



C-Store Site — 1428 SH 21 W, Cedar Creek — 5 Acres, Price Reduced to \$1.5M

1428 State Highway 21 W · Cedar Creek, TX 78612 · Bastrop County · 5 acres · Two curb cuts · \$1,500,000 (reduced)



Highlights

- 5 acres total with two curb cuts on SH 21
- Owner just reduced the price — 5 acres for \$1,500,000
- Very busy site on the main Bastrop–San Marcos route (SH 21 / SH 71 / I-35 / US 183 connectivity)
- Great site near a new housing development
- Inexpensive land basis means an all-in store project of approximately \$3 million plus
- Sign on property
- Aqua water and electric available (per seller's prior listing); buyer to verify

Overview

A high-growth corridor in need of a new, up-to-date convenience store. This five-acre site fronts busy State Highway 21, the main road between Bastrop and San Marcos, which connects SH 71 to Interstate 35 and crosses US 183 north and south. Cedar Creek sits in the path of growth from Austin-Bergstrom International Airport, the Tesla Gigafactory and Bastrop — roughly 12 miles from Bastrop and 16 miles from the airport — with new housing developing nearby.

Area snapshot

ZIP code area	Cedar Creek 78612
Population (ZIP)	19,799
Households (ZIP)	5,850 · 85% owner-occupied
Median household income (ZIP)	\$95,496
Median age (ZIP)	35.5
Median home value (ZIP)	\$309,200
Bastrop County population	106,582 (2020 Census: 97,216)

Source: U.S. Census Bureau ACS 2024 5-yr (ZIP / county); 2010 & 2020 Census. Trade-area study (IMST) available on request.

Land to grand opening — financed

- Site selection & land acquisition
- Construction consulting — built to your specs
- SBA / conventional financing, 10–20% down
- Competitive fuel supply + brand incentive funds
- IMST market study on request

Next step: Text or call Trevor for the site package, IMST and financing terms — 512.825.9368

Trevor Willhite

M & W Realty · Call / text 512.825.9368 · cstorestx@gmail.com · cstorestx.com

Information provided by seller and other sources deemed reliable but not guaranteed; buyer to verify all figures, acreage, zoning, access and utilities. Financing subject to lender approval; fuel-brand incentives subject to distributor and brand approval. Aerial imagery (Esri/Maxar) and parcel lines (county appraisal district) approximate, for marketing only. Deborah Kay Willhite, Broker, TREC #468414-B · Trevor Willhite, Agent, TREC #500661-SA.