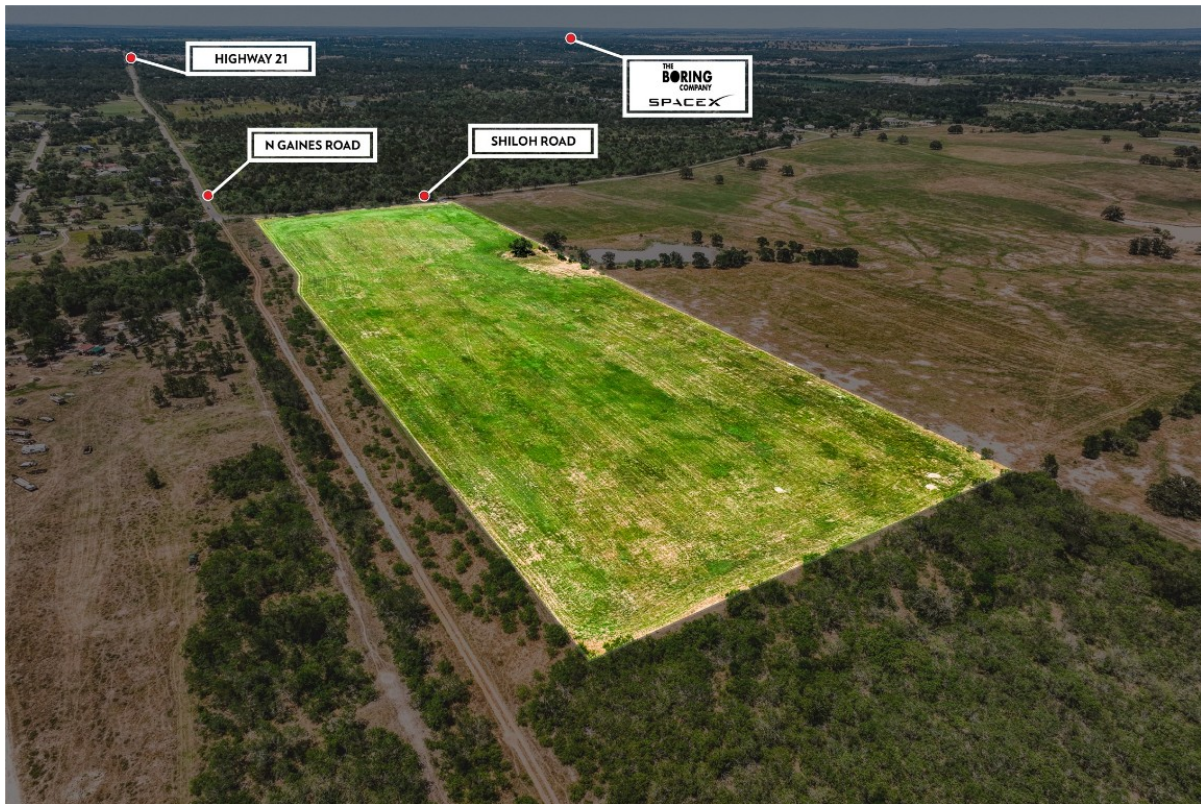


# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD (27 ACRES) SHILOH ROAD

BASTROP, TX 78602



\$1,800,000



1 acres

## DESCRIPTION

27 Acres of open, cleared land located just 1 mile south of TX-21 and 2 miles from Hwy 71 & FM 1209 intersection at the southeast of the corner of N Gains Road and Shiloh Road (paved county maintained roads). The property is minutes from Bastrop, being in the Bastrop ETJ and Bastrop ISD, this property has so many possibilities for development, industrial use, commercial, agribusiness or investment. Currently under agriculture valuation via hay production with taxes estimated at \$57/year. Unrestricted, no floodplain, no zoning. AQUA Water Feasibility Study for 33 LUEs and Fire Flow Study for Bastrop ESD#1 requirements are COMPLETED and owner willing to transfer to buyer which will save months of time! Preliminary residential development site plan can be offered to residential developer, as well! Great opportunity to turn a profit in the fast growing Eastern Bastrop county! Less than 5 miles to Elon Musks Boring Company and only 19 miles to Austin-Bergstrom International Airport.

**PROPERTY TYPE:** Land - UnimprovedLand  
**MLS STATUS:** Active  
**MLS:** 2754882  
**YEAR BUILT:**  
**COUNTY:** Bastrop  
**TRACT OR SUBDIVIION:** None  
**LIST DATE:** 01/12/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** BA  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 27  
**LOT SIZE (SQFT):** 1,176,120

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Agricultural
- Cleared
- Level
- OpenLot

### FENCING:

- BarbedWire
- Livestock
- Perimeter

## UTILITIES

### UTILITIES:

- AboveGroundUtilities
- ElectricityAvailable
- WaterAvailable
- SewerNotAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- None

**LISTED BY:** Melanie Moore

**PHONE:** 979.567.7653

**BROKERED BY:** Armstrong Properties