

\$4,500,000 - 1177 Highway 304, Bastrop

MLS® #1665857

\$4,500,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 20.01 Acres

Jenkins, Edward, Bastrop, TX

Located in Bastrop, TX, The East 40 is a unique multi-faceted, income generating opportunity providing an immense amount of upside for the next owner. Sitting on 20+ acres of land, the property consists mostly of new construction completed in 2022. Featuring 122 individual booths (w/ electricity and locking, roll up doors) in an open-air market, 8 commercial kitchens, 5 walk-in coolers, 2 food trailers, a state-of-the-art music venue and dance hall, a sports bar, outdoor beer garden and more, The East 40 has become the place to go for family-fun and entertainment in Bastrop, Texas. Located only 30 minutes from Austin Bergstrom International Airport and 45 minutes from Downtown Austin, this entertainment venue is well located to capture crowds from many surrounding areas. Situated on an abundance of land, parking is easy and can accommodate large-scale personal or commercial events. The current owners have provided an amazing footprint for the next owner to expand the offerings and create significant additional revenue. Corporate events, weddings, holiday bookings are just some of the ideas that have yet to be implemented in this approx. 6 month old business. The East 40 is a special opportunity for a buyer with vision to expand and grow the multiple streams of revenue in this very young business.

Built in 2021



Essential Information

ListingFeed	abor_vow
MLS® #	1665857
List Price	\$4,500,000
Sale Price	\$4,100,000
Sale Date	September 25th, 2023
Bathrooms	0.00
Acres	20.01
Year Built	2021
Type	Commercial Sale
Sub-Type	Business
Status	Closed

Community Information

Address	1177 Highway 304
Subdivision	Jenkins, Edward
City	Bastrop
County	Bastrop
State	TX
Zip Code	78602

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Water Connected
Parking	Asphalt, Parking Lot

Interior

Interior	Concrete
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Construction	Metal Siding, Concrete
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