

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



Representing the Seller
Joe Linsalata (512) 327-5000

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THE SALE WITHOUT OBTAINING PERMISSION FROM JOE LINSALATA.**

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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:

- Driveways are a combination of asphalt and gravel
- 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 Downtowns 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	Per SF	Rents	Total Units	NRSF
5 X 10	50.0	\$1	\$50.00	8	400.0
10 X 10	100.0	\$.70	\$70.00	72	7,200.0
10 X 20	200.0	\$.50	\$100.00	108	21,600
20 X 20	400.0	\$.46	\$185.00	1	400.0
Totals	157			189	29,600

CLIMATE CONTROLLED UNITS

Unit Size	Sq. Feet	Per SF	Rents	Total Units	NRSF
5 X 10	50.0	\$1.30	\$65.00	13	650
10 X 10	100.0	\$.95	\$95.00	23	2,300
10 X 15	150.0	\$.90	\$135.00	10	1,500
10 X 20	200.0	\$.83	\$165.00	7	1,400
Totals	110			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
- Driveways are a combination of asphalt and gravel
- 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 Downtowns 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**



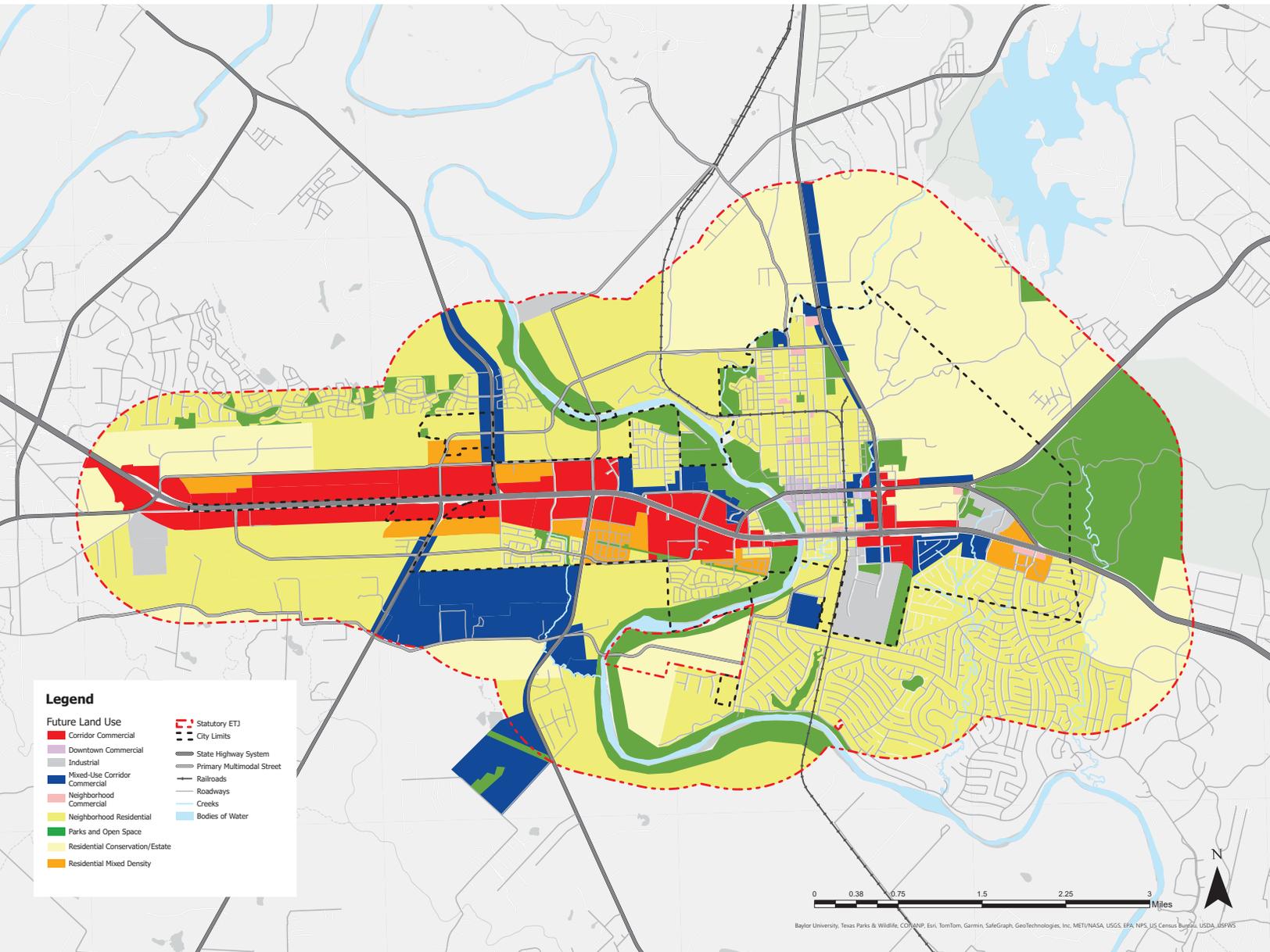
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**Office Building & Expansion Land
3000 State Highway 71
Bastrop, Texas 78602**



City of Bastrop, Texas Future Land Use Map



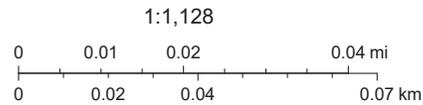
Per the City of Bastrop Development Services Department: "These properties are currently zoned P-EC, which is Employment Center. The staff is currently working to change the Employment Center zoning to Industrial. Please check back in April or May to confirm if there were any changes to this zoning type."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

Bastrop CAD Web Map - Bastrop Guardian 290 Industrial Boulevard



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- Parcels
- Abstracts
- City Limits
- Lot Lines



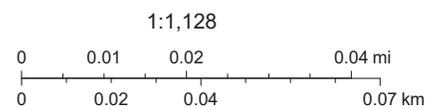
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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



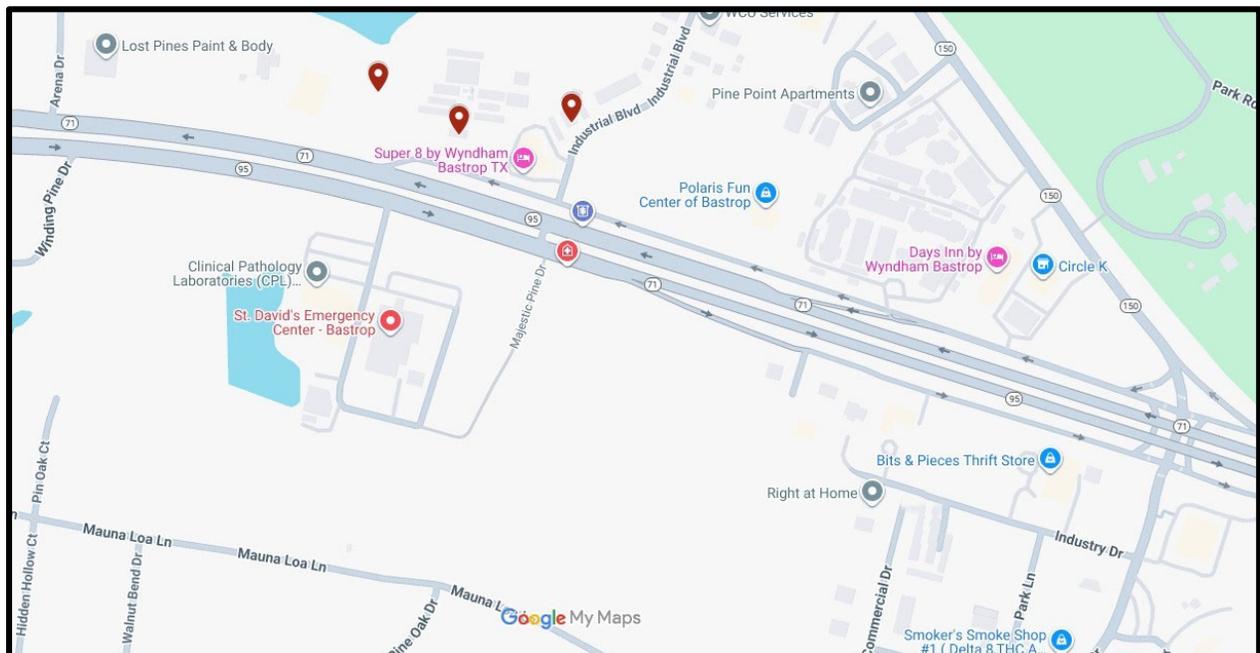
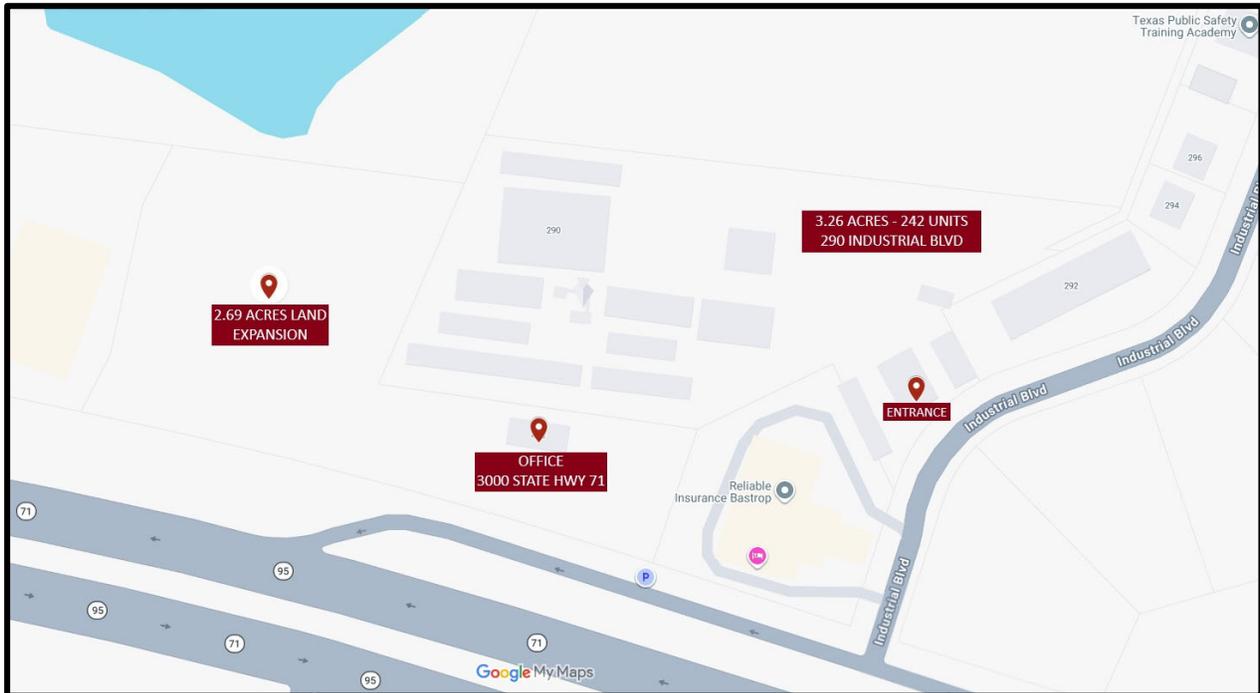
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- Parcels
- Abstracts
- City Limits
- Lot Lines

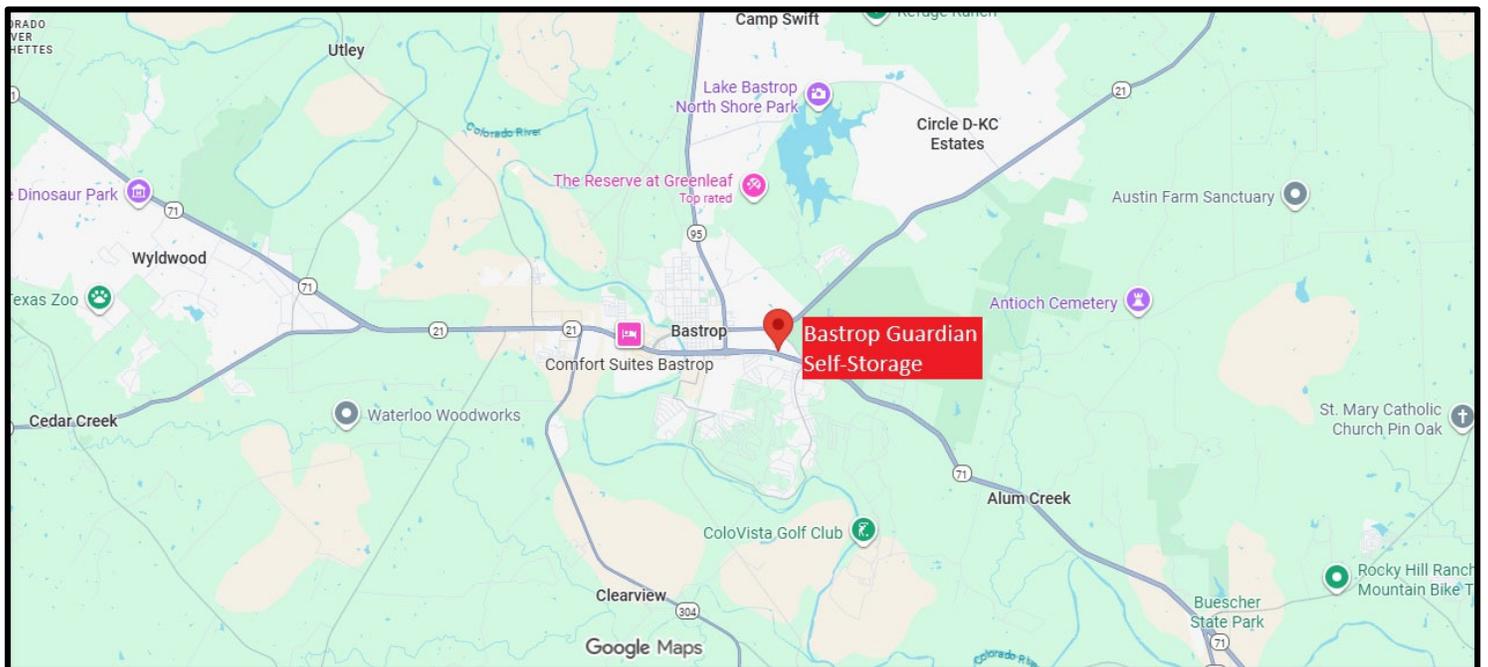
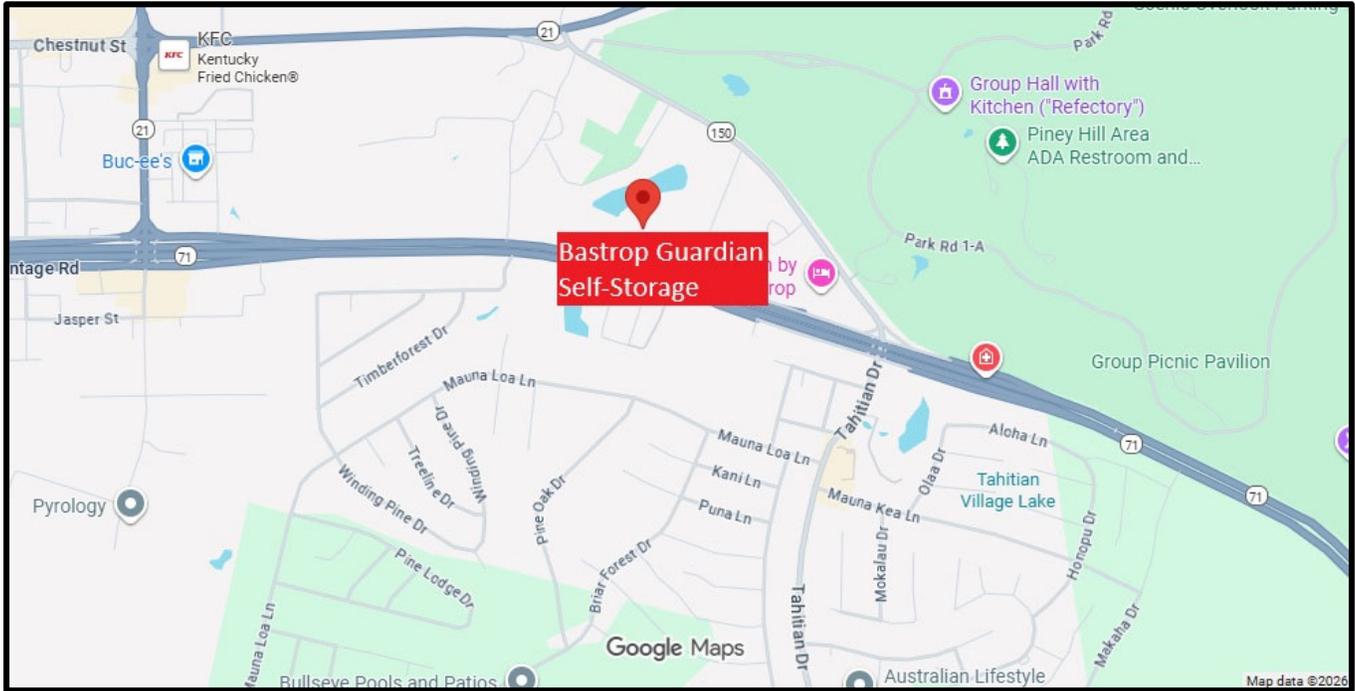


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

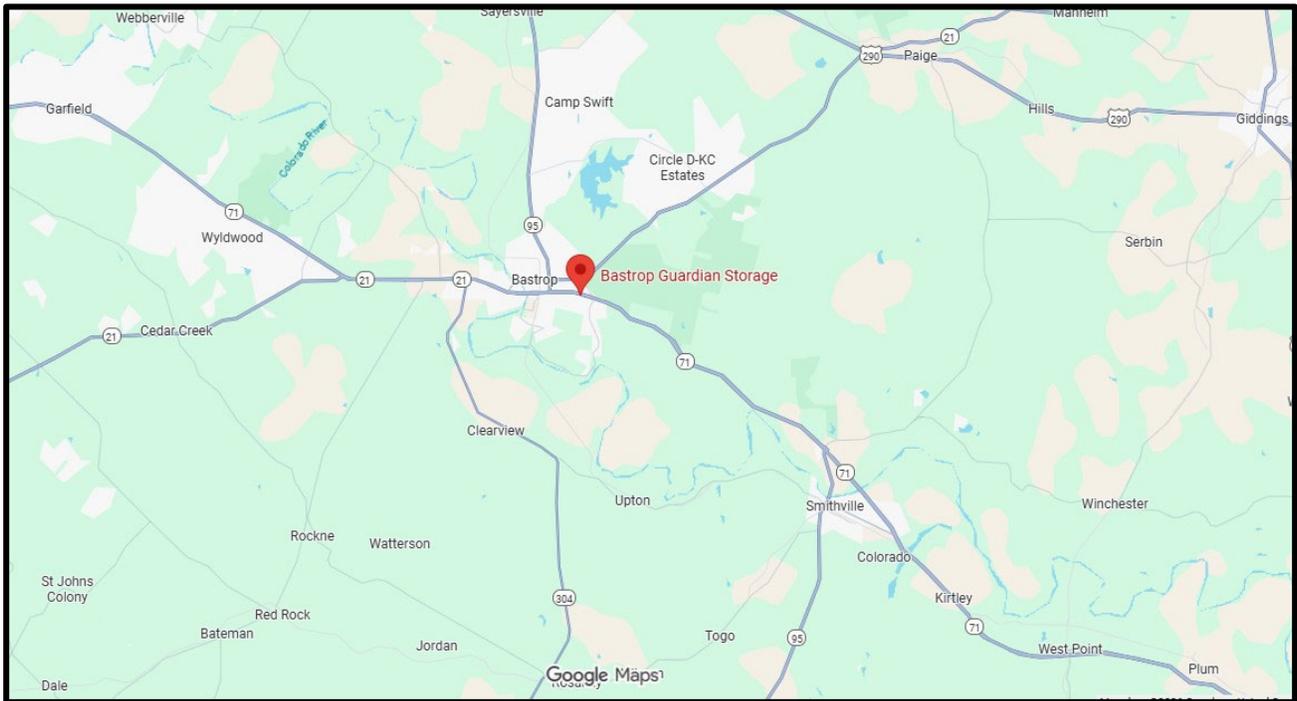
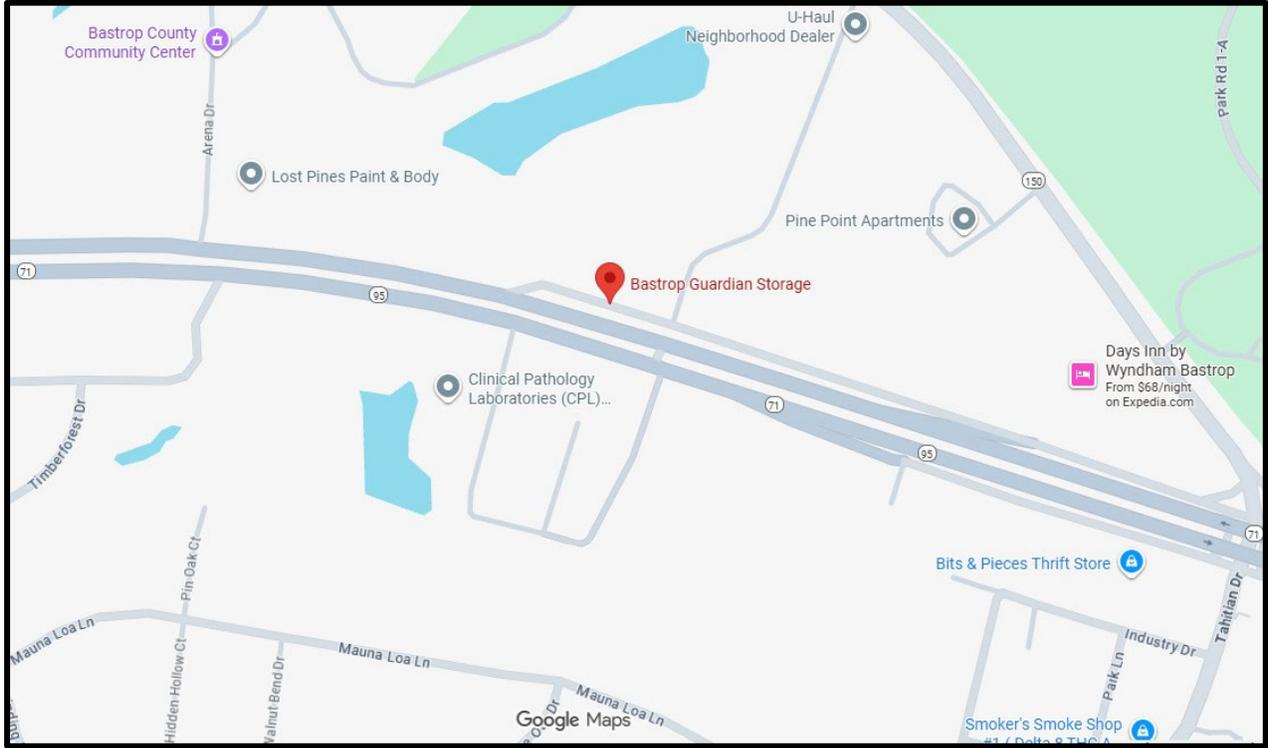
Bastrop Guardian Self-Storage 290 Industrial Boulevard 3000 State Highway 71 Bastrop, Texas 78602

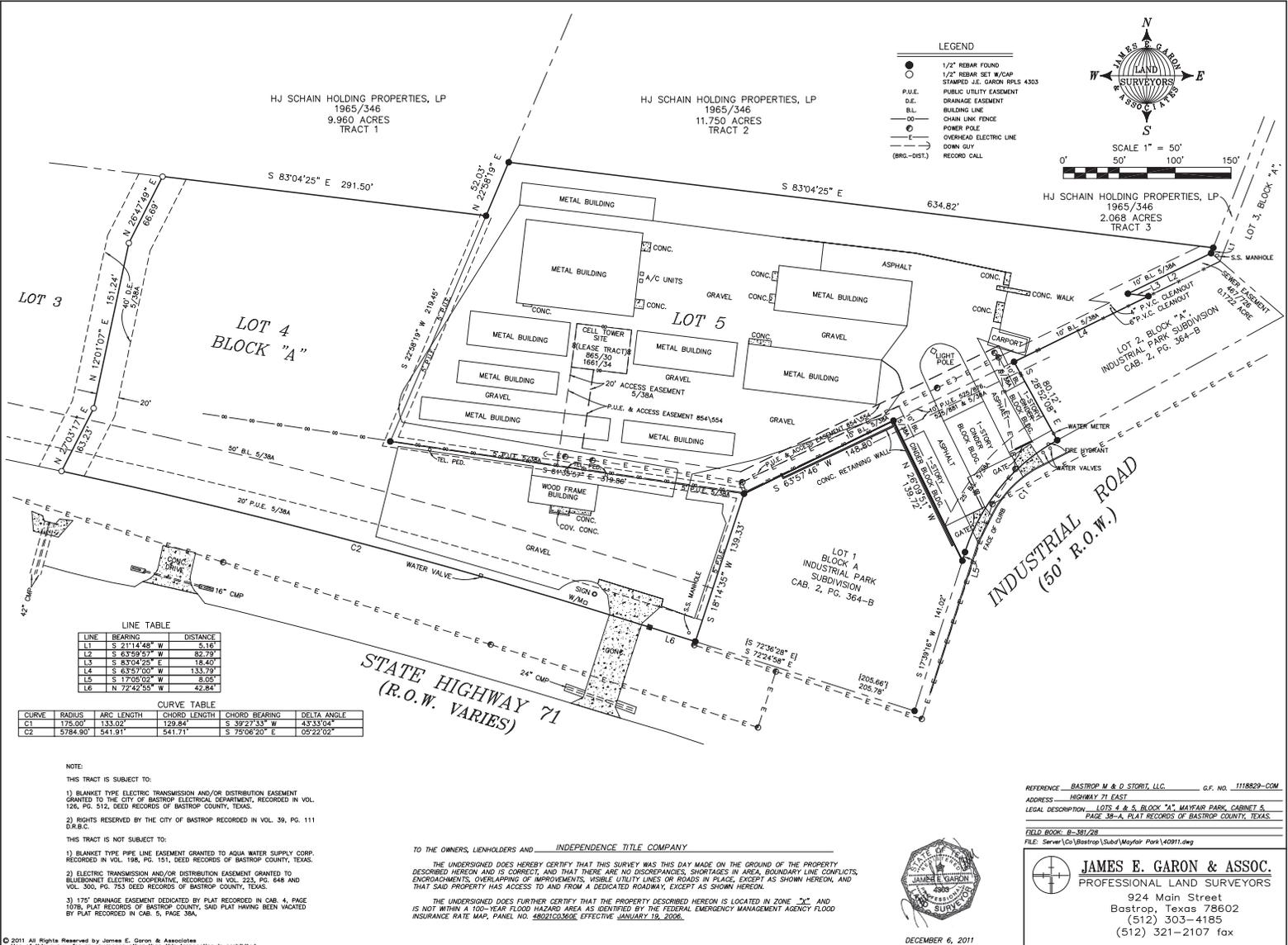


Bastrop Guardian Self-Storage 290 Industrial Boulevard Bastrop, Texas 78602



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





LINE TABLE

LINE	BEARING	DISTANCE
L1	S 21°14'48" W	5.16'
L2	S 63°55'57" W	82.79'
L3	S 83°04'25" E	18.40'
L4	S 63°57'00" W	133.79'
L5	S 17°05'02" W	8.05'
L6	N 72°42'55" W	42.84'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	133.02'	129.84'	S 39°27'33" W	43°33'04"
C2	5784.90'	541.91'	541.71'	S 75°06'20" E	09°22'02"

REFERENCE: BASTROP M & D STORIT, LLC. G.F. NO. 1118829-COM
 ADDRESS: HIGHWAY 71 EAST
 LEGAL DESCRIPTION: LOTS 4 & 5, BLOCK "A", MAYFAIR PARK, CABINET 5,
 PAGE 38-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.
 FIELD BOOK: B-381/28
 FILE: Server\Co\Bastrop\Sub\Mayfair Park\40911.dwg





[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

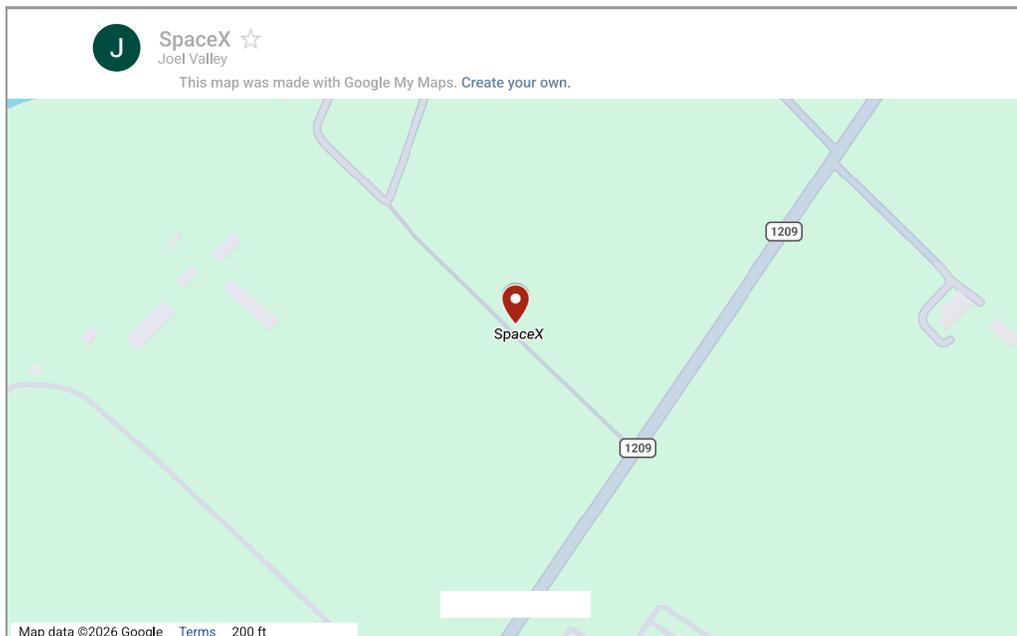


In March, [Texas Gov. Greg Abbott announced](#) that a \$17.3 million grant awarded to SpaceX through the Texas Semiconductor Innovation Fund would assist with adding approximately 1 million square feet to the site, as previously reported by *Community Impact*.

"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.



Demographic Summary Report

3000 E State Hwy 71, Bastrop, TX 78602

Building Type: **Specialty**
 Class: -
 RBA: **53,700 SF**
 Typical Floor: **53,700 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	2,573	19,838	34,381
2024 Estimate	2,071	15,844	27,564
2020 Census	1,753	12,458	22,463
Growth 2024 - 2029	24.24%	25.21%	24.73%
Growth 2020 - 2024	18.14%	27.18%	22.71%
2024 Population by Hispanic Origin	439	3,843	7,964
2024 Population	2,071	15,844	27,564
White	1,537 74.22%	11,342 71.59%	19,350 70.20%
Black	112 5.41%	1,164 7.35%	1,998 7.25%
Am. Indian & Alaskan	16 0.77%	122 0.77%	223 0.81%
Asian	23 1.11%	144 0.91%	239 0.87%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	383 18.49%	3,072 19.39%	5,755 20.88%
U.S. Armed Forces	0	0	0
Households			
2029 Projection	1,102	7,904	12,866
2024 Estimate	880	6,260	10,215
2020 Census	742	4,877	8,155
Growth 2024 - 2029	25.23%	26.26%	25.95%
Growth 2020 - 2024	18.60%	28.36%	25.26%
Owner Occupied	475 53.98%	4,269 68.19%	7,276 71.23%
Renter Occupied	405 46.02%	1,992 31.82%	2,939 28.77%
2024 Households by HH Income			
Income: <\$25,000	86 9.76%	787 12.57%	1,515 14.83%
Income: \$25,000 - \$50,000	52 5.90%	784 12.52%	1,220 11.94%
Income: \$50,000 - \$75,000	129 14.64%	1,086 17.35%	1,789 17.51%
Income: \$75,000 - \$100,000	181 20.54%	752 12.01%	1,080 10.57%
Income: \$100,000 - \$125,000	194 22.02%	943 15.06%	1,686 16.50%
Income: \$125,000 - \$150,000	25 2.84%	376 6.01%	561 5.49%
Income: \$150,000 - \$200,000	132 14.98%	955 15.25%	1,561 15.28%
Income: \$200,000+	82 9.31%	578 9.23%	804 7.87%
2024 Avg Household Income	\$114,762	\$108,041	\$103,822
2024 Med Household Income	\$98,963	\$90,741	\$88,518

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

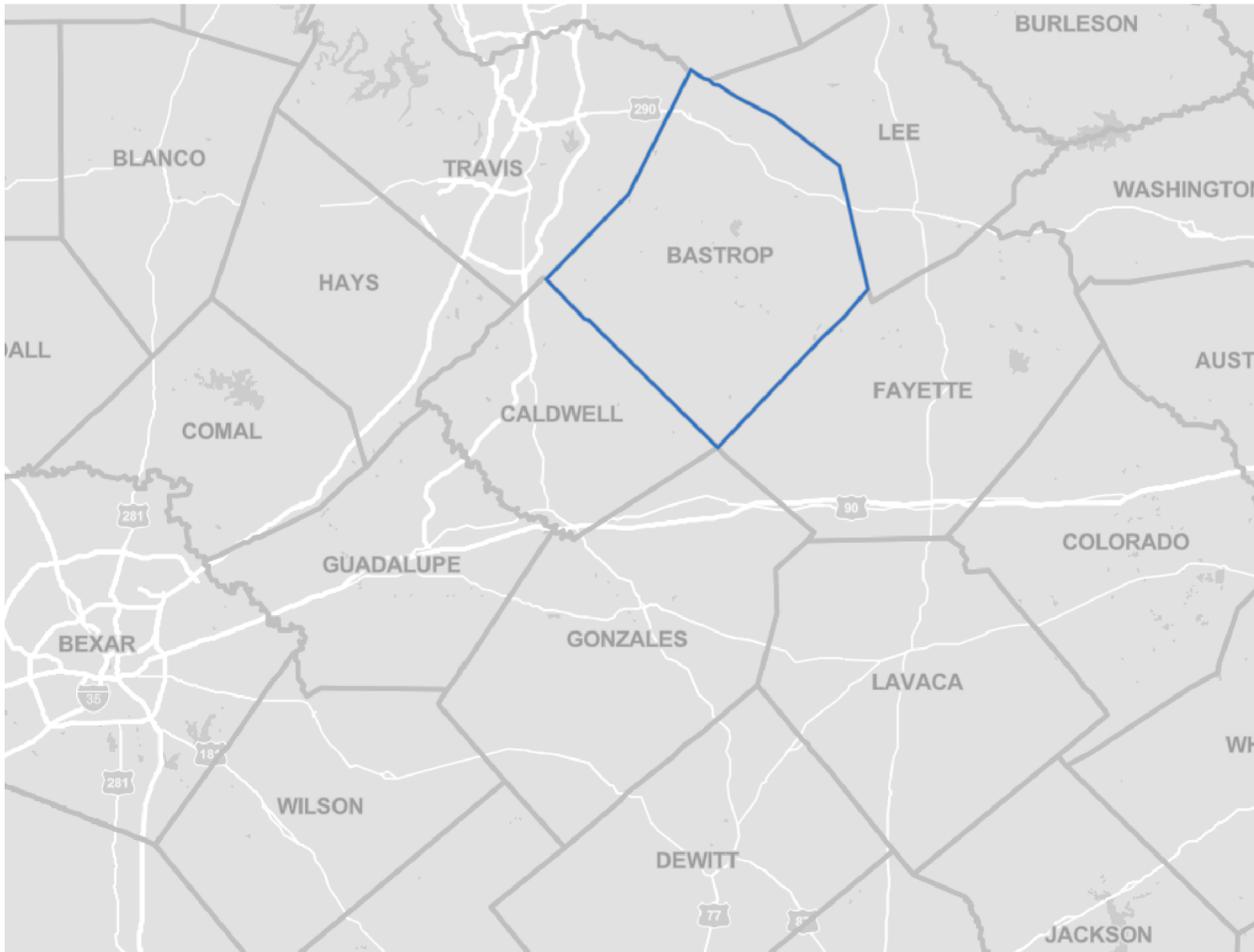


Health
Without Health Care Coverage
21.7%
S2701 | 2024 American Community Survey 1-Year Estimates



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%**

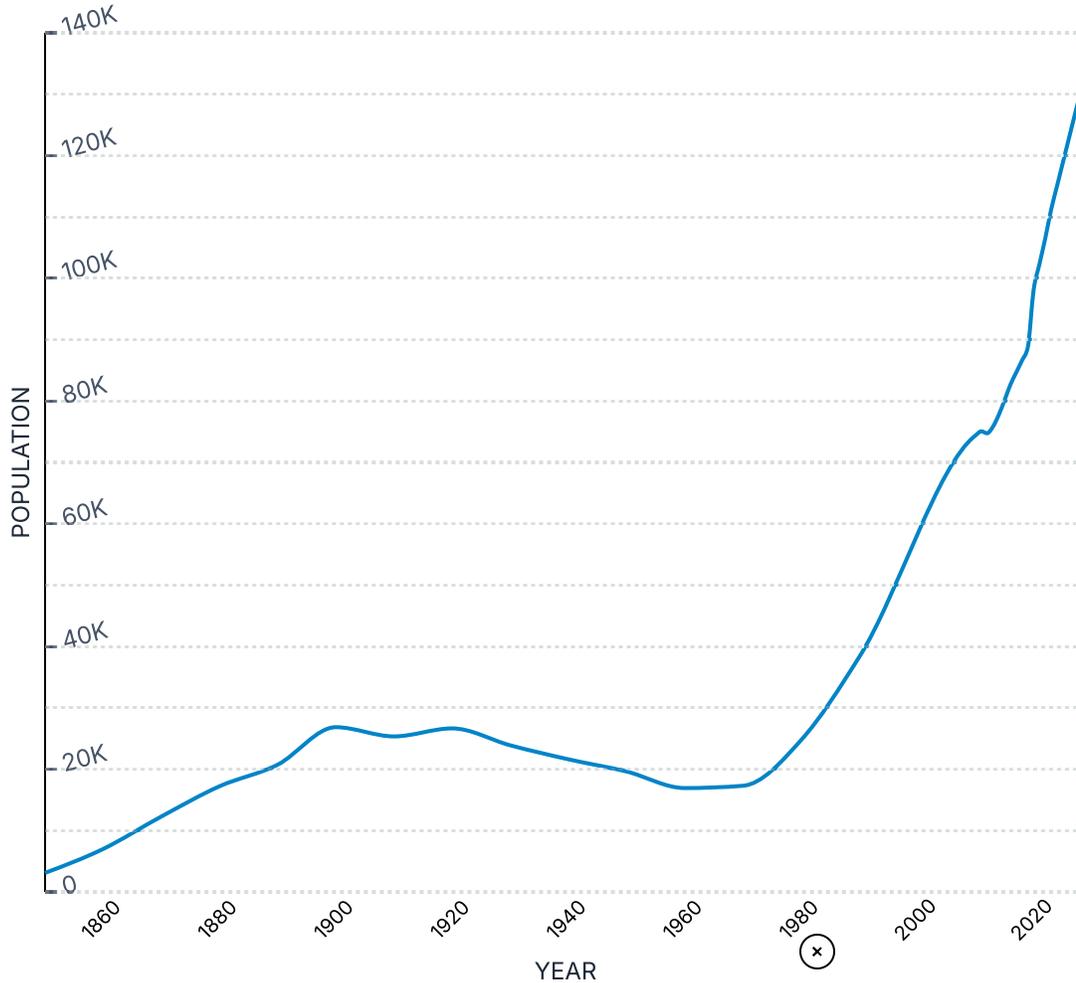
Annual Population Growth



By Population By Age By Growth Rate

Bastrop County Population

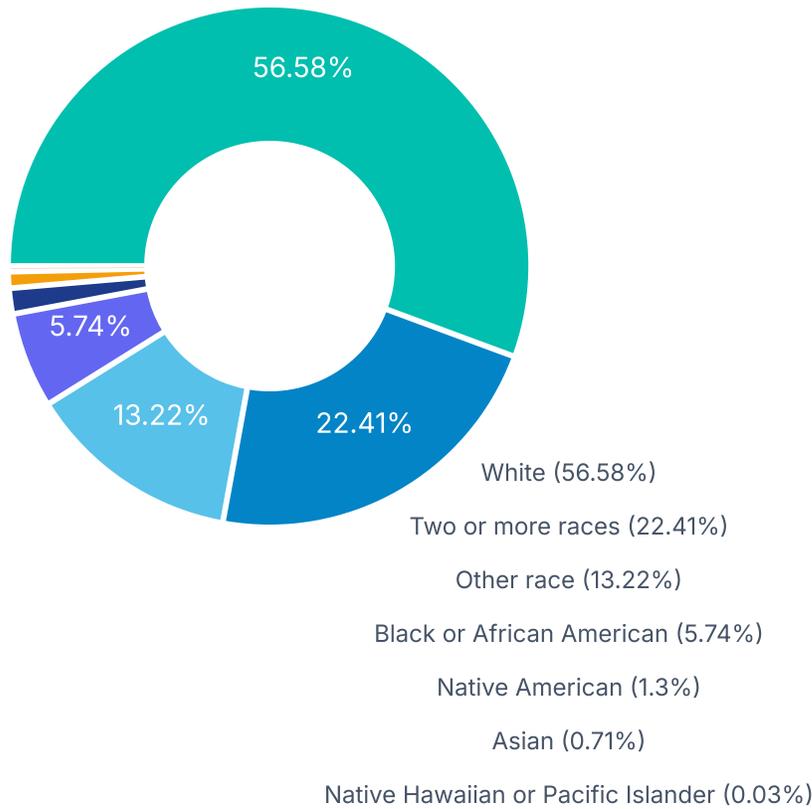
Data after 2023 is projected based on recent change



Demographics

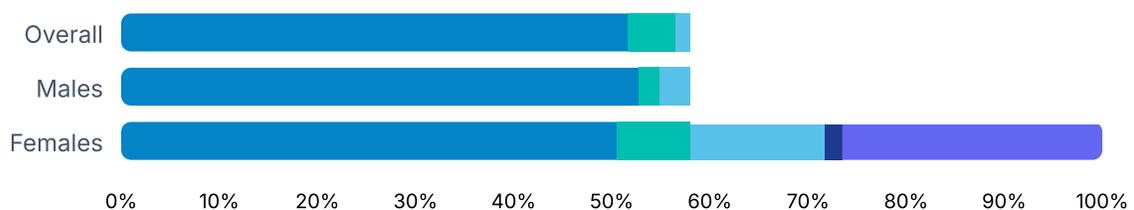
The racial composition of Bastrop County includes 56.58% White, 13.22% other race, 5.74% Black or African American, and smaller percentages for Native American, Asian, Native Hawaiian or Pacific Islander and multiracial populations.

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%.

- i **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.

- i **Households:** A household includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence.

- i **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 v
Married Families	\$106,214
Families	\$94,804
Households	\$82,730
Non Families	\$49,460

\$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](#)



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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)

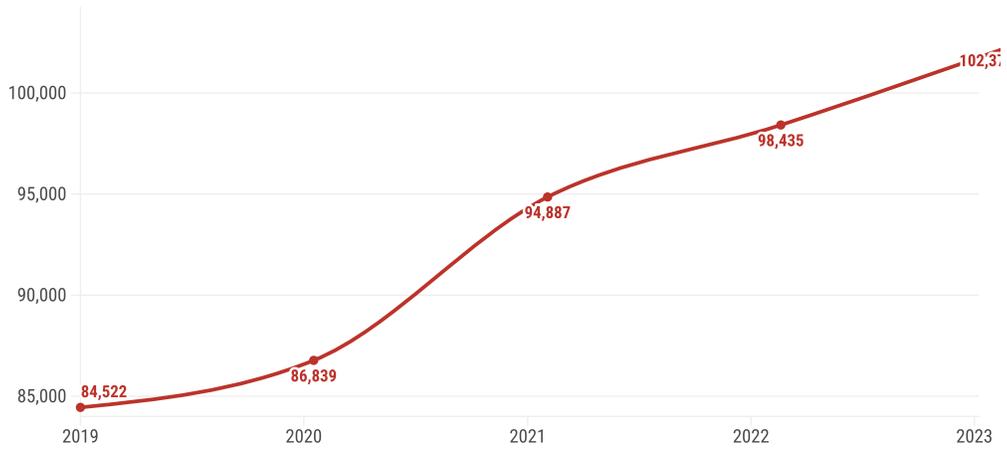
The latest data release from the [U.S. Census Bureau](#) shows Bastrop County has experienced population growth and higher annual household incomes in 2023 over the past few years.

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.

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Bastrop County Population



Source: U.S. Census Bureau/Community Impact

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Also of note

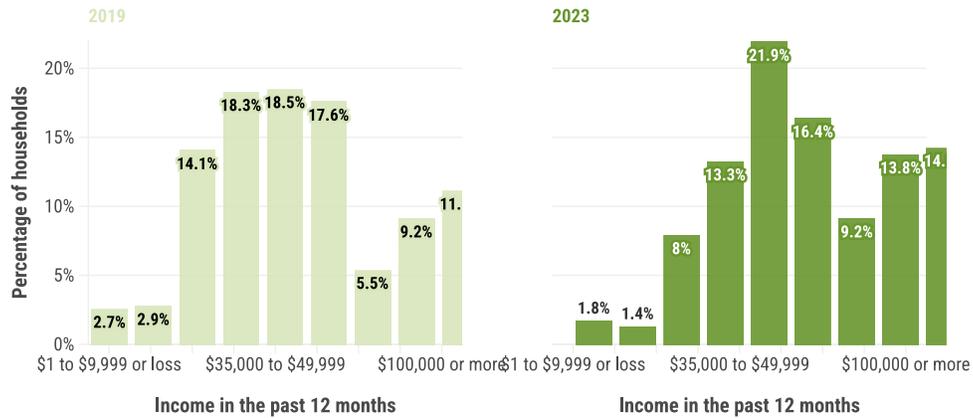
The five-year ACS also shows Bastrop County's most common household size is two people in 2023. The county's median age decreased in the last five years from 38.4 to 37.5.

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.

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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.

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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.