

**Bastrop Guardian Self-Storage
290 Industrial Boulevard & 3000 State Hwy 71
Bastrop, Texas 78602**



Representing the Seller
Joe Linsalata (512) 327-5000

**PLEASE DO NOT GO TO THE PROPERTY OR CONTACT THE PROPERTY REGARDING
THE SALE WITHOUT OBTAINING PERMISSION FROM JOE LINSALATA.**

*The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from sources believed to be reliable; however, Linsalata Realty Services its Brokers, Agents and Employees make no representations, guarantees or warranties (express or implied) as to the accuracy of the information contained herein. All information submitted is subject to change without notice as relates to price, terms and or availability. The Broker has not conducted an environmental investigation of the property(s) and makes no representations regarding the environmental status of the property(s). The Broker STRONGLY encourages that an independent examination and an environmental examination be conducted, by the buyer and or representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment; and the Broker urges the buyer to consult his/her business, tax, and legal advisors before making a final determination. **As a condition of reviewing this information the Reader hereby represents, covenants and warrants it will not rely on any information supplied by Broker in deciding whether or not to make an offer to purchase or to purchase the property** THIS PROPERTY IS BEING MARKETING WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.*

DISCLAIMER, RELEASE, INDEMNITY, AND CONFIDENTIALITY AGREEMENT

As material inducement and an essential condition to Linsalata Realty Services providing you the accompanying information and by use of the information you and your clients for yourselves and anyone holding or claiming by, through, or under you, agree to the following:

(1) The information contained herein or communicated to you verbally or otherwise by Linsalata Realty Services or from any other source is provided as an accommodation to you and your client in order to facilitate your examination of the property described herein. Linsalata Realty Services does not guarantee the completeness or accuracy of the information contained herein or otherwise supplied to you and expressly disclaims any duty, warranty, or representation, express or implied, related to this or any other information or the property described herein. It is your responsibility to independently confirm the accuracy and completeness of this and any other information and determine the suitability and condition of the property.

(2) Linsalata Realty Services represents the Seller and shall have no duty to you or anyone claiming, by through, or under you to make any inspection or disclosure. You and your clients must perform whatever tests and investigations are necessary to determine the suitability and condition of the property. You and your clients, for yourselves and anyone claiming or holding by, through, or under you, agree to release, indemnify, hold harmless, and defend Linsalata Realty Services and its representatives from any claim, liability, or loss which may occur directly or indirectly from any failure to disclose any information or your use of this and any other information or the property whether or not such loss, cost, or damage may result in whole or in part from any theory of strict liability or the negligence of Linsalata Realty Services or their representatives.

(3) You and your clients agree to hold all information concerning the property confidential and use it solely in connection with your independent evaluation of the purchase of the property and not for any other reason. If any information is used by you or anyone gaining information from you for any other purpose, then you, for yourself and anyone holding by, through, or under you, agree to indemnify Linsalata Realty Services, the Seller, and their successors and assigns for any and all losses, costs, and damages which result directly or indirectly from such prohibited use, including without limitation legal costs, consequential damages, and lost profits.

(4) This information may not be duplicated or redistributed without the written consent of Linsalata Realty Services. The original and copies, excerpts, summaries, or other information derived here from must be returned upon request by Linsalata Realty Services.

IMPORTANT:

EMPLOYEES, TENANTS AND OTHERS MAY NOT KNOW THIS PROPERTY IS FOR SALE.

PLEASE KEEP THIS INFORMATION CONFIDENTIAL!

PLEASE DO NOT GO TO THE PROPERTY OR CONTACT THE PROPERTY REGARDING THE SALE WITHOUT FIRST CALLING JOE LINSALATA AT (512) 327-5000.

LINSALATA REALTY SERVICES IS A LICENSED REAL ESTATE BROKERAGE IN THE STATE OF TEXAS, SPECIALIZING IN COMMERCIAL REAL ESTATE.

Overall Summary
Bastrop Guardian Self-Storage
2.69 Expansion Land
Bastrop, Texas 78602

- Both properties are owned by a gentleman who resides in the greater Austin area.
- It is not required that the buyer for Bastrop Guardian Storage purchase the 2.69 expansion of land, but the seller says that they would all go well together.
- Total number of units for Bastrop Guardian Storage - 242
- All of the properties are located in the City of Bastrop.

Please **DO NOT** contact the Manager or visit the properties without approval.



Bastrop Guardian Self-Storage
290 Industrial Boulevard
Bastrop, Texas 78602

Purchase Price: \$3,000,000.00

Financing: Seller prefers all-cash sale. For buyer(s) intending to obtain financing prior to purchase, please disclose upon making an offer.

Number of Units: 242 total

- 53 - 5x10 to 10x20 CC Self Storage Units
- 189 - 5x10 to 20x20 non-CC Self-Storage Units
- 36,400 SF Net Rentable Area (per Seller Report)

Gross Building Area: 37,875 SF +/- (per Seller Report)

Net Rentable Area: 36,400 SF +/- (per Seller Report)

Occupancy: 62% +/- (per Seller Report)

Year Built: 1989-2006

Land Area:

- 3.26 acres (per Bastrop Central Appraisal District)

Property Description:

- Drive-up access to units
- Facilities are fenced with security keypad for entry
- Manager lives onsite with housing included; \$24k annual salary
- Per Seller reports, there is enough undeveloped land on the property to build an additional 7,598 SF of storage space.
- 200 SF onsite Office near entrance

Area Development: Named one of the "Most Charming Small Towns in America" by HGTV, Bastrop, Texas, is home to Elon Musk's Boring Company and SpaceX, with plans for a \$20 million expansion per TDLR records, Elm Ridge 189-acre mixed-use project in nearby Cedar Creek, and 75-acre retail/medical/residential and green space project, Sendero Development. Burleson Crossing East 20-acre development will include new Bastrop Sprouts as well as other popular retail and restaurants.

Location: The property entrance faces Industrial Boulevard, off of State Highway 71, approximately 35 miles Southeast of Austin, 3 miles East of Bastrop Proper and 130 miles Northwest of Houston. Bastrop, established in 1836, is the city and county seat of Bastrop County.

Legal Description: Mayfair Park, Lot 5, ACRES 3.26
Bastrop, Texas, Bastrop County

NON-CLIMATE UNITS

Unit Size	Sq. Feet	Total Units	NRSF
5 X 10	50.0	8	400.0
10 X 10	100.0	72	7,200.0
10 X 20	200.0	108	21,600
20 X 20	400.0	1	400.0
Totals		189	29,600

CLIMATE CONTROLLED UNITS

Unit Size	Sq. Feet	Total Units	NRSF
5 X 10	50.0	13	650
10 X 10	100.0	23	2,300
10 X 15	150.0	10	1,500
10 X 20	200.0	7	1,400
Totals		53	5,850

TOTAL ENCLOSED UNITS/AVERAGE

Unit Size	Avg. SF	Total Units	NRSF
Totals	146	242	35,450

**Office Building & Expansion Land
3000 State Highway 71
Bastrop, Texas 78602**

Purchase Price: \$1,400,000.00 (\$12 per square foot)

Financing: Seller prefers all-cash sale. For buyer(s) intending to obtain financing prior to purchase, please disclose upon making an offer.

Land Area:

- 2.70 acres (per Bastrop Central Appraisal District)

Property Description:

- 2.69 Acres for major expansion
- 1,440 SF Commercial Office Building with Deck & New Canopy
- Easily accessible frontage road access
- Bastrop State Park approximately 1 mile away
- Established community with massive growth projected

Area Development: Named one of the "Most Charming Small Towns in America" by HGTV, Bastrop, Texas, is home to Elon Musk's Boring Company and SpaceX, with plans for a \$20 million expansion per TDLR records, Elm Ridge 189-acre mixed-use project in nearby Cedar Creek, and 75-acre retail/medical/residential and green space project, Sendero Development. Burleson Crossing East 20-acre development will include new Bastrop Sprouts as well as other popular retail and restaurants.

Location: The property conveniently faces State Highway 71, near the corner of Industrial Blvd. and State Highway 71, approximately 35 miles Southeast of Austin, 3 miles East of Bastrop Proper and 130 miles Northwest of Houston. With significant room for development, the parcel sits in a highly traveled business and residential area. Bastrop, established in 1836, is the city and county seat of Bastrop County.

Year Built: 1970

Gross Building Area: 1,628 SF +/- (per Bastrop CAD - 1,440 SF Office + 188 SF Deck)

Legal Description: Mayfair Park, Lot 4, ACRES 2.696
Bastrop, Texas, Bastrop County

**Bastrop Guardian Self-Storage
290 Industrial Boulevard
Bastrop, Texas 78602**



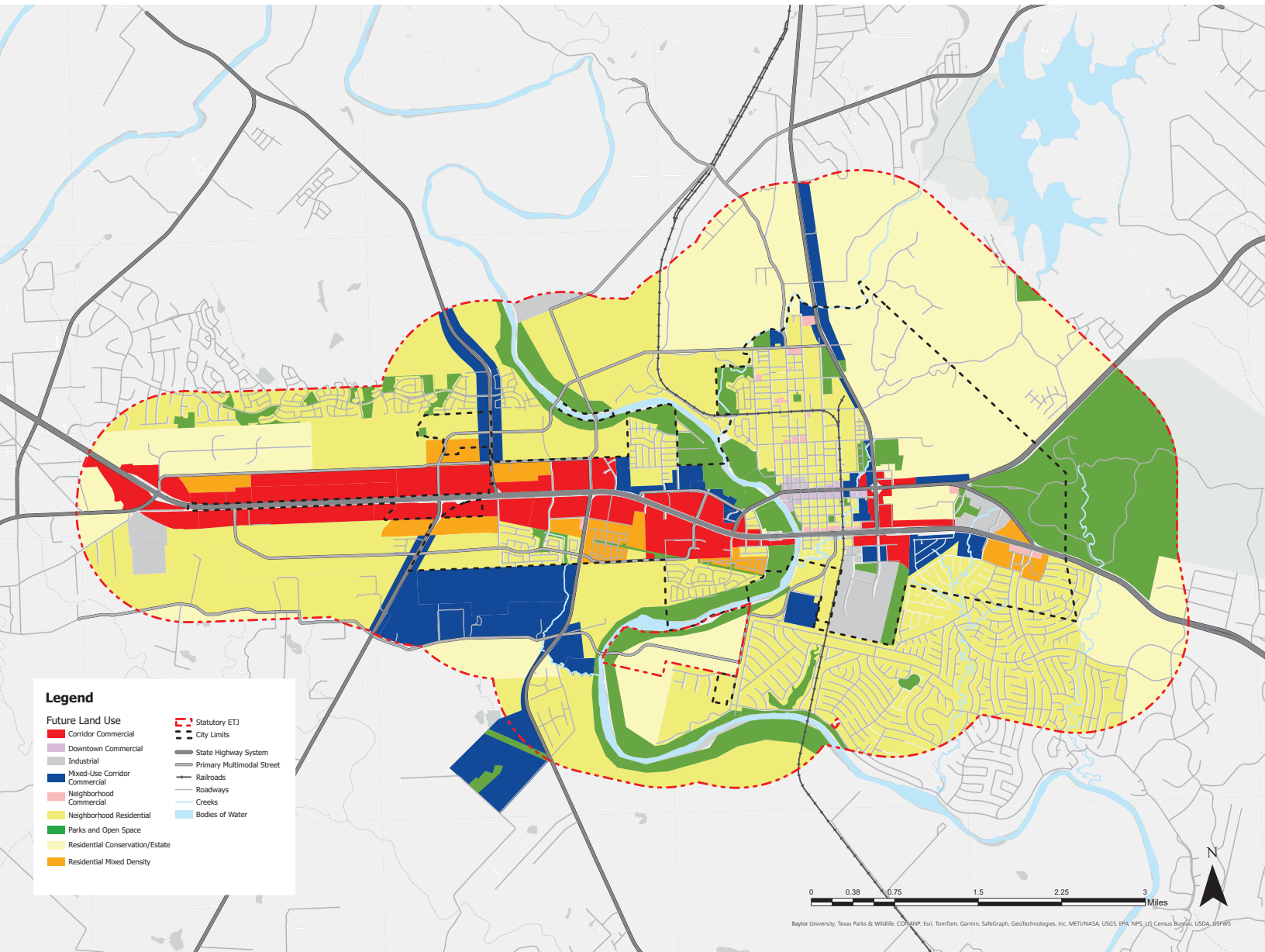
**Bastrop Guardian Self-Storage
290 Industrial Boulevard
Bastrop, Texas 78602**



**Office Building & Expansion Land
3000 State Highway 71
Bastrop, Texas 78602**



City of Bastrop, Texas Future Land Use Map



Per the City of Bastrop Development Services Department: "These properties are currently zoned P-EC, which is Employment Center. The staff is currently working to change the Employment Center zoning to Industrial. Please check back in April or May to confirm if there were any changes to this zoning type." - 1/9/26

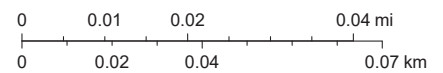
Bastrop CAD Web Map - Bastrop Guardian 290 Industrial Boulevard



1/5/2026, 3:36:49 PM

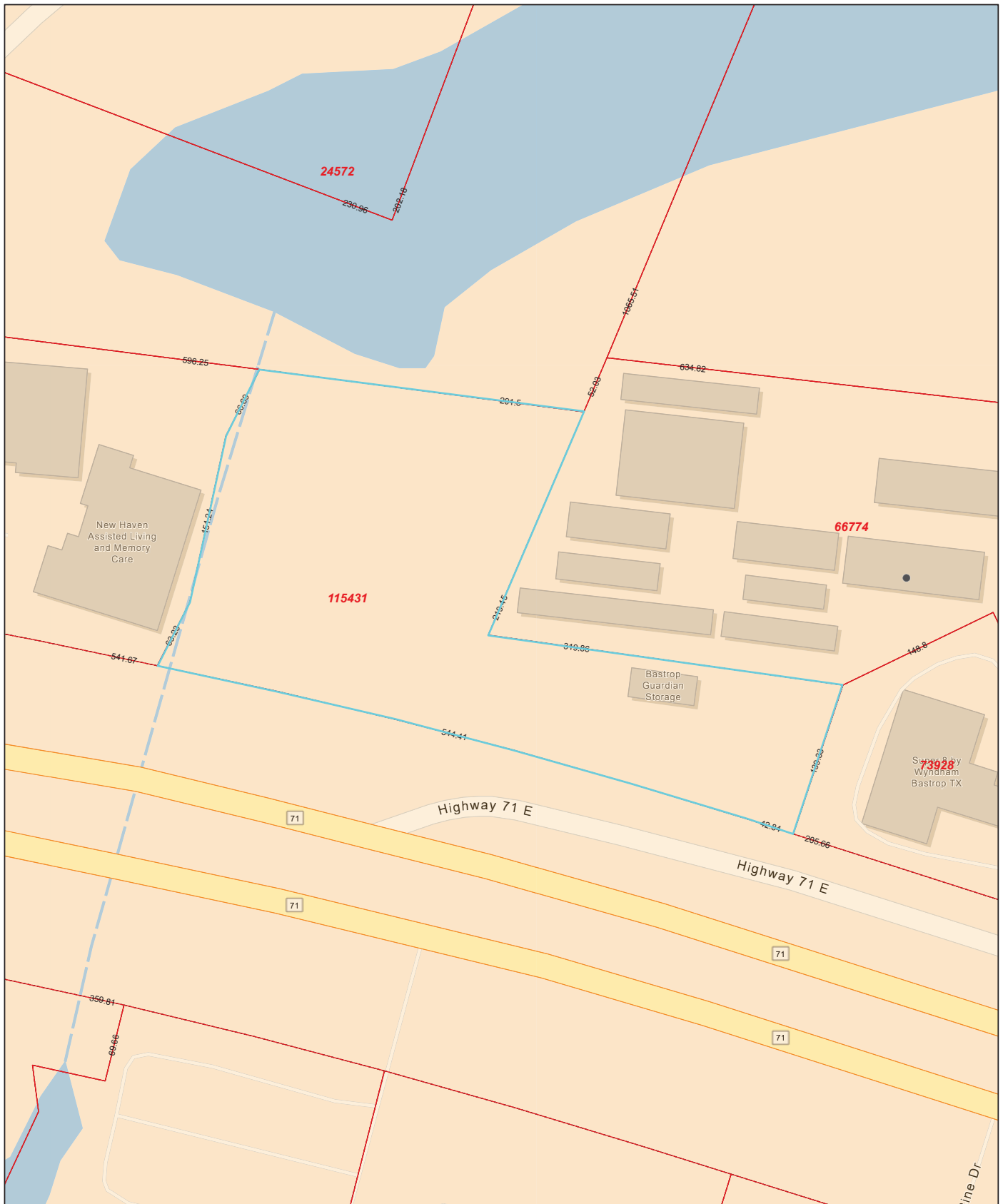
- Parcels
- Abstracts
- City Limits
- Lot Lines

1:1,128



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

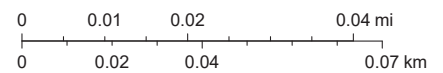
Bastrop CAD Web Map - Office & Expansion Land 3000 State Hwy 71



1/5/2026, 3:27:28 PM

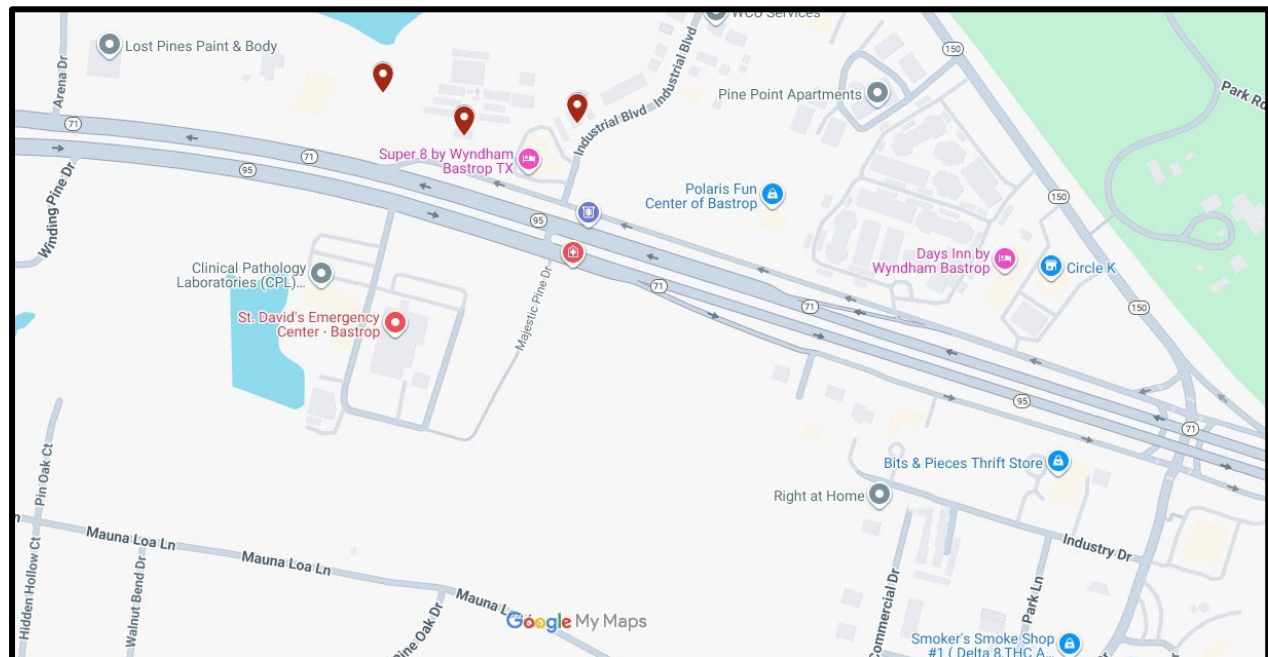
- Parcels
- Abstracts
- City Limits
- Lot Lines

1:1,128

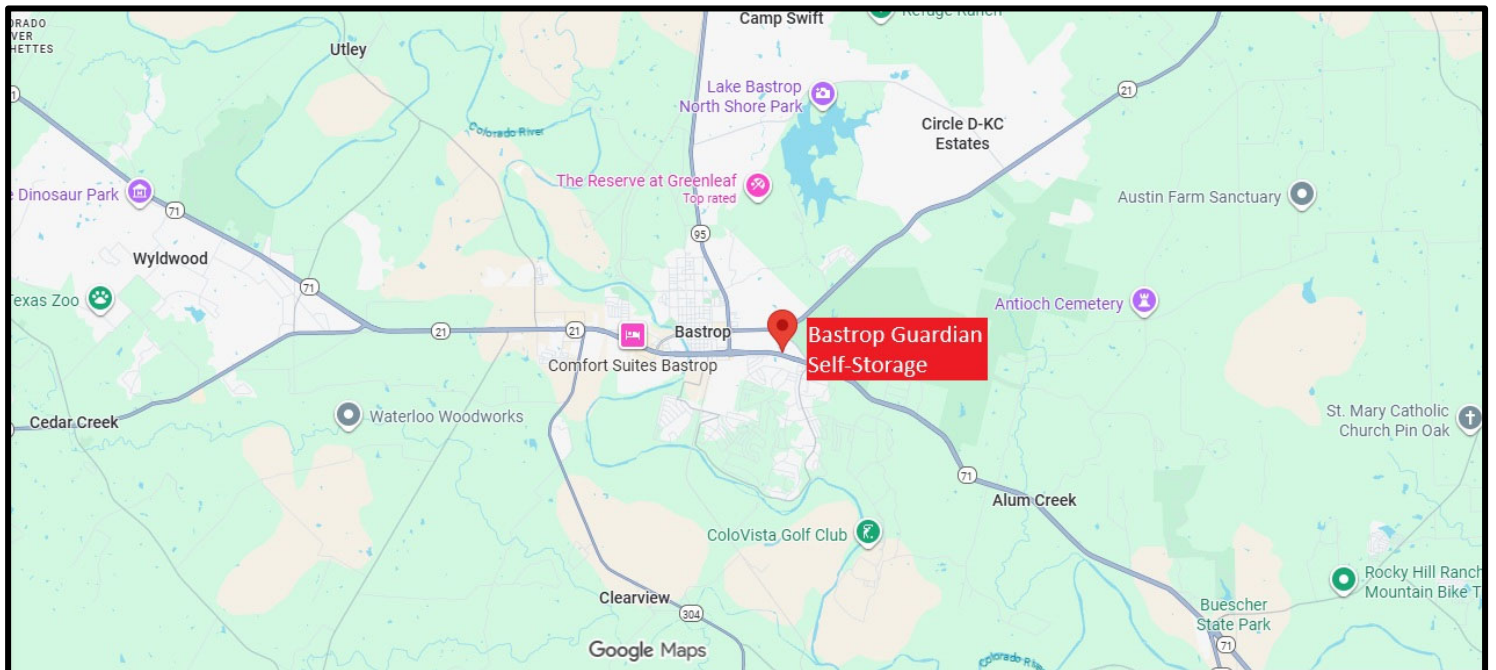
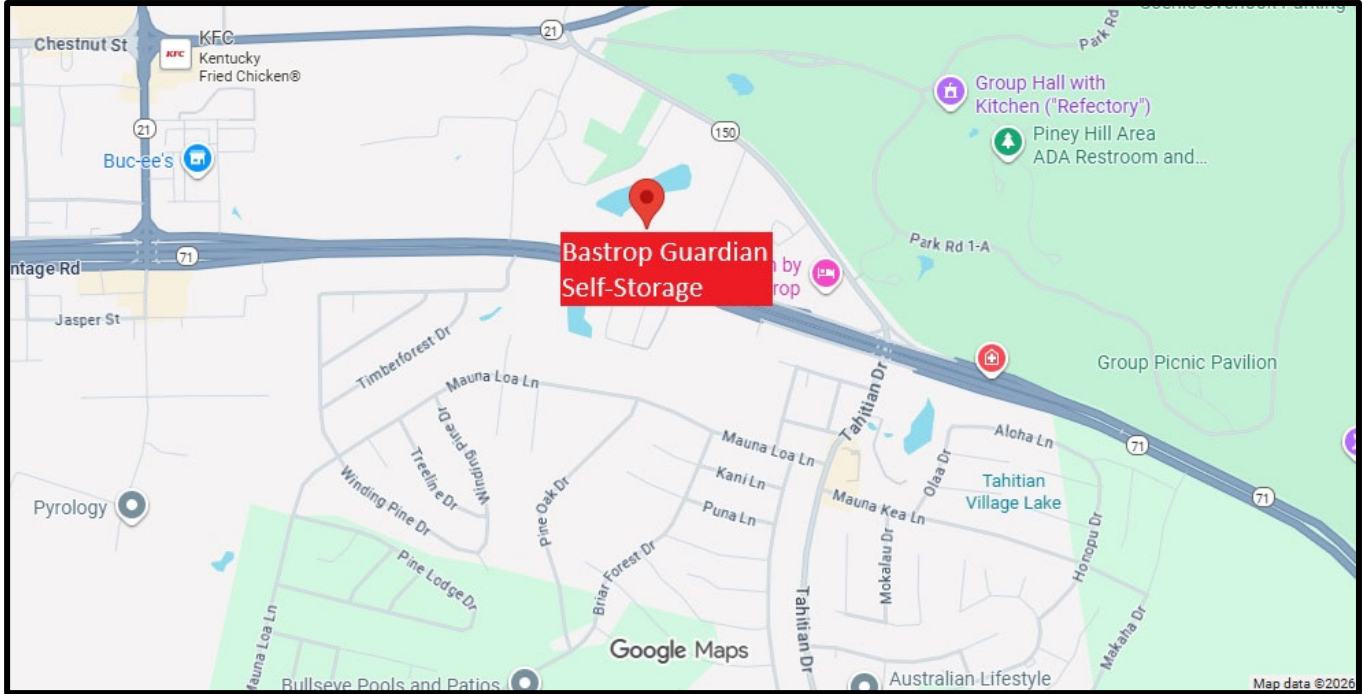


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

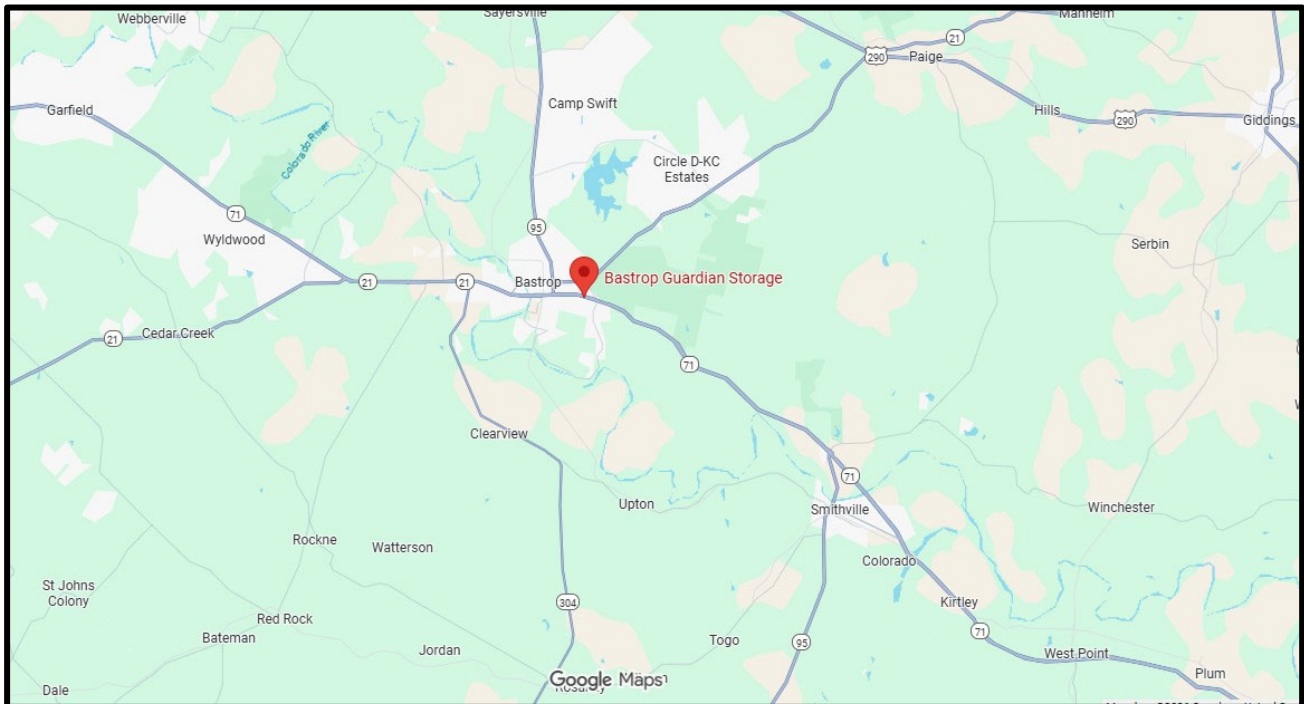
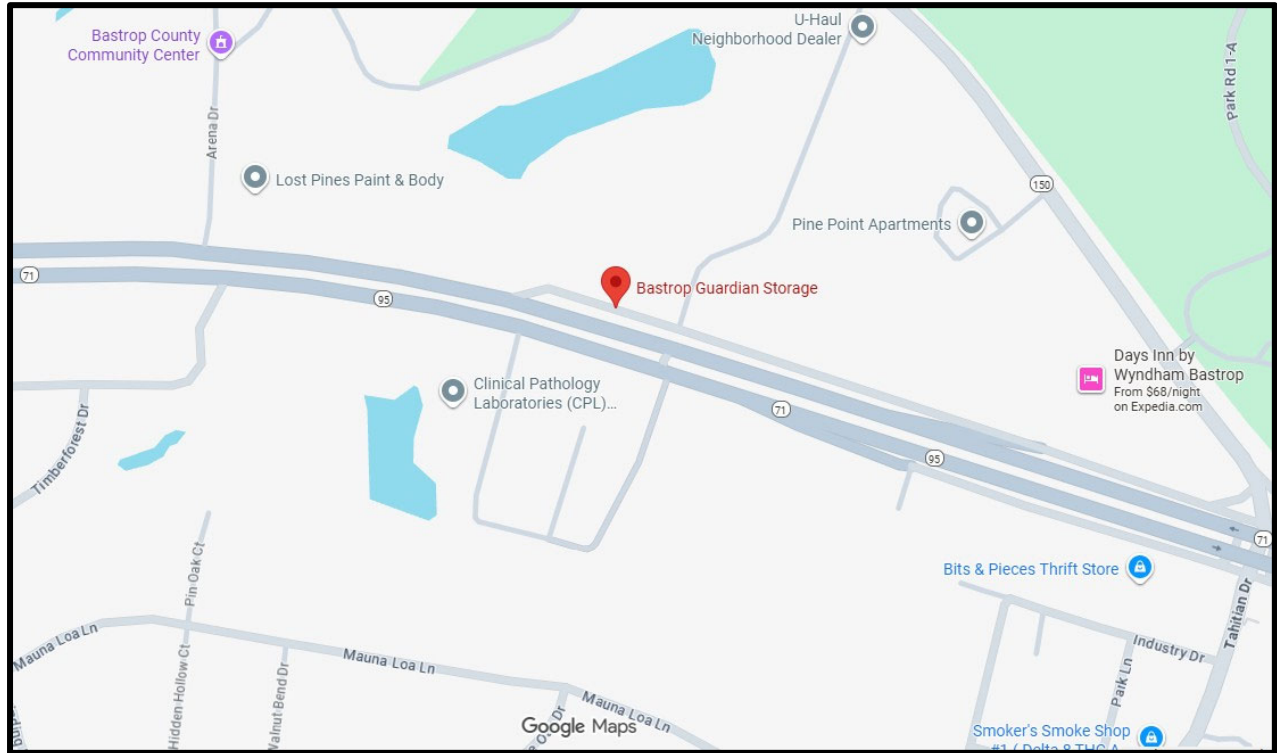
**Bastrop Guardian Self-Storage
290 Industrial Boulevard
3000 State Highway 71
Bastrop, Texas 78602**

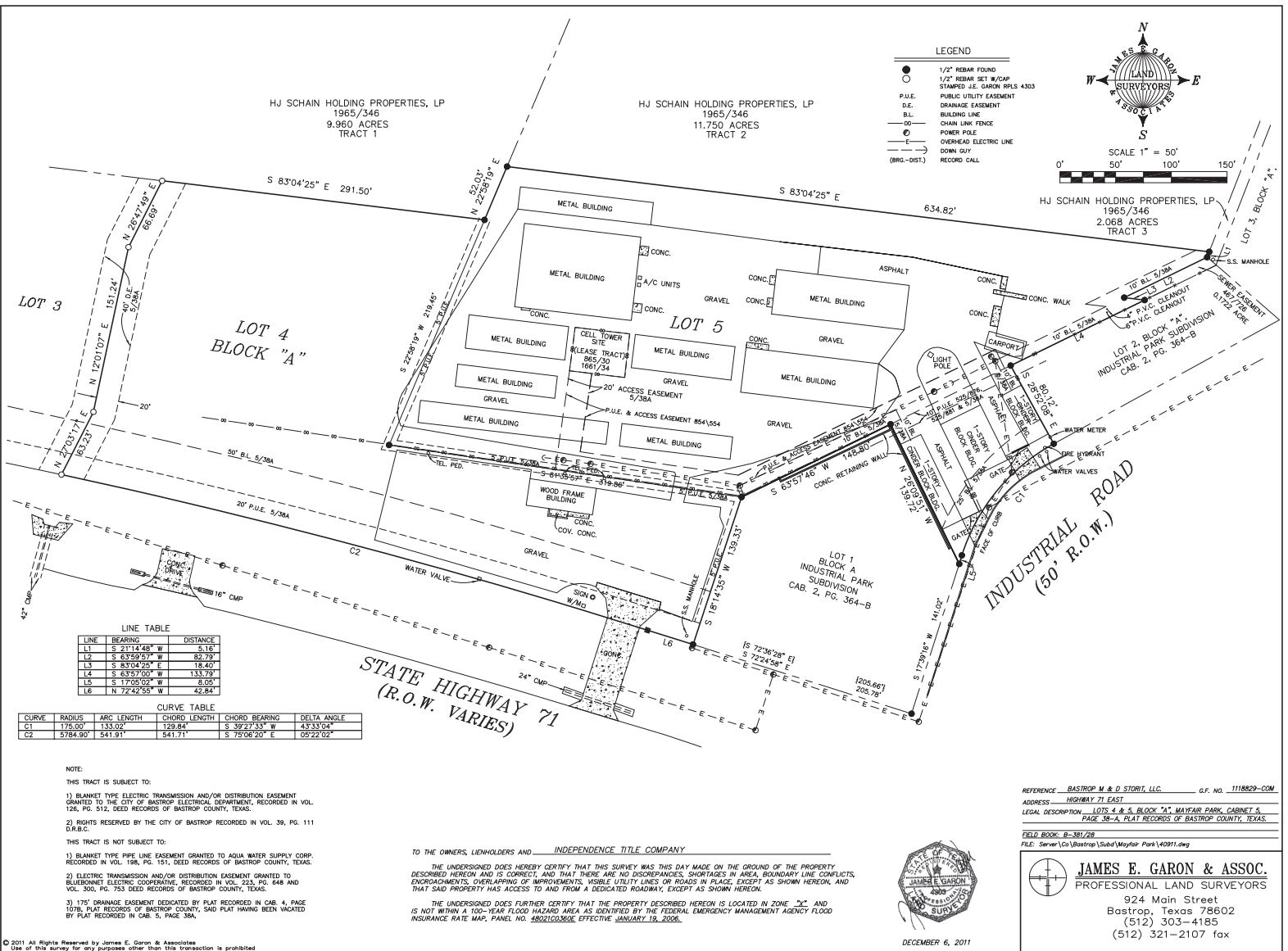


Bastrop Guardian Self-Storage 290 Industrial Boulevard Bastrop, Texas 78602



Bastrop Guardian Self Storage Office with Land 3000 State Hwy 71 Bastrop, Texas 78602







[AUSTIN](#) / [BASTROP - CEDAR CREEK](#) / [DEVELOPMENT](#)

SpaceX plans \$20 million upgrade in Bastrop



By [Joel Valley](#) | 5:45 PM Jan 13, 2026 CST
Updated 5:45 PM Jan 13, 2026 CST



SpaceX is planning 1 million square feet in improvements to its facility. (Joel Valley/Community Impact)

Editor's note: This article is based on a Texas Department of Licensing and Regulation filing. Community Impact will update this story when more information is available.

SpaceX continues to expand its footprint in Bastrop County.

The details

The facility at 858 FM 1209 in Bastrop will add an 157,321-square-foot parking garage—an estimated \$20 million in upgrades, according to a [filing with the Texas Department of Licensing and Regulation](#).

Some context

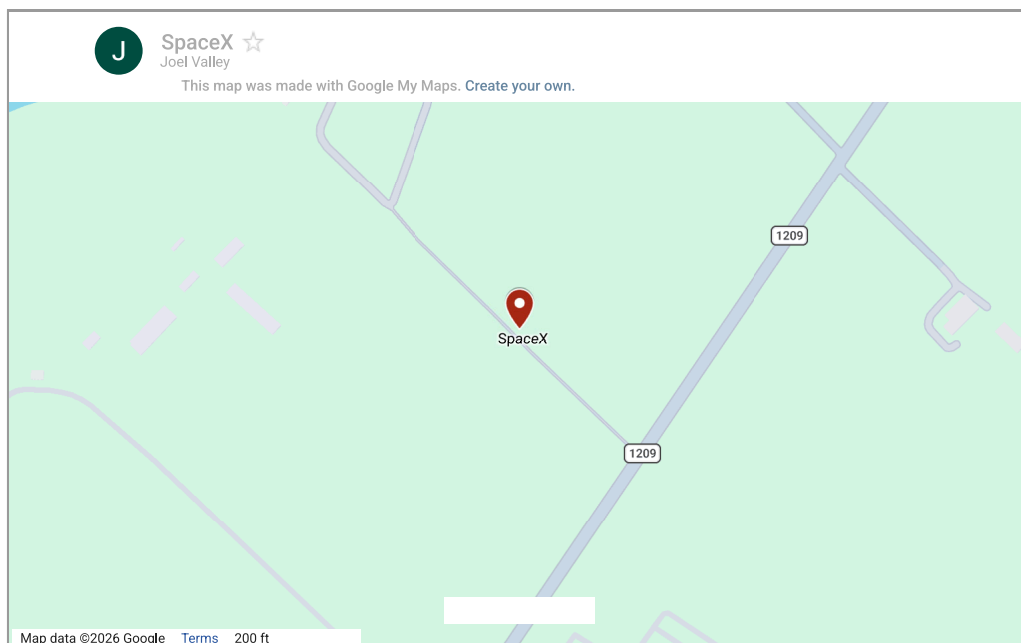


In March, [Texas Gov. Greg Abbott announced](#) that a \$17.3 million grant awarded to SpaceX through the Texas Semiconductor Innovation Fund would assist with adding approximately 1 million square feet to the site, as previously reported by *Community Impact*.

"Incredible innovation and high-tech manufacturing is happening in Texas as a direct result of Gov. Abbott's leadership and the Texas Semiconductor Innovation Fund initiative," said Gwynne Shotwell, SpaceX president and chief operating officer, in March. "This grant will help continue to expand Bastrop's manufacturing for Starlink to help connect even more people across the state and around the world with high-speed, low-latency internet."

The outlook

Construction of the parking garage is scheduled to conclude by Jan. 7, 2027, according to the filing.



Bastrop County, Texas

Bastrop County, Texas has 888.2 square miles of land area and is the 163rd largest county in [Texas](#) by total area. Bastrop County, Texas is bordered by [Fayette County, Texas](#), [Caldwell County, Texas](#), [Williamson County, Texas](#), [Travis County, Texas](#), and [Lee County, Texas](#).



Populations and People
Total Population
97,216
[P1](#) | 2020 Decennial Census



Education
Bachelor's Degree or Higher
26.5%
[S1501](#) | 2024 American Community Survey 1-Year Estimates



Housing
Total Housing Units
42,916
[B25002](#) | 2024 American Community Survey 1-Year Estimates



Business and Economy
Total Employer Establishments
1,778
[CB2300CBP](#) | 2023 Economic Surveys Business Patterns



Race and Ethnicity
Hispanic or Latino (of any race)
41,484
[P9](#) | 2020 Decennial Census



Income and Poverty
Median Household Income
\$85,090
[S1901](#) | 2024 American Community Survey 1-Year Estimates



Employment
Employment Rate
60.2%
[DP03](#) | 2024 American Community Survey 1-Year Estimates

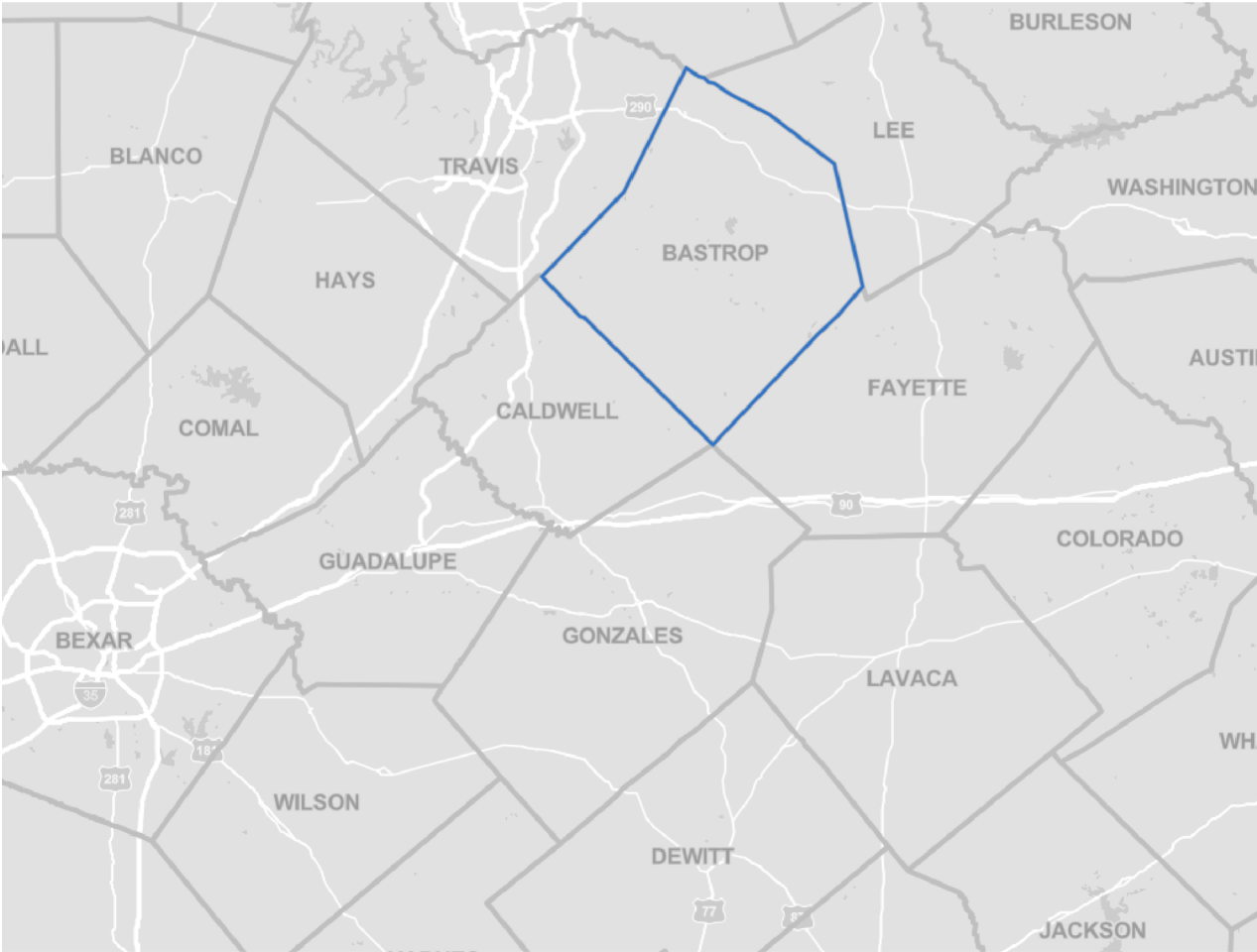


Health
Without Health Care Coverage
21.7%
[S2701](#) | 2024 American Community Survey 1-Year Estimates



Families and Living Arrangements
Total Households
39,370
[DP02](#) | 2024 American Community Survey 1-Year Estimates

Bastrop County, Texas Reference Map



Source: U.S. Census Bureau

US Counties > Texas > Bastrop County



Bastrop County

State: [Texas](#)
County Seat: [Bastrop](#)

Bastrop County's estimated 2026 population is **122,531** with a growth rate of **3.2%** in the past year according to the most [recent United States census data](#) . Bastrop County is the 41st [largest county in Texas](#). The 2010 population was **74,381** and has seen a growth of **64.73%** since that time.

122,531

Total Population

138

Popula

41

Population Rank (State)

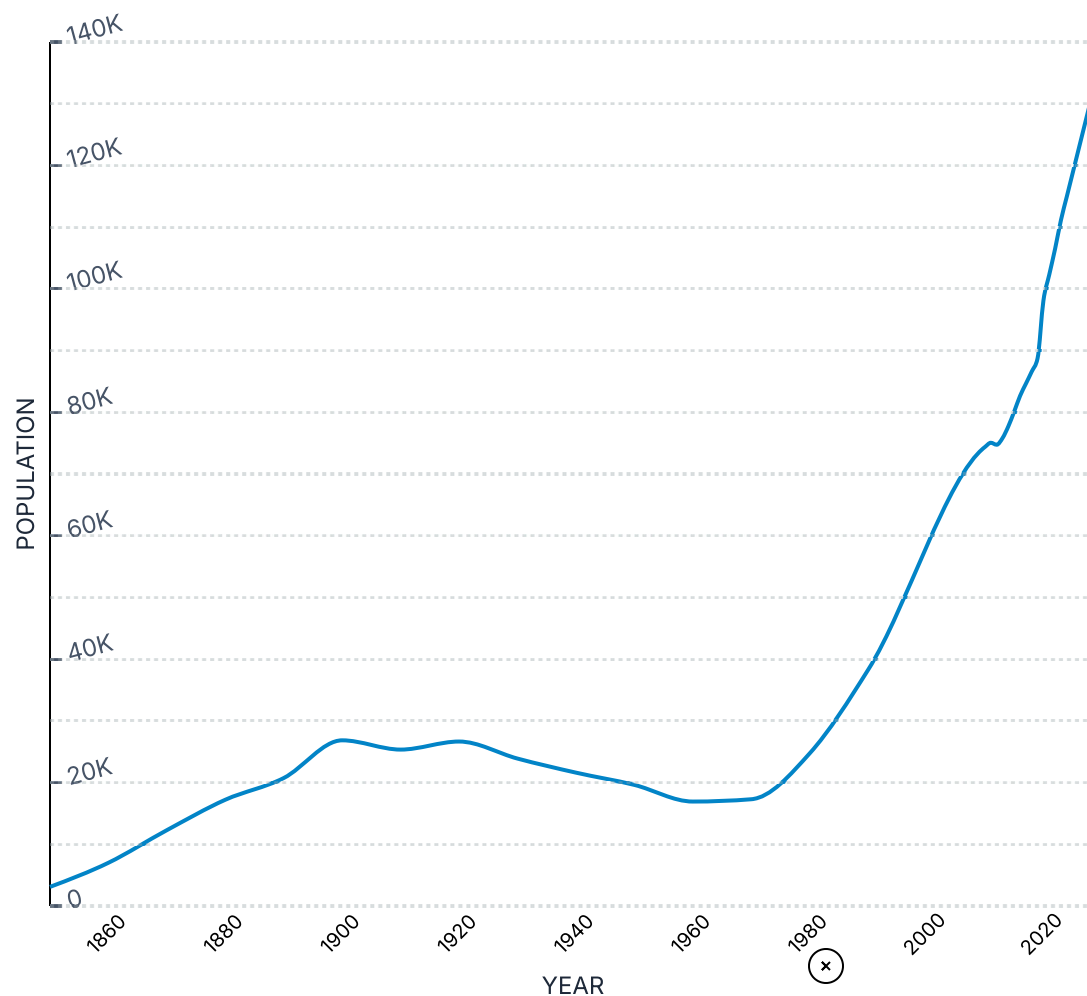
3.8K **3.2%**

Annual Population Growth

By Population By Age By Growth Rate

Bastrop County Population

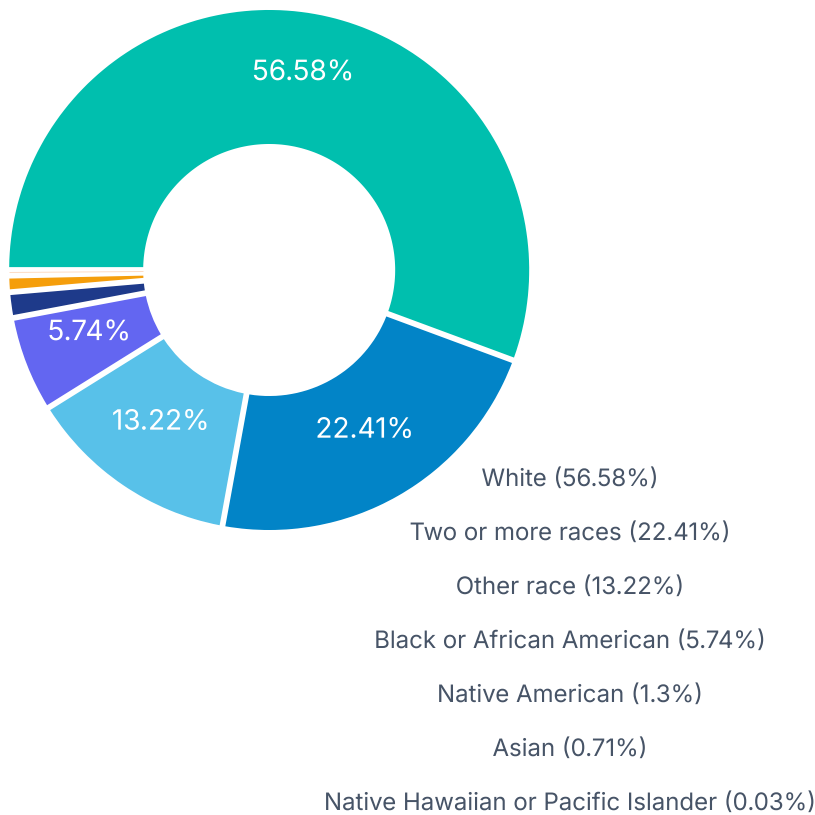
Data after 2023 is projected based on recent change



Demographics

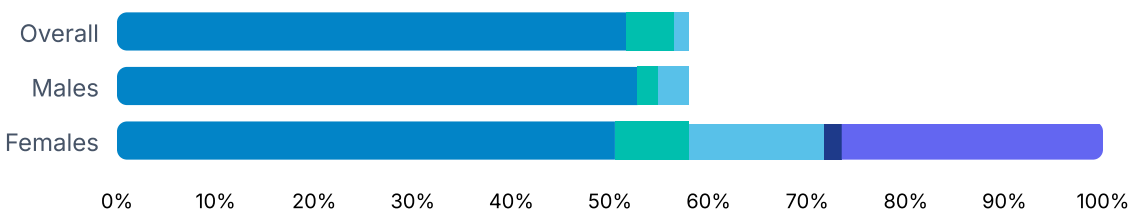
The racial composition of Bastrop County includes 56.58% White, 13.22% other race, 5.74% Black or African American, and smaller percentages for Native American, Asian, Native Hawaiian or Pacific Islander and multiracial populations.

Population by Race






RACE	POPULATION ▾	PERCENTAGE (OF TOTAL)
White	57,919	56.58%
Two or more races	22,944	22.41%
Other race	13,537	13.22%
Black or African American	5,881	5.74%
Native American	1,329	1.3%
Asian	730	
Native Hawaiian or Pacific Islander	30	


Bastrop County Marital Status



Economics and Income Statistics

Bastrop County's average per capita income is \$47,873. Household income levels show a median of \$82,730. The poverty rate stands at 12.42%.

-  **Families:** A family includes the owner or renter of the home along with everyone related to them - whether through birth, marriage, or adoption. This includes relatives like spouses, children, parents, siblings, grandparents, and any other family members.
-  **Households:** A household includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence.
-  **Non Families:** A nonfamily household is either someone living alone or when the owner/renter lives with people they aren't related to, like roommates.

NAME	MEDIAN 	
Married Families	\$106,214	
Families	\$94,804	
Households	\$82,730	
Non Families	\$49,460	\$47,873

\$47,873



\$82,730

Median Household Income

12.42%

Poverty Rate

Recommended Reading

- > [Cities in Bastrop County, Texas](#)
- > [Cities in Texas](#)
- > [Texas County Map](#)
- > [Zip Codes in Texas](#)
- > [Texas Property Taxes](#)



[Become an InCider](#) >



[AUSTIN](#) / [BASTROP - CEDAR CREEK](#) / [GOVERNMENT](#)

New data shows Bastrop County's growth in population, annual household income



By [Sierra Martin](#) | 5:54 PM Jan 3, 2025 CST
 Updated 5:54 PM Jan 3, 2025 CST



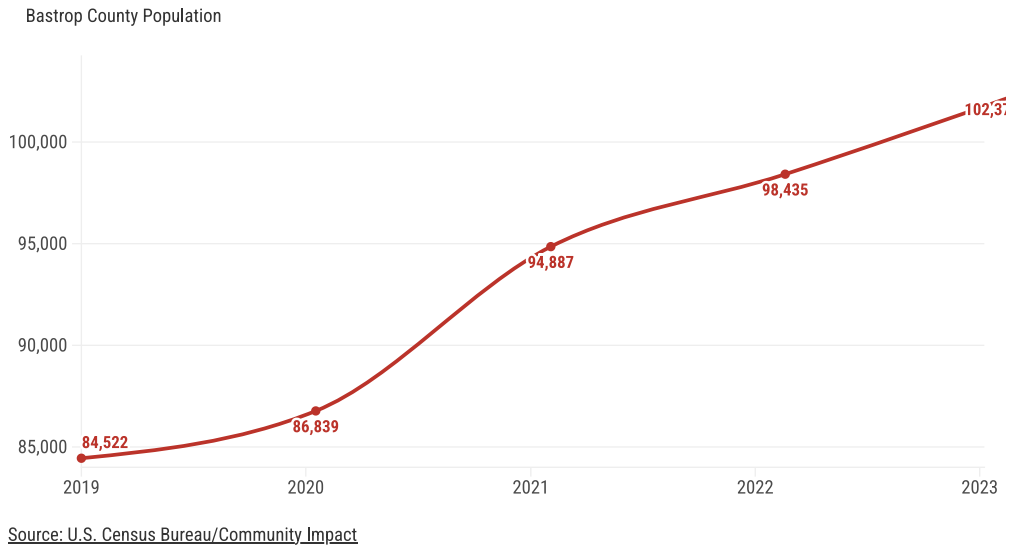
Data from the U.S. Census Bureau shows population growth in Bastrop County. (Amanda Cutshall/Community Impact)

The latest data release from the [U.S. Census Bureau](#) shows Bastrop County has experienced population growth and higher annual household incomes in 2023 over the past few years.

The big picture

According to the bureau's 2023 American Community Survey five-year estimates, the county's total population has grown from 84,522 in 2019 to 102,370 in 2023, a 21.12% increase.

[Become an InCider](#) >



Made with Flourish • [Create a chart](#)

Also of note

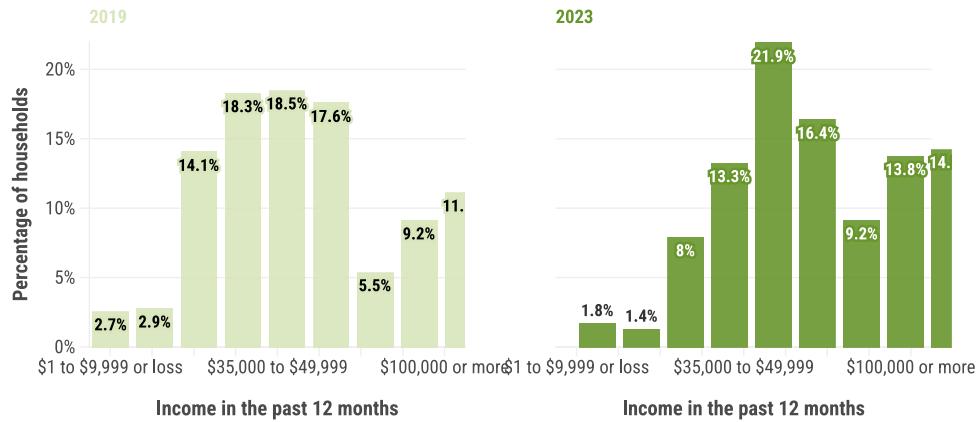
The five-year ACS also shows Bastrop County's most common household size is two people in 2023. The county's median age decreased in the last five years from 38.4 to 37.5.

By the numbers

From 2019-2023, the average household income in Bastrop County grew from \$54,727 to \$64,336, with the highest percentage of households in 2023—21.9%—having an income between \$35,000 and \$49,999.

[Become an InCider](#)

According to new data from the U.S. Census Bureau, the mean annual household income in Bastrop County grew from \$54,727 to \$64,336 in the past five years.



Source: U.S. Census Bureau/Community Impact

Made with Flourish • Create a chart

Put in perspective

According to the bureau, Bastrop County's population grew 13.9% between 2020 and 2023—making it the 13th fastest-growing county in Texas. The city of Bastrop is also anticipated to see more population growth, according to the [cities comprehensive plan](#).



"We currently sit at about a 14,000 resident population, but we're expected to have 20,000 by [2029] that's a 42% percent population growth in just four short years," City Manager Sylvia Carrillo-Trevino said in a presentation during the [Bastrop Regional Business Summit](#) on Nov. 13.

By [Sierra Martin](#) ✉

Editor

Sierra is the Managing Editor for the San Antonio editions of Community Impact. A 2020 graduate of Texas State University with a degree in journalism and media studies, she previously served as the editor for the San Marcos, Buda, Kyle and Bastrop editions. Sierra joined Community Impact in July 2022, initially covering a wide range of topics in New Braunfels, including education, local government, transportation, business and real estate development. Before her time at Community Impact, she was the managing editor of San Marcos Corridor News and a senior reporter for the University Star. When she's not immersed in journalism, Sierra enjoys traveling and spending time with her animals: Stella, Tessa and Loomis.

Become an InCider >

Trending now

[6 trending Austin-area stories Dec. 29-Jan. 1: no Kohl's, new laws, ...](#)

[Bastrop Starbucks takes coffee break through late January.](#)

[Major airlines lock in new gates under Austin airport \\$5B expansion](#)

[Changes to USPS postmark dates could impact Texans' tax forms, mail-in ...](#)

[Millions in construction underway: 5 major Bastrop projects to watch in ...](#)

AUSTIN / BASTROP - CEDAR CREEK / DEVELOPMENT

Millions in construction underway: 5 major Bastrop projects to watch in 2026



By [Joel Valley](#), [Darcy Sprague](#) | 8:15 PM Jan 6, 2026 CST
Updated 8:15 PM Jan 6, 2026 CST



Construction will soon begin on the Old Iron Bridge project that will see the local landmark brought back to life. (Joel Valley/Community Impact)

Though 2026 is just kicking off, millions of dollars in projects are underway in Bastrop. Here are five of the largest ones:

[Bastrop High School expansion](#)

Project: The district is continuing work on projects from the 2021 and 2023 bonds. This year, work will continue on the competition gym and additional classroom space, according to [Texas Department of Licensing and Regulation filings](#).

SpaceX garage

The growing hub of Elon Musk's SpaceX and Boring Company is expanding with the addition of an estimated \$20 million parking garage, according to TDLR records. Per the document, work began on the project in 2025 and will continue until early 2027. Over the last five years, the companies have spent tens of millions of dollars on expanding the campus.

Del Webb amenity center

Del Webb, a brand under PulteGroup that has built dozens of active adult communities nationwide, will break ground on an amenity center for its latest residential project in Bastrop later this year.

The facility at 105 Perth Cove, Bastrop, is estimated to cost \$10 million and is expected to be completed by 2026.

Bastrop County Development Services Building

The project is estimated to cost approximately \$9.7 million, according to a filing with the TDLR.

Officials previously cited limited space for the Development Services department at its existing location at 211 Jackson St. in Bastrop, as the facility also houses the tax assessor-collector.

Old Iron Bridge Rehabilitation

Construction on the long-anticipated rehabilitation of Bastrop's Old Iron Bridge began in 2025 following a unanimous Bastrop City Council approval of a contractor and management service April 29. The bridge has been closed to pedestrians since 2018 due to safety concerns, as previously reported by *Community Impact*.

Linsalata Realty Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner buy does not represent the owner and must place the interests of the buyer first. The buyer should not tell the buyer's agent anything the buyer would not want the owner to know because an buyer's agent must disclose to the owner any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by the Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.