Source: Texas Demographic Center (2015)

Bastrop's proximity to Austin and Houston and its community amenities will increase its share of the Austin regional housing market.

- Pent-up demand for traditional apartment and multi-family communities supports 150-225 units per year at market rate rents based on area employment.
- Two current multi-family apartment developments are pre-leasing quickly and inventory is expected to be depleted shortly after openings.
- Within the next 10 years, new home construction is scheduled to add over 17,000 single-family homes within a 20-minute commute to Bastrop.
- East Austin and Travis County area development is scheduled to add over 65,000 additional homes within a 40-minute commute to Bastrop, featuring affordable and master-planned communities.

OPPORTUNITY –

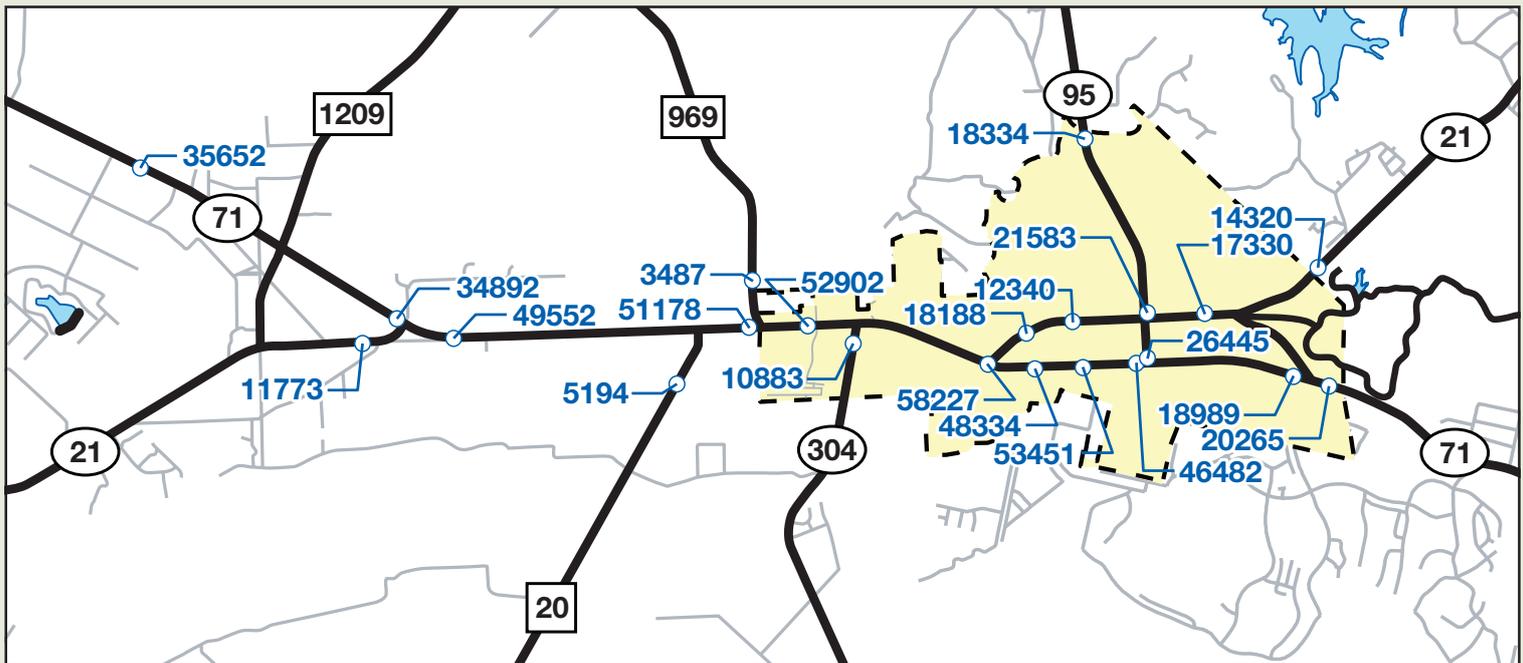
Bastrop is the retail hub of the southeast Austin submarket:

- Retail trade area: 198,000-plus
- Daily traffic counts: up to 58,000
- Retail leakage: exceeding \$2 billion
- Population: 8 million within 2-hour drive
- RTA median household income: \$60,883

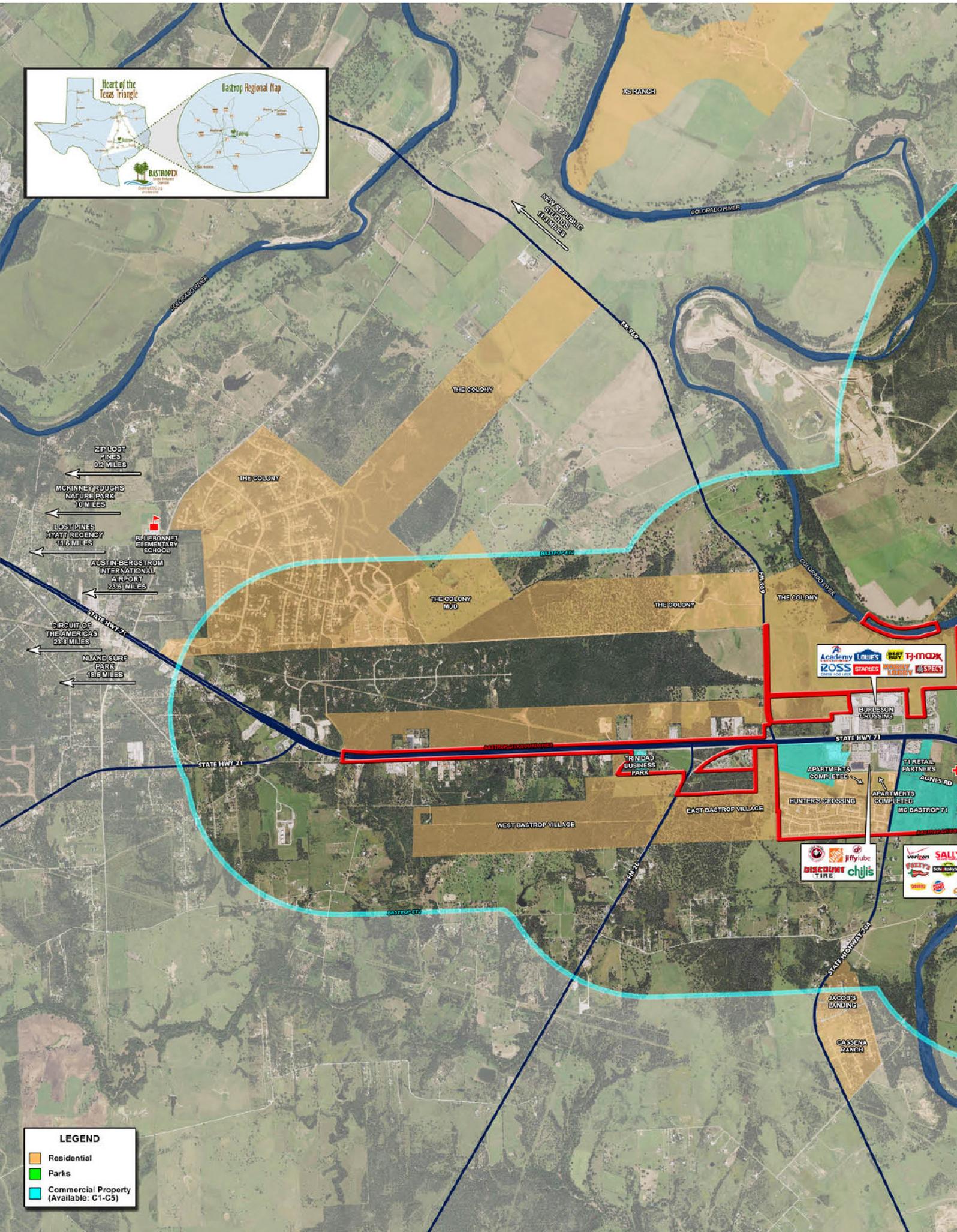
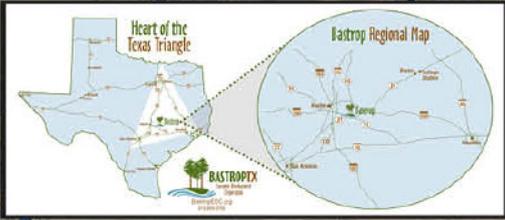
Source: *The Retail Coach 2018*



Bastrop Traffic Counts



One-day, weekday average. Source: *TxDOT, 2016 A.D.T. Map*



- ← ZIP LOST PINES 0.2 MILES
- ← MCKINNEY ROUGHS NATURE PARK 10 MILES
- ← LOST PINES HYATT REGENCY 11.6 MILES
- ← BLUEBONNET ELEMENTARY SCHOOL
- ← AUSTIN-BERGSTRÖM INTERNATIONAL AIRPORT 23.5 MILES
- ← STATE HWY 71
- ← CIRCUIT OF THE AMERICAS 23.9 MILES
- ← N L AND SURF PARK 18.6 MILES

Academy, LOU'S, T.J. MAXX, ROSS, STAPLES, WELLS FARGO, SPECS

BURLESON CROSSINGS

STATE HWY 71

APARTMENTS COMPLETED

HUNTER'S CROSSING

RETAIL PARTNERS

AGNES RD

APARTMENTS COMPLETED

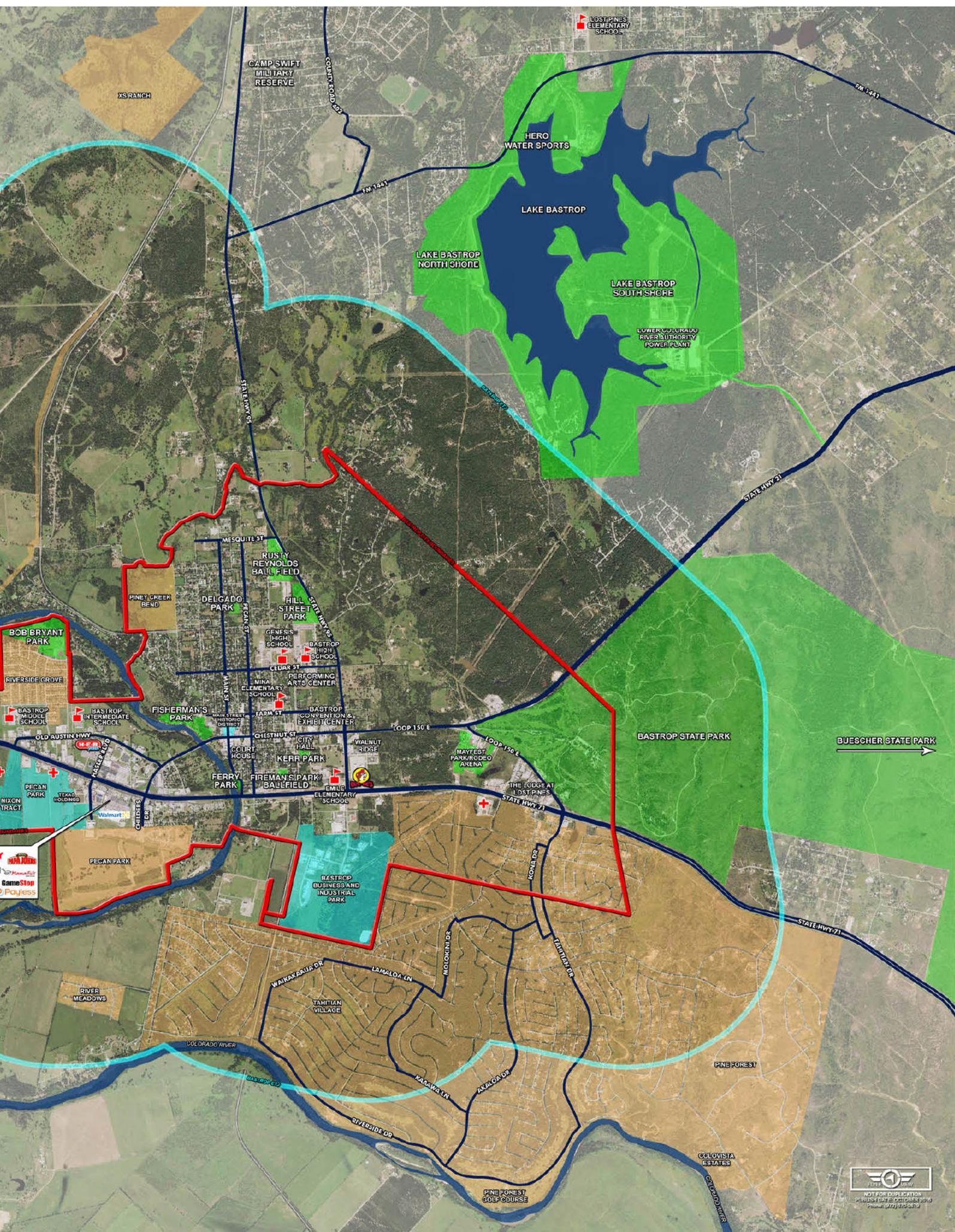
MC BASTROP 71

DISCOUNT TIRE, jiffy lube, chris

Verizon, SALLY'S Beauty Supply, Party City, Dunkin' Donuts

LEGEND

- Residential
- Parks
- Commercial Property (Available: C1-C5)



LOST PINES
ELEMENTARY
SCHOOL

CAMP SWIFT
MILITARY
RESERVE

X'S RANCH

HERO
WATER SPORTS

LAKE BASTROP

LAKE BASTROP
NORTH SHORE

LAKE BASTROP
SOUTH SHORE

LOWER COLLEMAN
RIVER AUTHORITY
POWER PLANT

STATE HWY 65

FM 1441

FM 1441

STATE HWY 71

MESQUITE ST

DELGADO PARK

MAIN ST

FERRY PARK

COURT HOUSE

WALNUT RIDGE

WAIKAWAUA DR

LAMALOA LN

MOLOWIN DR

KAWAWA LN

AKALO DR

RIVERSIDE DR

RUSTY REYNOLDS
BALL FIELD

HILL STREET PARK

GENESIS HIGH SCHOOL

BASTROP HIGH SCHOOL

PERFORMING ARTS CENTER

BASTROP CONVENTION & EXHIBIT CENTER

CITY HALL

KERR PARK

FIREMAN'S PARK BALLFIELD

EMILE ELEMENTARY SCHOOLS

LOOP 150 E

LOOP 150 E

STATE HWY 71

BASTROP STATE PARK

BUESCHER STATE PARK

BOB BRYANT PARK

RIVERSIDE GROVE

BASTROP MIDDLE SCHOOL

BASTROP INTERMEDIATE SCHOOL

OLD AUSTIN HWY

PECAN PARK

MIXON TRACT

PECAN PARK

RIVER MEADOWS

COLLEMAN RIVER

COLLEMAN RIVER

COLLEMAN RIVER

COLLEMAN RIVER





Bastrop Convention Center



BastropEDC.org
512-303-9700