

# \$700,000 - 4209 E Highway 71 Road, Bastrop

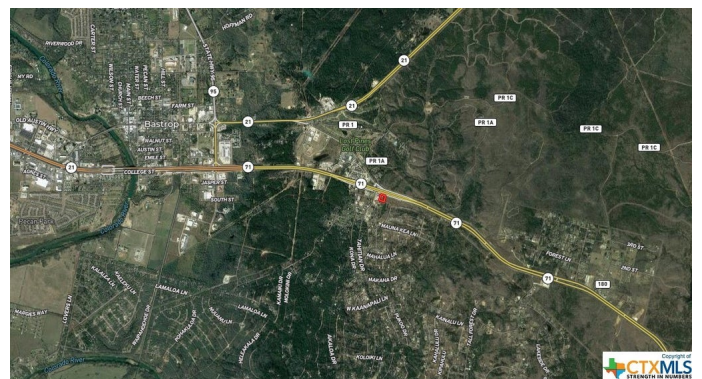
MLS® #529515

## \$700,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 1.42 Acres

Tahitian Village, Bastrop, Texas

Fabulous opportunity to build a strip center or C Store on the property. Restaurant with drive through could be a strong possibility. Great commercial property potential. Right next to existing Walgreens. Huge number of roof tops in Tahitian Village to the south, adjacent and contiguous with the property. If a C Store is built, all the Tahitian Village kids can ride their bikes to the Store, or easily access the store by car without any major road usage. Property easily connects to (fronts on) Hwy 71 east, and Tahitian Drive and or Loop 150 E to head north to Hwy 21 or west on Highway 71 Frontage Road connecting to Hwy 71 West. If a person driving east on Hwy 71 misses the Buc-ee's exit they can easily get off at the next / Tahitian Village Exit and get gas on this property once a C Store is built. There is an excellent access to Tahitian Drive behind Walgreens so someone can head north on Loop 150 or west on Hwy 71.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | 529515          |
| Price     | \$700,000       |
| Bathrooms | 0.00            |
| Acres     | 1.42            |
| Type      | Commercial Sale |
| Sub-Type  | Commercial      |
| Status    | Active          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4209 E Highway 71 Road |
| Subdivision | Tahitian Village       |
| City        | Bastrop                |
| County      | Bastrop                |
| State       | Texas                  |
| Zip Code    | 78602                  |

## Amenities

|           |  |
|-----------|--|
| Amenities | None   |
| Utilities | Electricity Available, Phone Available, Trash Collection Public, Water Available |
| Features  | None, Curbs, Street Lights   |
| Parking   | None   |
| View      | None   |

## Interior

|         |      |
|---------|------|
| Heating | None |
| Cooling | None |
| Stories | None |

## Exterior

|            |      |
|------------|------|
| Foundation | None |
|------------|------|

## School Information

|          |             |
|----------|-------------|
| District | Bastrop ISD |
|----------|-------------|

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 27th, 2023 |
| Days on Market | 1                   |
| Zoning         | GR                  |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | BHHS Don Johnson REALTORS - NB |
|----------------|--------------------------------|

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