

# **Master-planned community in Bastrop to bring 1,200 homes. Check out what else is included**

A high-profile development is bound for Bastrop, one of the latest projects being planned or built in the booming area east of Austin.

The master-planned community, called Adelton, is expected to be built on 348 acres over the next 10 to 15 years, according to its developer, West Bastrop Village LTD.

With a mix of uses, the project could bring more than 1,200 homes, 125,000 square feet of commercial space, 4 miles of trails and more than 50 acres of parks, greenbelts and open spaces.

Along with green space, other planned amenities include a pool, a beer garden-style outdoor pavilion and a playground and sports court for residents.

Currently in its first phase of construction, builders David Weekley and Empire Communities have completed two model homes. Several more homes are now available for sale, including one- and two-story houses in various floor plans

with two to four bedrooms.

**Home prices are soaring.** [Can Austin wages keep up?](#)

Homes will range from 1,400 square feet to 2,800 square feet. Pricing starts in the low \$300,000s. The first residents could begin moving in this summer.

The first phase will have 90 single-family homes in all, plus two commercial sites. The first phase is anticipated to wrap up in 2027 and will include an amenity center and trails, the developer said.





Once completed, Adelton also will bring single-family detached homes, higher-density rental properties, retail space and job opportunities to a site that's less than 30 miles east of downtown Austin, the developer said.

The project's flexible zoning will allow the development "to respond and adapt to market demand" as it takes shape in the coming years, said Myra Goepp, vice president of West Bastrop Village.

Goepp said every home will be located within a five-minute walk to a park.

"Adelton aims to serve every age, phase and lifestyle," Goepp said in a statement.

The community feeds into the Bastrop Independent School



District, and officials with developer West Bastrop Village said Adelton will be five minutes from downtown Bastrop, offering "easy access to local dining, retail and entertainment options, including Bastrop State Park, Maxine's Cafe and Bakery, Southside Market & BBQ, and Capital of Texas Zoo."

**Here are the details:** [A park almost twice the size of Zilker is coming to Central Texas.](#)



## Bastrop's boom includes additional development

The development comes as Bastrop is seeing an economic boom, officials with West Bastrop Village said.

The "Tesla effect" happening throughout the region is felt in a tremendous way in Bastrop, particularly since SpaceX's Project Echo and the Boring Company's manufacturing site is approximately 6 miles away, developers said.

According to the Bastrop Economic Development Corp., the largest private employers in the area include the newly renovated Hyatt Regency Lost Pines Resort and Spa, MD Anderson Cancer Center and H-E-B.

In addition, a film studio and entertainment district is expected to open in August on a nearby 546-acre site.

Other residential, commercial and retail projects are planned, or are under construction, in the Bastrop area.

In a recent news release, Avison Young, a global commercial real estate services firm, said it has sold 26 acres for a project that will bring 650 apartments to Texas 71 and FM 969 in Bastrop.

That site is within a 75-acre mixed-use development that will bring a mix of retail, entertainment, dining, medical and residential uses to Bastrop. The project is expected to be completed within 24 to 36 months.

Pearl River Companies acquired the 75 acres intending to act as master developer of the overall project, while selling off the multifamily and hotel parcels to developers who bought into the vision of delivering a regional destination for the growing Bastrop community.

Avison Young Executive Vice President John T. Baird said there's strong demand for land in the Austin region overall.

"Developers are seeking well-located parcels and land opportunities within mixed-use developments such as this project, which are in particularly high demand, garnering the strongest sale prices," Baird said in a statement.

**More:** [Mega industrial park large enough to house 434 football fields is underway in San Marcos](#)



## Bastrop's appeal

Bastrop is attractive for a number of reasons, housing experts say.

Improvements to Texas 71 allow for relatively easy access not only to Austin, said Bryan Glasshagel, a senior vice president with housing market research firm Zonda — but to all the activity occurring along the Texas 130 toll road. That includes

Tesla's electric-vehicle manufacturing plant off Texas 130, and the growth Tesla and other companies, including major employers, are spurring.

In terms of pricing, the median sold price for new and existing homes both jumped nearly 20% from 2022 to 2023. New homes across a 12-month span ending in March sold for a median price of \$413,000, while existing homes sold for a median price of \$384,000 during the same time, per Zonda.

"Growth exploded in Bastrop after the outset of COVID-19," Glasshagel said. "Bastrop went from less than 150 new home starts in 2019 to over 1,000 new home starts in 2022."

Much of that activity was driven by available lots and homes in communities such as the Colony and River's Bend at Pecan Park, Glasshagel said.

"Both communities were among the 10 most active in the entire Austin region when market conditions peaked in 2022," he said.

But, as with the broader market, he said, annual homebuilding activity has significantly pulled back, down 38% in the first quarter of this year from the first quarter of 2022.

"Part of the slowdown is market related," Glasshagel said, "And part is communities such as River's Bend at Pecan Park nearing build-out."

But the area continues to be attractive, drawing new residents and businesses.

"Bastrop also offers a beautiful quasi-Hill Country setting with a lively downtown and significant local services," Glasshagel said. "You are close to Austin, but away from Austin at the same time."