

COMMERCIAL LAND & IMPROVEMENTS FOR LEASE

APPROXIMATELY 4 ACRES

SIX EXISTING MANUFACTURED HOMES

1360 Highway 71 W | Bastrop, Texas 78602

APPROX. 4.0 ACRES

\$6,500 / MONTH

NEGOTIABLE TERM

ONE COMMERCIAL LEASE WITH EXISTING SITE IMPROVEMENTS

Approximately 4 acres offered as one commercial lease at \$6,500 per month. The lease-premises boundaries are approximate and will be established by an exhibit to the executed lease.

6

EXISTING
MANUFACTURED HOMES

~4.0

APPROXIMATE
ACRES

\$6,500

MONTHLY
ASKING RENT

NEGOTIABLE

LEASE
TERM

SITE FEATURES

INTERNAL DRIVES | CONNECTED WATER | CONNECTED ELECTRICITY | EXISTING SEPTIC

Rear lease premises with established internal circulation, an open central land area and six existing manufactured homes. Internal access is through the 1360 Highway 71 W property entrance. No direct Highway 71 frontage is represented for the rear lease premises.

IMPORTANT USE NOTICE

No particular use is represented as approved. Prospective tenants must independently verify zoning, permitted use, occupancy, licensing, utilities, septic capacity and all governmental approvals.



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**ALL
CITY**

Real Estate

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All information is believed reliable but is not guaranteed. Acreage and boundaries are approximate. Photographs and aerials may show excluded property. The executed lease and its exhibits control.

PROPERTY OVERVIEW

APPROXIMATELY 4 ACRES | BASTROP, TEXAS



EXISTING MANUFACTURED HOME INCLUDED



EXISTING HOMES AND INTERNAL SITE CIRCULATION

PROPERTY REMARKS

Approximately 4 acres of rear commercial land are offered as one lease at \$6,500 per month in Bastrop. The premises include six existing manufactured homes, internal drives, an open central land area, connected water and electricity, and an existing septic system. Access is provided internally through the 1360 Highway 71 W property entrance; no direct Highway 71 frontage is represented for the rear lease premises. The offering excludes Unit A, Unit J (warehouse) and all property outside the intended lease premises. Lease-premises boundaries are approximate and will be established by an exhibit to the executed lease. The premises are currently occupied; availability, possession and delivery timing will be established in the executed lease. The land and improvements are offered as-is. No particular use is represented as approved. Prospective tenants must independently verify boundaries, access, condition, utility and septic capacity, zoning, permitted use, governmental approvals and suitability for their intended use.

OFFERING SCOPE AT A GLANCE

INCLUDED

- Six existing manufactured homes
- Internal drives, open land and site improvements
- Connected water, electricity and existing septic

EXCLUDED

- Unit A and Unit J (warehouse)
- Separately leased approximately 0.64-acre yard
- Property outside the executed lease exhibit

BOUNDARY & IMAGE NOTICE

Photographs and aerial images may depict portions of the larger property that are not included in the lease. The executed lease and its exhibits control final boundaries, included premises and material terms.

REQUEST OFFERING DETAILS OR SCHEDULE A PRIVATE TOUR



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