

33 Acres at Mount Olive & N Gaines — Bastrop Co.

Strategic Tract ~5 Miles from SpaceX, Boring Company, X, & Snailbrook



Unrestricted Rural Tract with Major Future Growth Drivers

33 Acres | Corner of Mount Olive Rd & N Gaines Rd | Cedar Creek, Bastrop Co., Texas
Bastrop CAD Property ID: 8721919 & 8736584

Location:

1 mile south of TX-21

2 miles from Hwy 71 & FM 1209

~5 miles from Space X, Starlink, Boring Company, X, Ad Astra Charter School

Zoning: Bastrop ETJ (unzoned, unrestricted)

School District: Bastrop ISD

Frontage: ~1300 FT Mt Olive Rd & ~760 FT on N Gaines Rd

Utilities: Water and electric available. Well on property.

Topography: Usable flat land suitable for flexible development



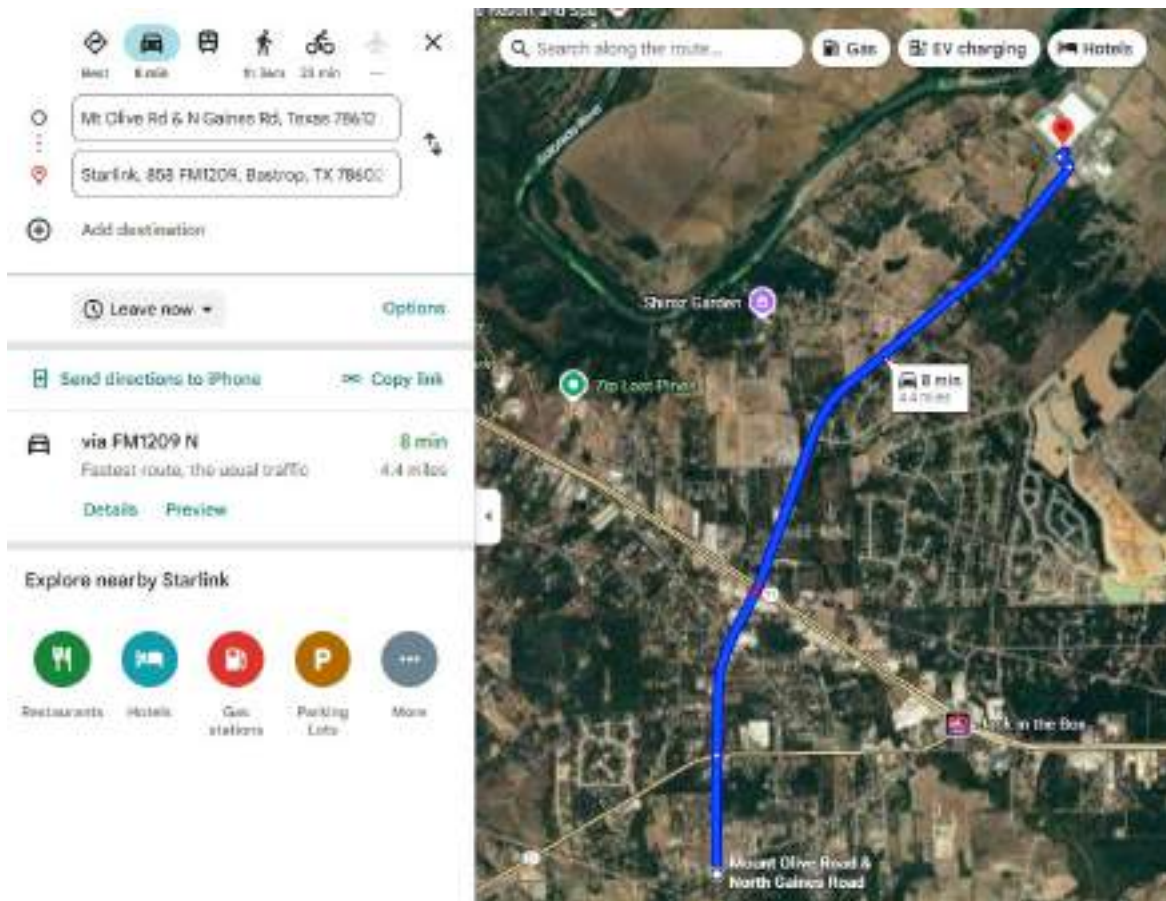
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4.4 miles away:



Executive Summary

This 33-acre tract sits at the corner of Mount Olive Rd and N Gaines Rd in Cedar Creek, just 5 miles from SpaceX, Starlink, The Boring Company, X (formerly Twitter), and Snailbrook—placing it within immediate reach of one of Texas’ fastest-growing tech and aerospace clusters. The location provides quick access to Hwy 71 and FM 1209, where master-planned communities, commercial projects, industrial campuses, and major infrastructure investments are rapidly expanding.

Connected by the same roadway network that serves the FM 1209 corridor, the tract offers an appealing balance of privacy, accessibility, and long-term growth potential. Its size and configuration support a wide range of uses, including residential development, commercial or light industrial operations, agribusiness, or a strategic land-bank investment positioned for appreciation as surrounding development accelerates.

The land currently benefits from an agricultural valuation through cattle grazing, keeping property taxes extremely low—under \$100 per year. If desired, the neighboring rancher is willing to continue the grazing arrangement to maintain the ag exemption.

FM 1209 Corridor Overview

FM 1209 has transitioned from a rural roadway into a major employment and development spine. Over the past several years, Musk-affiliated companies have assembled roughly 670 acres along the corridor, creating a network of operations that includes SpaceX’s Starlink manufacturing facilities, The Boring Company’s R&D campus and Hyperloop Plaza, and the headquarters for X (formerly Twitter).

The corridor’s northern anchor is the planned Wyldwood Studios, a 75-acre, state-of-the-art film production campus led by actor Zachary Levi. This project is poised to attract long-term film, television, and digital media activity to the region, stimulating demand for hospitality, workforce housing, services, and production support businesses.

FM 1209 now represents one of the strongest growth narratives in Central Texas, with steady job creation, rising residential demand, and coordinated county planning driving continued absorption.

Infrastructure & Utilities

Water: Aqua Water Supply Corp. Well on property.

Electric: Bluebonnet Electric

Wastewater: Septic Required (situated near proposed wastewater line)

Zoning: Bastrop Co Unrestricted



Well on property:



The FM 1209 corridor is one of the most active infrastructure investment zones in Bastrop County, driven by rapid residential growth and major employers such as SpaceX, Boring Company, Starlink, and the Twitter Data Center. Multiple agencies—including the City of Bastrop, Bastrop Economic Development Corporation (BEDC), Corix Utilities, and regional engineering firms—are actively planning long-term upgrades to water, wastewater, and mobility networks throughout the area.

A major regional wastewater improvement is already underway. Through a partnership between SpaceX, the City of Bastrop, and Corix Utilities, a \$14 million wastewater line is being constructed from FM 1209 to FM 969 to connect into the City’s new \$33 million wastewater treatment facility. While this line does not currently extend to the subject property, its construction significantly enhances the overall utility infrastructure serving the FM 1209 growth area and lays the foundation for broader service expansion over time.

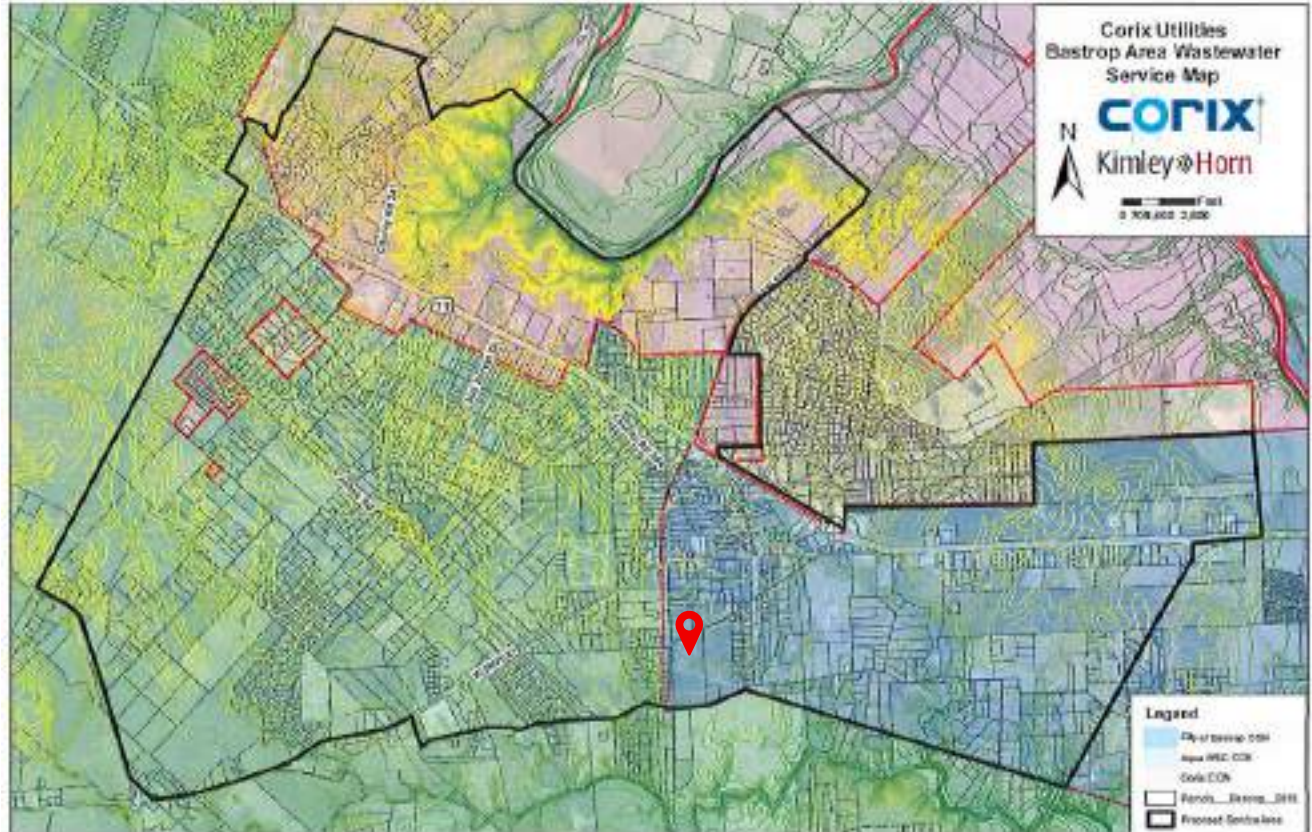
In addition, the Bastrop EDC commissioned a countywide Wastewater Master Plan—developed in coordination with Corix Utilities and Kimley-Horn—to evaluate long-term wastewater needs within the City’s ETJ. This study identified potential future extensions, including a proposed sewer line concept along Shiloh Road, located south of the subject property. These concepts remain under evaluation and are subject to funding, approvals, and regional growth patterns, and no timeline or guarantee of installation has been established.

The existence of these studies and planned improvements demonstrates that this area is receiving significant planning attention from regional utility providers and economic development officials. As population and employment continue to grow, future service options and infrastructure connectivity are expected to improve—although all future extensions remain contingent on governmental approvals, funding, engineering feasibility, and regional demand.

Alongside wastewater initiatives, the broader FM 1209 corridor is experiencing increased planning activity for water, power, and roadway improvements, further supporting the long-term development outlook for this part of Bastrop County.



Proposed Wastewater Service Area:



 Subject Property

Related links:

[Bastrop to evaluate wastewater needs in west side](#)

[Study & Proposed Area](#)

Floodplain and Natural Features

A small sliver along the northeast boundary of the property lies within a FEMA-mapped floodplain associated with a Cedar Creek tributary that borders the tract. This natural waterway provides an attractive buffer and enhances privacy on that portion of the land.

The vast majority of the 20 acres is fully outside the floodplain and designated as Zone X, meaning it is not within a special flood hazard area and is suitable for development, home sites, and long-term improvements.



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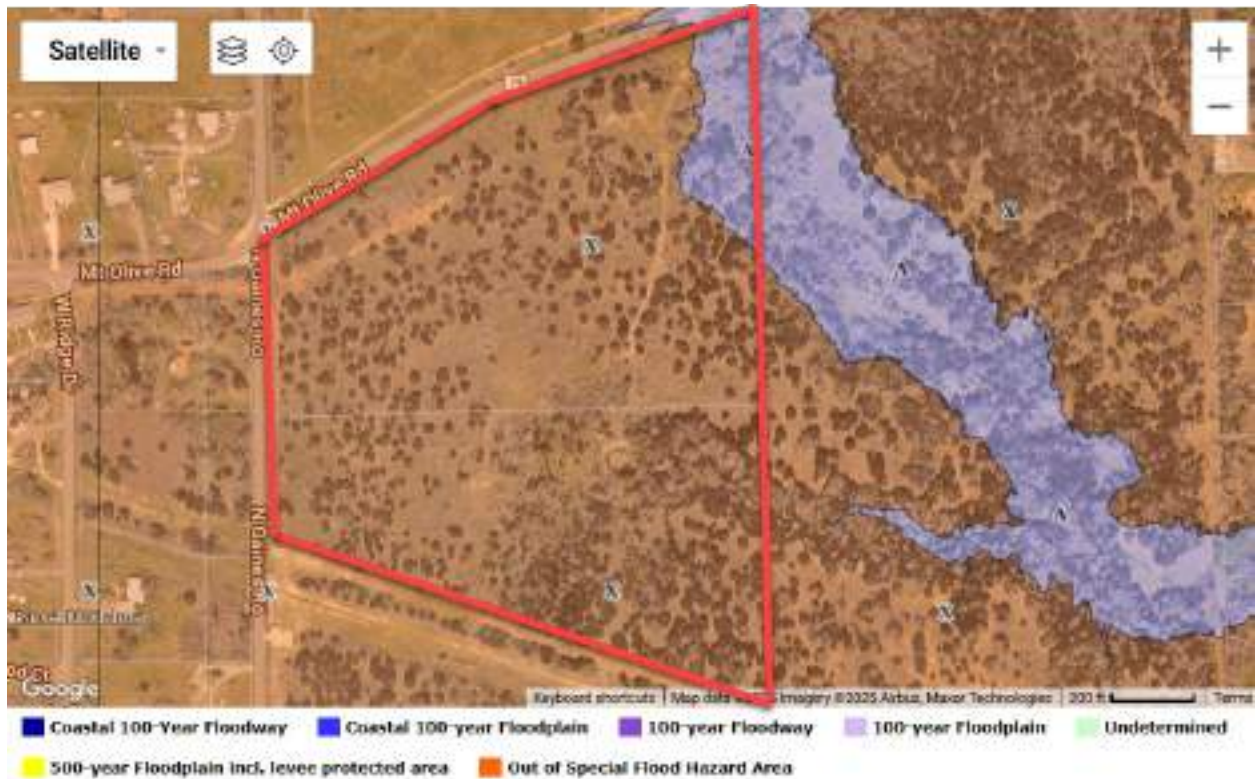
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This combination of a natural creek edge—without significant flood encumbrance—creates both usability and aesthetic value for future buyers or developers.

Floodplain Map:



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National Flood Hazard Layer FIRMette



Legend

SPECIAL FLOOD HAZARD AREAS

- 100 Year Annual Exceedance Flood (AEF) with 1% Depth (100 YR, 1% AE, 1% AD)
- Regulatory Footway
- 0.2% Annual Exceedance Flood (AEF), Areas of 0.2% Annual Exceedance Flood with average depth less than one foot or with discharge areas of less than one square mile (0.2% AE)
- 100 Year Exceedance 2% Annual Chance Flood (AEF)
- Area with Reduced Flood Risk due to Levee (0.2% AE)
- Area with Flood Risk due to Levee (0.2% AE)

OTHER AREAS OF FLOOD HAZARD

- Area of Minimal Flood Hazard (0.2% AE)
- Effective Levee
- Area of Unincorporated Flood Hazard (0.2% AE)

GENERAL STRUCTURES

- Channel, culvert, or water course (Level, size, or material)
- Open Section with 1% Annual Exceedance Water Surface Elevation (Channel/Channel)
- State Flood Elevation Line (SFE)
- Level of Study
- Jurisdiction Boundary
- Channel/Channel Boundary
- Graticule Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available

MAP SYMBOLS

- Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not listed as described below. The base map shows compliance with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative data sets provided by FEMA. This map was updated on 11/18/2023 at 10:28 AM and does not reflect changes or amendments subsequent to this date and time. The data and effective information may change or become superseded by new data over time.

This map is void if the use or reuse of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, copyright identifier, FEMA logo number, and FEMA effective date. Map images for unapproved and unincorporated areas cannot be used for regulatory purposes.

Highest & Best Use

Short-Term

- Ranch
- Ag use
- RV/cabin retreat or Airbnb-style glamping

Mid-Term

- 1-5 acre lot subdivision
- Rural residential community
- Investor hold with low holding costs (grazing lease for ag-exemption)

Long-Term Uses


- Residential subdivision
- Industrial-support uses (storage, yard, logistics related to SpaceX/Boring/others)

N Gaines Becomes FM 1209 Across SH-71


Key Landowners Along FM 1209 Corridor (~4.4 miles)




This map is for illustrative purposes only. All depictions of land ownership, development activity, and site boundaries are approximate and subject to change. No warranty, expressed or implied, is made as to accuracy or completeness. Prospective buyers must independently verify all information.

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[Elon Musk-Affiliated Properties](#)

A 670-acre cluster of SpaceX, The Boring Company, X, and Starlink manufacturing operations along FM 1209, with further campus and community expansions in progress.
- 


[Wylldwood Studios](#)

A planned \$100M, 75-acre next-generation film production campus led by actor Zachary Levi, positioned to anchor Bastrop’s emerging entertainment district.
- 

Colorado River Ranch

A ±323-acre strategic tract along FM 1209 offering rare large-scale development potential between SpaceX and the planned Wylldwood Studios. For Sale.
- 

Prokop Family Property

Privately held acreage that sold multiple of its parcels to SpaceX within the last 12–18 months.
- 

Under Contract

An adjacent 140-acre tract has just gone under contract to an undisclosed buyer—further evidence of the rapid absorption and intense demand driven by major tech and aerospace investment along FM 1209.

Also for sale is a 5-ac tract on FM 1209 across Wylldwood Studios listed by Moteeva. Reach out to Mo for more details.

Recent Articles



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- ▶ [Tiny Texas town solidifies tech industry prowess with \\$440M data center](#)
- ▶ [SpaceX to add \\$20M building, larger than H-E-B, to Texas campus](#)
- ▶ [Report: Elon Musk's growing company town to get STEM center, gym](#)
- ▶ [Elon Musk is building a 'Texas utopia' town called Snailbrook: reports](#)
- ▶ [Bastrop Economic Development Corporation to study wastewater needs in city's west side](#)
- ▶ [Bastrop looks to make changes as it expects its population to double in the near future](#)
- ▶ [1,200+ housing units coming to Bastrop in new mixed-use development](#)
- ▶ [400 more apartments on tap for Bastrop](#)
- ▶ [Bastrop film studios to open in late 2024](#)
- ▶ [SH 71 Corridor Updates](#)
- ▶ [Over \\$48 million of SpaceX projects complete, underway in Bastrop County](#)

Video Links

- ▶ [Wallstreet Journal: Why Elon Musk is Planning Towns for Tesla, SpaceX and Boring Co. Workers](#)
- ▶ [Boring Co., SpaceX, Snailbrook overview March 2023](#)
- ▶ ["Why is Everyone Moving to Bastrop TX?"](#)



Wyldwood Studios [conceptual images]



Wyldwood Studios

Act 1

- 1 Sound Stage 1
- 2 Sound Stage 2
- 3 Mill
- 4 Post Oak Savannah Meadows

- 5 Pond swimming zone
- 6 Pond cabins with shared outdoor space
- 7 Orchard
- 8 The Farm Greenhouse and Edible Planting Gardens
- 9 Beachfront
- 10 Amphitheater 1
- 11 Amphitheater 2

- 12 Boutique Hotel/Health and Wellness Center/Restaurant

Act 2

- 13 Amphitheater 3
- 14 Treehouse club
- 15 Lodging
- 16 Boathouse



Act 1, or Phase 1, will fill 45 acres and should begin construction in December. Act 2, or Phase 2, will follow, filling the remaining 30 acres.

Wyldwood Studios Act 2

Wyldwood Studios Act 1



PHOTOS COURTESY WYLDWOOD STUDIOS





Space X



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Boring Company



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SH 71 & FM 1209

PROJECT OVERVIEW

The proposed project would construct a new overpass bridge on SH 71 over the FM 1209 intersection. This would improve mobility by allowing through-traffic on SH 71 to flow through the area without stopping. In addition, new frontage roads would be built within the project limits to allow local travelers access to FM 1209. Bicycle and pedestrian accommodations would also be improved and expanded, as a part of this proposed project.



The Colony Ph II Currently Under Development



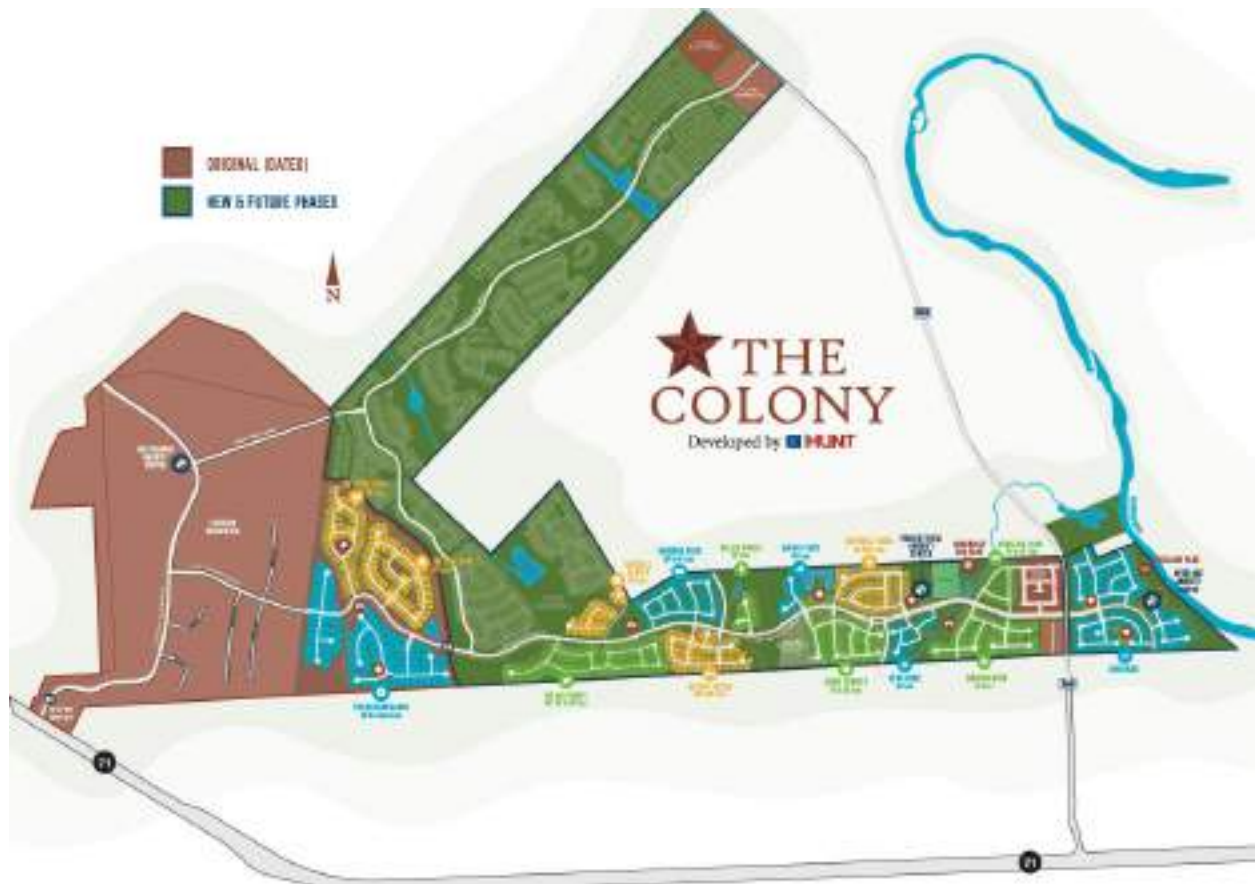
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The Colony's ongoing expansion provides a strong residential base for the FM 1209 corridor, creating consistent demand for retail, services, and employment-support uses while reinforcing long-term land value in the area.



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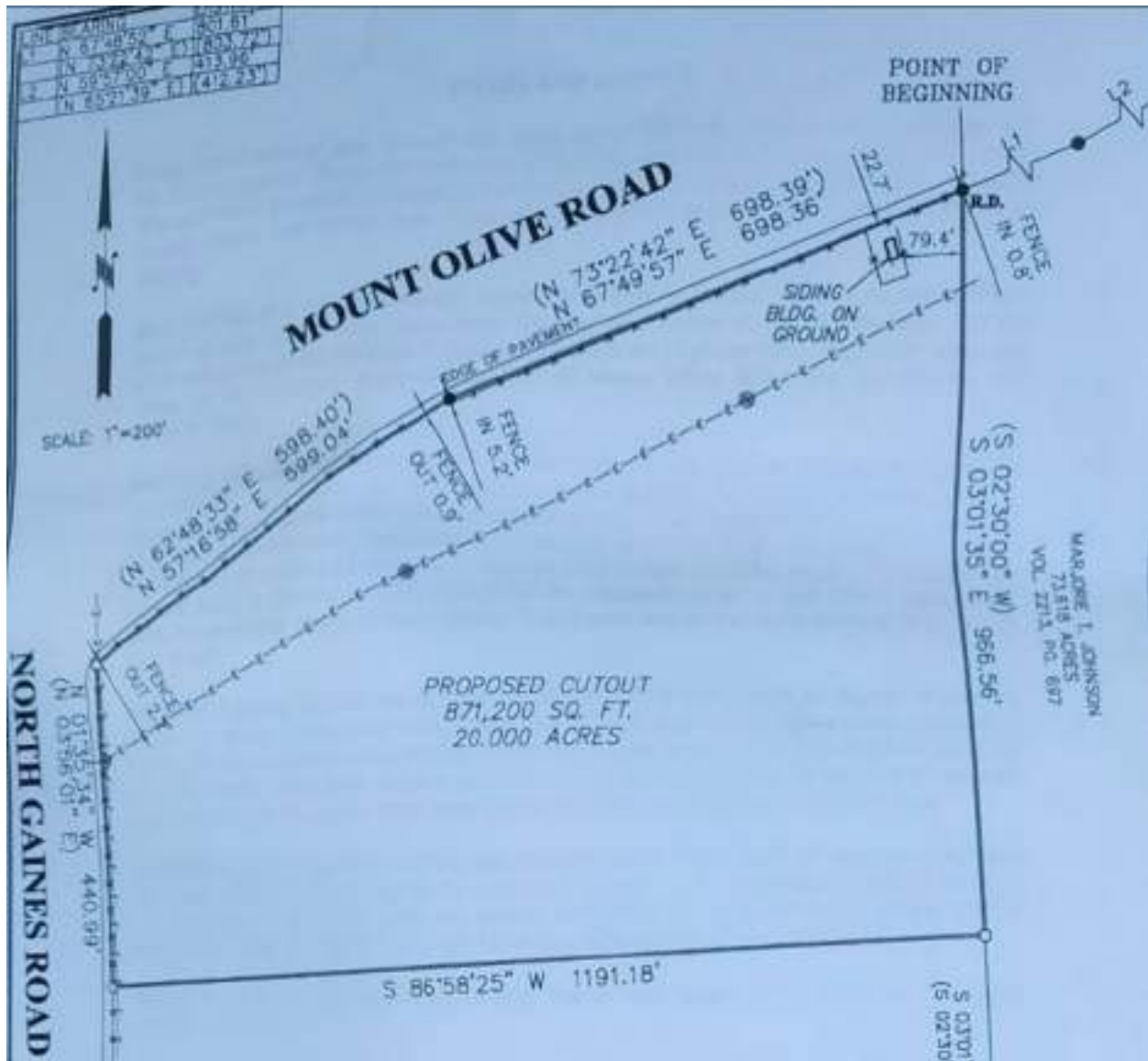


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Bastrop CAD Aerial



Survey



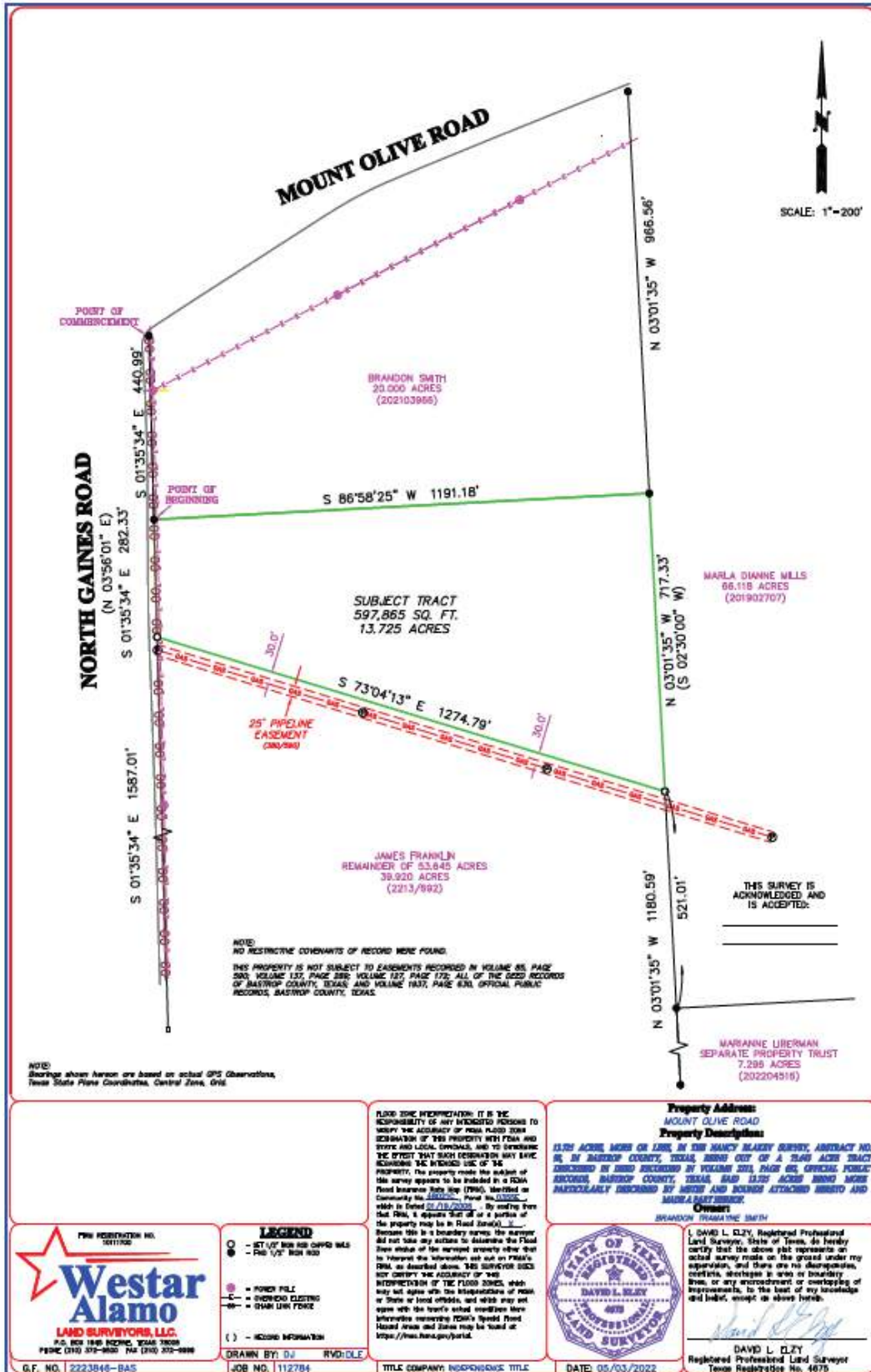
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METES AND BOUNDS

Being 20,000 acres of land, more or less, being out of the Nancy Blakey Survey, Abstract No. 98, Bastrop County, Texas, and being out of 73,618 acres tract of land described in a Special Warranty Deed recorded in Document Number 201302662, Official Public Records of Bastrop County, Texas, said 20,000 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (monument of Record Dignity) for the northeast corner of said 73,618 acres, same being the northeast corner of this 20,000 acres and the northwest corner of the Marjorie T. Johnson, 73,618 acres (Volume 2213, Page 697), same also being on the southeast Right-of-Way line of Mount Olive Road and the **POINT OF BEGINNING**;

THENCE along the line common to this 20,000 acres and said Johnson, 73,618 acres, South 03 degrees 01 minutes 35 seconds East (called South 02 degrees 30 minutes 00 seconds West), a distance of 966.56 feet to a 1/2 inch iron rod set with a green cap marked WAL5 for the southeast corner of this 20,000 acres, from which a 1/2 inch iron rod found (monument of Record Dignity) bears South 03 degrees 01 minutes 35 seconds East (called South 02 degrees 30 minutes 00 seconds East), a distance of 1,897.92 feet for the southeast corner of said 73,618 acres, same being the southwest corner of said Johnson, 73,618 acres and on the North Right-of-Way line of Shilo Road;

THENCE departing the East line of and severing said 73,618 acres, South 86 degrees 58 minutes 25 seconds West, a distance of 1191.18 feet to a 1/2 inch iron rod set with a green cap marked WAL5, for the southwest corner of this 20,000 acres, same being on the East Right-of-Way line of North Gaines Road, from which a fence post bears South 01 degrees 35 minutes 34 seconds East (called South 03 degrees 56 minutes 01 seconds West) at a distance of 1,869.34 feet;

THENCE along the East Right-of-Way line of North Gaines Road, North 01 degrees 35 minutes 34 seconds West (North 03 degrees 56 minutes 01 seconds East), a distance of 440.99 feet to a 1/2 inch iron rod set with a green cap marked WAL5 for the northwest corner of this 20,000 acres, same being the intersection of said North Gaines Road and Mount Olive Road;

THENCE along the southeast Right-of-Way line of said Mount Olive Road the following courses and distances:

North 57 degrees 16 minutes 58 seconds East (called North 62 degrees 48 minutes 33 seconds East), a distance of 599.04 feet (called 598.40 feet) to a 1/2 inch iron rod found for the North corner of this 20,000 acres;

North 67 degrees 49 minutes 57 seconds East (called North 73 degrees 22 minutes 42 seconds East), a distance of 698.36 feet (called 698.39 feet) to the **POINT OF BEGINNING**, and containing 20,000 acres of land, more or less.





Disclaimer

The information contained in this brochure has been obtained from sources believed to be reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy, completeness, or suitability of the information herein. All property details, development activity, utility availability, timelines, boundaries, and market data are subject to change without notice. Prospective buyers, investors, and developers are strongly advised to conduct their own independent investigation, verification, and due diligence. Broker and seller disclaim any liability for errors, omissions, or misstatements and make no guarantees regarding future development outcomes or infrastructure extensions.



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Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

