

For Lease

Woodland Village Bastrop

696 Hwy 71 West | Bastrop, Texas



Location

SEC Hwy 304 & Hwy 71
Bastrop, Texas

Rates

Negotiable - NNN (\$7.86)

Available Space

1,300 SF In-Line
3,548 SF End Cap
(can be combined for 4,848 SF)
1,505 SF In-Line

Property Highlights

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.

Traffic Counts:

Hwy 71: 60,996 VPD | Hwy 304: 11,373 VPD

Demographics

	2 miles	5 miles	10 miles
2022 Population	9,046	24,456	50,938
Daytime Population	12,152	26,659	46,971
Avg HH Income	\$83,141	\$83,896	\$85,397

Area Retailers



For More Information:

Blair L. Helgren

512.445.0676 or bhelgren@dcwproperties.com
www.WoodlandPropertyGroup.com

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The above contained herein was obtained from sources believed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this property for sale, rent or exchanges is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.

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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.

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.

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.

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.

Woodland Property Group, Inc.	592771	blair@woodlandpropertygroup.com	512.445.0676
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Designated Broker of Firm	License No.	Email	Phone
Blair Helgren	496898	blair@woodlandpropertygroup.com	512.445.0676
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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