



±5 Acres on FM 1209 at SH 71 — Bastrop, TX (C-Store / Fuel Site)



Highlights

Overview

Area snapshot

ZIP code area	Bastrop 78602
Population (ZIP)	38,190
Households (ZIP)	13,705 · 71% owner-occupied
Median household income (ZIP)	\$89,968
Median age (ZIP)	37.2
Median home value (ZIP)	\$332,600
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.