

A photograph of a field of tall grass at sunset. The sun is low on the horizon, creating a warm, golden glow that illuminates the grass and the silhouettes of mountains in the background. The overall mood is serene and natural.

sendero

AN OPEN-AIR MIXED-USE EXPERIENCE

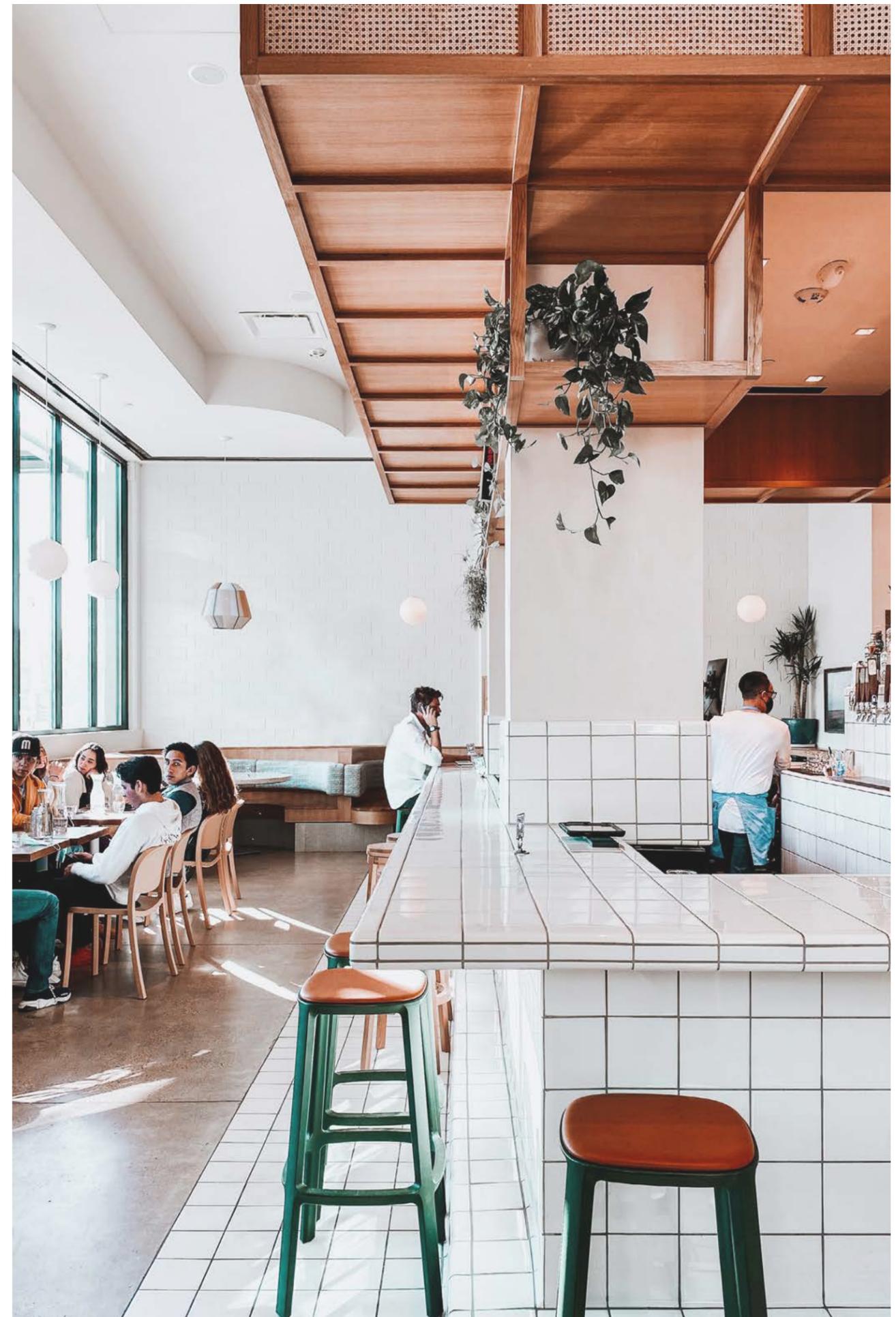
BASTROP, TEXAS

Free to Forge Your Own Path

EVERYTHING YOU NEED,
JUST A STROLL AWAY.



Experience a mixed-use destination that goes beyond the ordinary. Carefully crafted dining options bring a unique flare to lunches and nights out. Outdoor spaces transform into lively stages for concerts and events, promising memorable experiences beneath the open sky. Convenient services bring ease to your everyday. At Sendero, there's something for everyone. From good food to good times, we're here to serve the Bastrop community and beyond.





**There's
Something
Here for
Everyone**

75 ACRES

Serving the City of Bastrop

250,000+ SF

Experiential Retail

5+ ACRES

Public Greenspace

120+

Key Hotel

3 ACRES

Wellness and Medical Office

782

Luxury Apartments

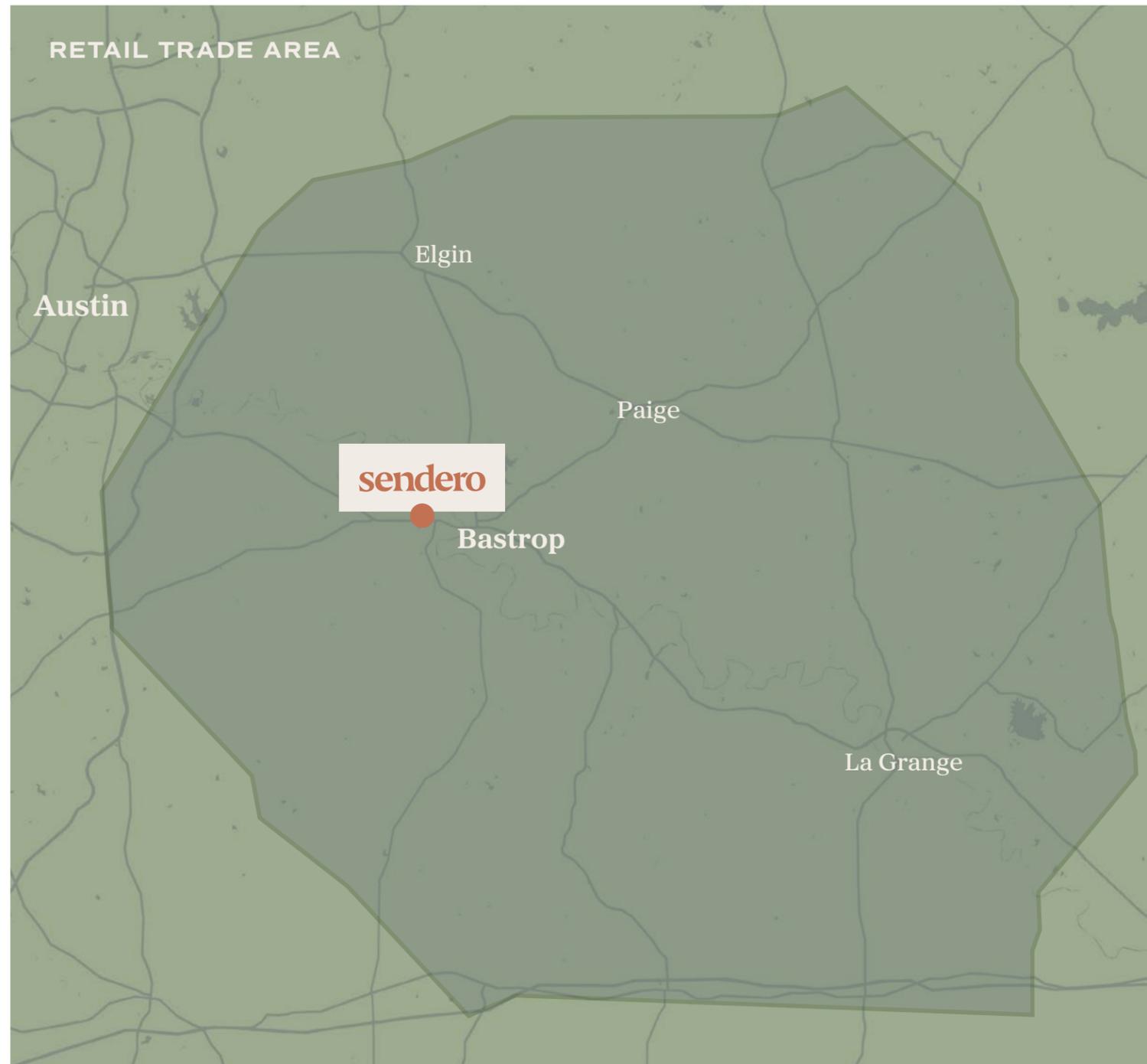
Defining a New Horizon

A PLACE FOR FAMILIES AND BUSINESSES TO GROW

Austin, Texas, is experiencing a **rapid surge in growth**, radiating beyond its urban core and into the surrounding communities. This burgeoning **expansion** is causing a ripple effect, transforming the city's periphery into vibrant hubs of development. Communities that once stood on the outskirts, like Bastrop, are now flourishing centers, offering an attractive blend of **urban conveniences** and a more relaxed lifestyle.

| | | | | |
|-------------------|------------------------------|------------------------------|--------------------------------------|-----------------------------|
| TRADE AREA | POPULATION 224,557 | HOUSEHOLDS 113,545 | AVERAGE HH INCOME \$98,862 | YOY HH \$/PSF 61% |
|-------------------|------------------------------|------------------------------|--------------------------------------|-----------------------------|

| DEMOGRAPHICS | 10 MINUTES | 20 MINUTES | 30 MINUTES |
|---------------------------|------------|------------|------------|
| 2023 ESTIMATED POPULATION | 17,633 | 64,252 | 310,350 |
| 2023 ESTIMATED HOUSEHOLDS | 6,828 | 22,405 | 113,545 |
| AVERAGE HOUSEHOLD INCOME | \$111,880 | \$109,348 | \$98,862 |
| DAYTIME POPULATION | 20,644 | 54,483 | 285,442 |



Site Plan

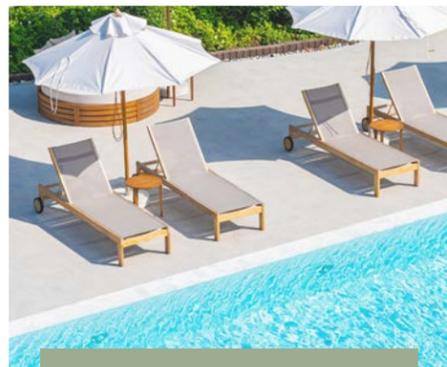
Sendero is dedicated to bringing an array of convenient amenities to the Bastrop community. We envision a space where daily needs seamlessly intertwine with leisure and relaxation. From experiential retail and dining to a wellness office park, hotel, and multifamily residences.



DINING + RETAIL



WELLNESS OFFICES



HOTEL + RESIDENTIAL



THE EXPERIENCE

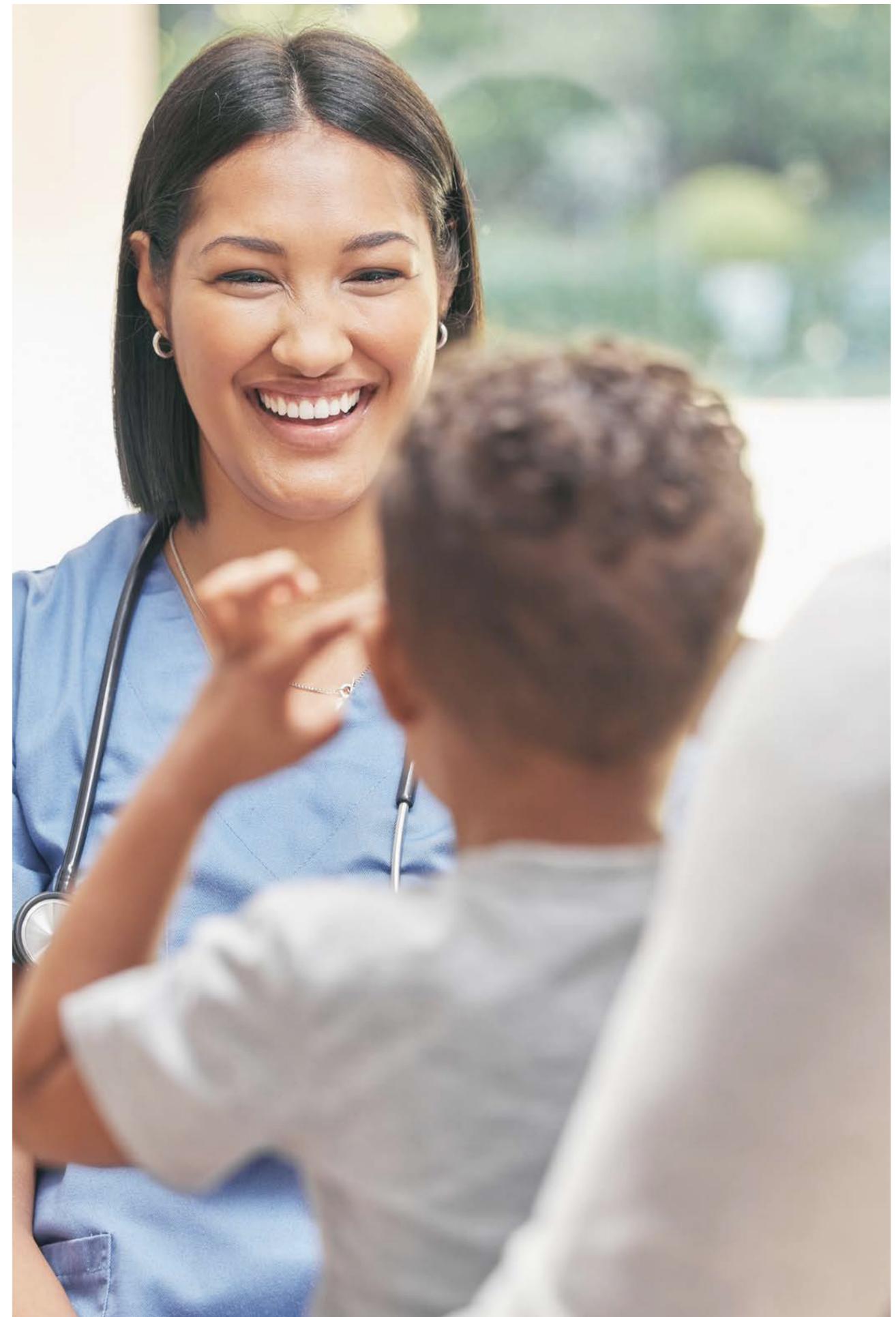
Introducing Wellness Collective

A DESTINATION FOR EVERYDAY
HEALTH AND WHOLE-BODY CARE.



The Wellness Collective is a purpose-built hub designed to serve the wellness needs of the Bastrop community. Thoughtfully curated services spanning healthcare, holistic body care, fitness, recovery, education, and beauty come together to support a balanced lifestyle—all under one roof.

Designed for an engaging and welcoming experience, the Wellness Collective will provide a distinctive foundation for the community's pursuit of a healthy and active lifestyle.





Wellness Collective

2.75 ACRE SITE
Within 75-acre Sendero
mixed-use development

40,840 SF
Gross Square Footage

5+ ACRES
Public Greenspace

185 PARKING SPOTS
4.5/1,000 Ratio

1 ENTRY CANOPY
+ Retail storefront
canopies

14' FLOOR TO FLOOR
10' Ceiling Height

THE EXPERIENCE

The Heart of Sendero

Centered around an inspired natural greenspace, Sendero is Bastrop's newest destination to meet, eat and shop, where everyone has a place at the table.



*Entertainment and
eats within reach.*



THE EXPERIENCE

A day in the Life at Sendero

From sunrise to sunset, Sendero offers a diverse range of amenities catering to every individual's needs and desires.



8:30 AM
GRAB A COFFEE
ON YOUR WAY IN
TO WORK

12:00 PM
YOGA IN THE
CENTRAL LAWN

1:00 PM
PICK UP LUNCH
FOR THE OFFICE

5:00 PM
HAPPY HOUR
WITH A FRIEND

7:00 PM
LIVE MUSIC
AT THE
PERFORMANCE
PAVILION

10:00 PM
CALL IT A DAY
AT SENDERO'S
MULTIFAMILY
RESIDENCES

EXPERIENCE THE OPEN-AIR LIFESTYLE FOR YOURSELF

Explore Leasing Opportunities

Wellness Collective

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