

1065 Lovers Lane

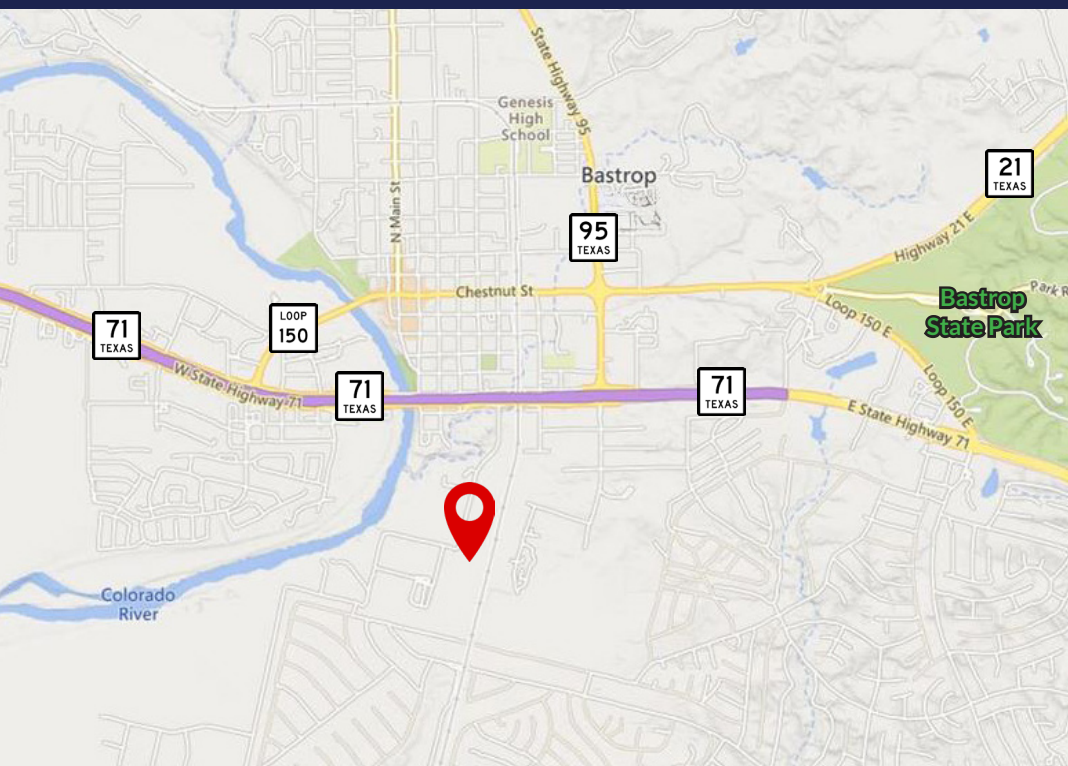
Bastrop, Tx 78602

For Lease



FOR ILLUSTRATIVE PURPOSES ONLY

NEWCOR



Texas State Business Park

Retail: 2,000 - 8,000 SF

Rate: Call Broker

Flex: 2,000 - 4,000 SF

Rate: Call Broker

Office/Warehouse: 8,000 - 20,000 SF

*BTS also available

Rate: Call Broker

Estimated Opex: \$.33/SF/Mo

Acerage: ±14.76 Acres

Utilities: Water and Sewer

Phase 1 Estimated Delivery: Q4 2026

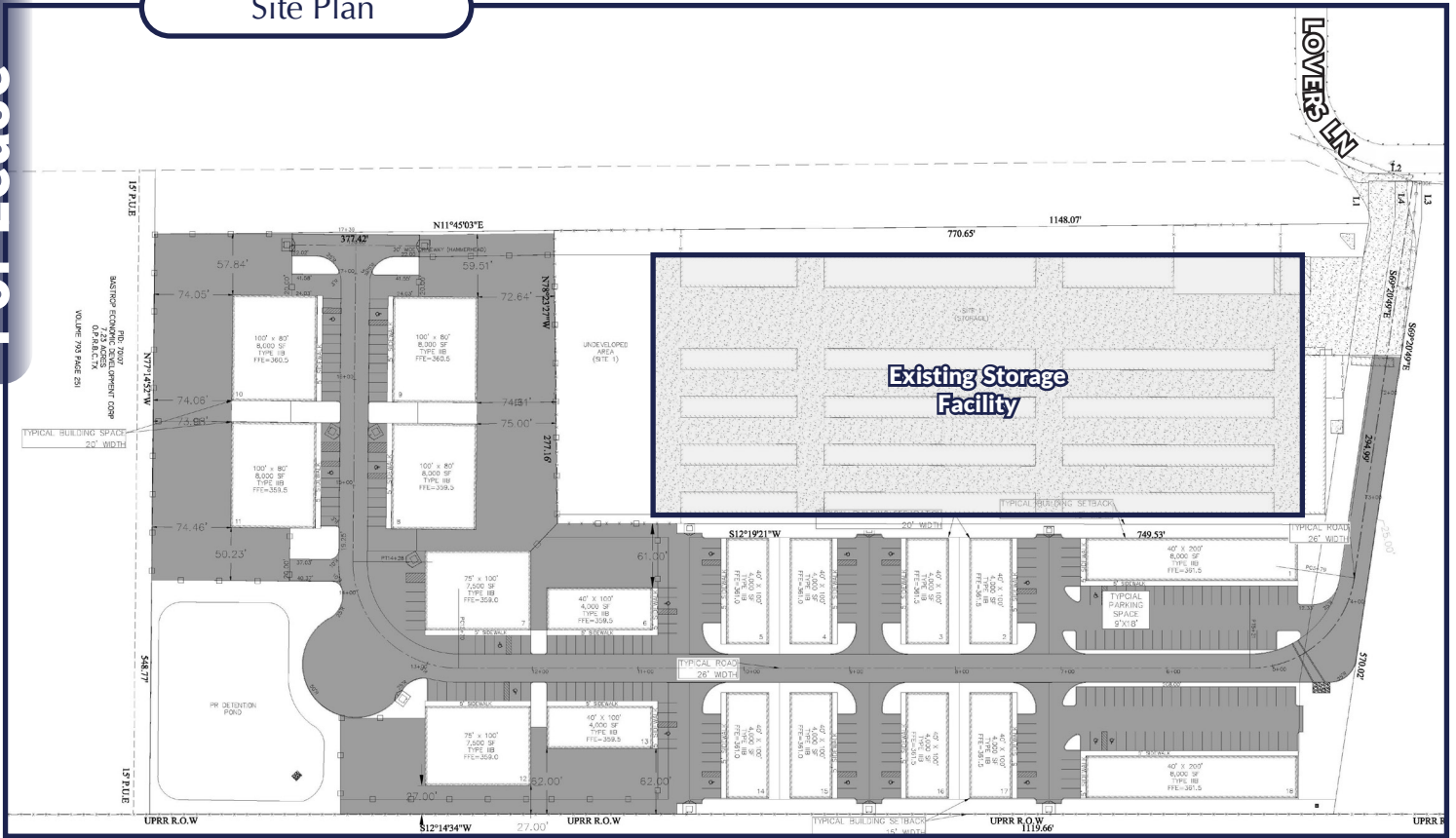
Features:

- Laydown Yard Available
- 4,450 VPD (Lovers Ln | 2020)
- Single or multi-tenant buildings
- Half a mile to Highway 71

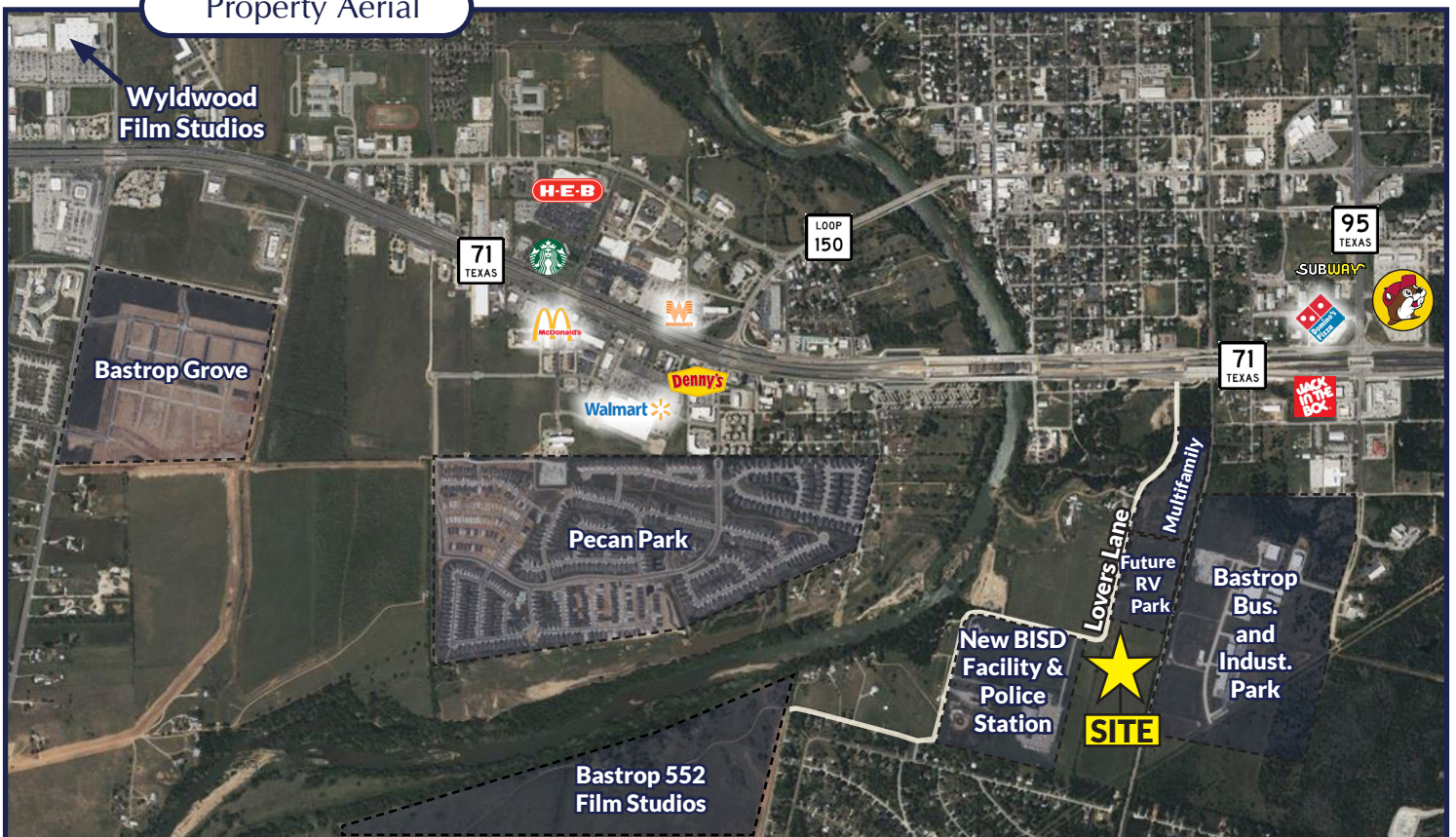
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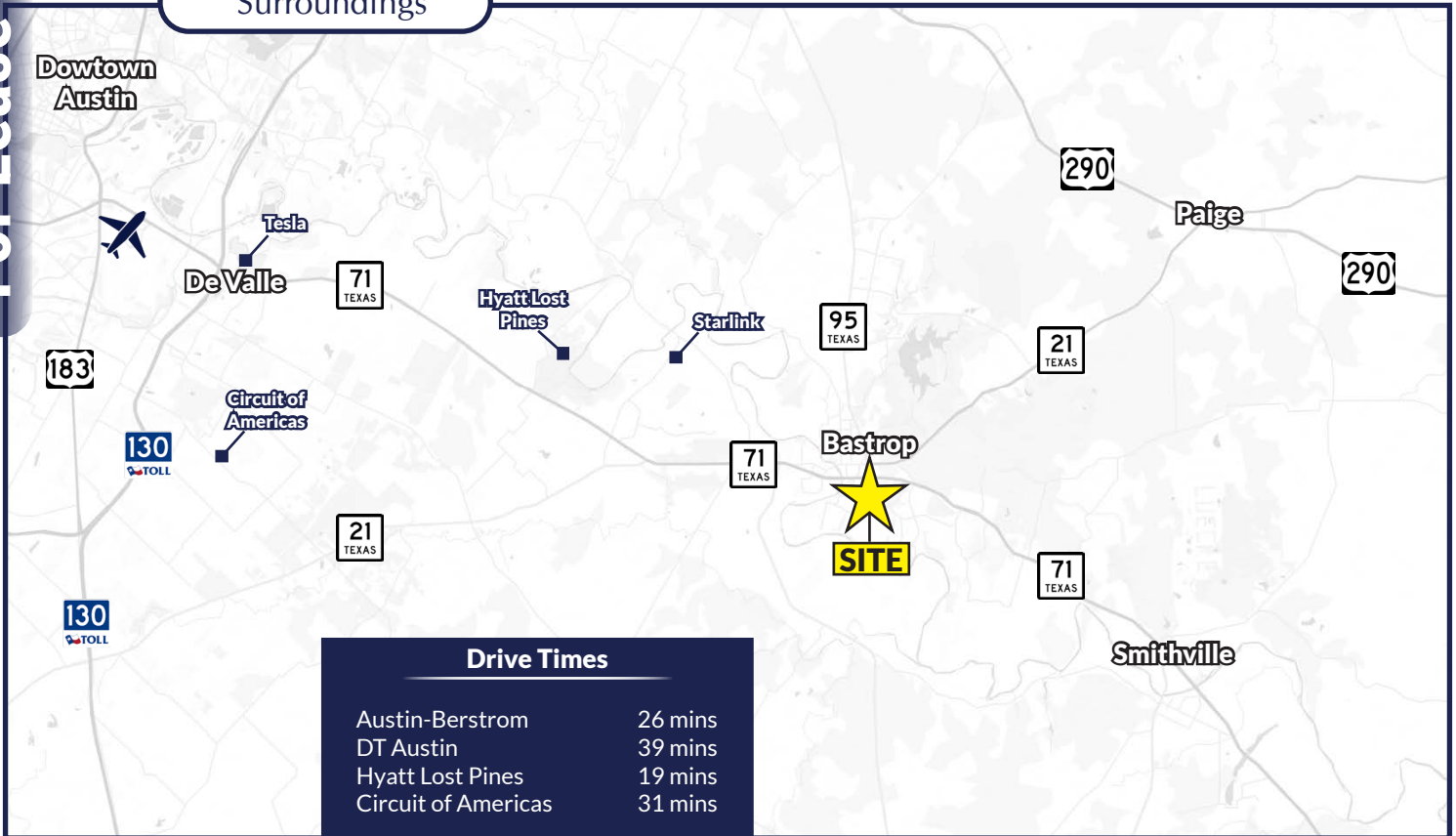
Site Plan



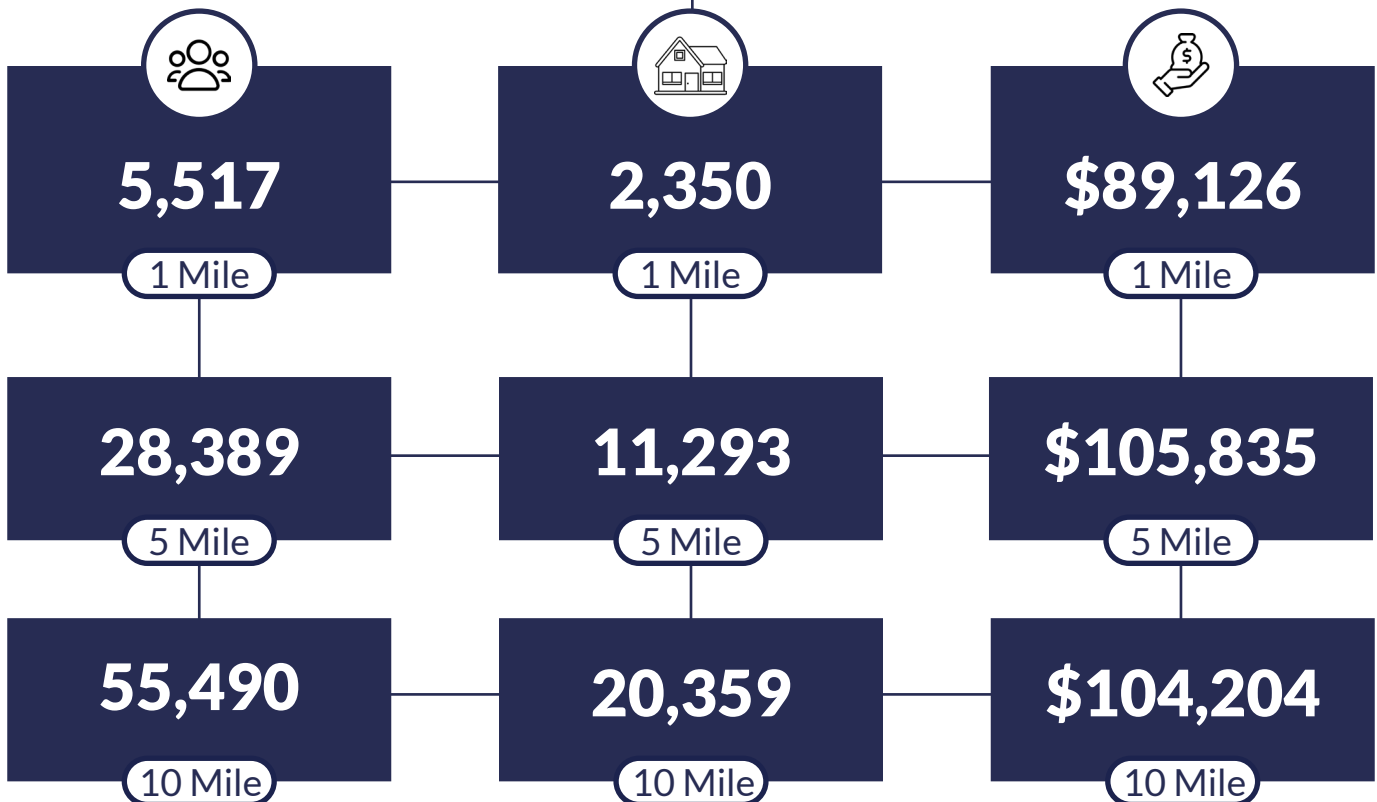
Property Aerial



Surroundings



Demographics



Retail



Flex



Office/Warehouse

