

# \$2,500,000 - 186 Fm 969, Bastrop

MLS® #2699561

**\$2,500,000**

3 Bedroom, 3.00 Bathroom, 2,636 sqft  
Residential on 10.01 Acres

Blakey, Nancy, Bastrop, TX

10 unrestricted acres in the heart of Bastrop's booming growth corridor! The property includes a home with outdoor patio, in-ground pool, garage, carports, horse stalls, and a chicken coop, but the true value lies in the land and LOCATION. Just one minute from the 75-acre Sendero development and directly adjacent to DR Horton's Valverde community—with two new neighborhood streets and street lights already in place—this tract is uniquely positioned for growth.

Located in Bastrop's ETJ and not within city limits, the property has no deed restrictions. With the right permits, developers can bring their vision to life, making the opportunities virtually endless.

Utilities include Bluebonnet Electric, an existing well, and septic system. A 24" Aqua Water Supply line runs along the front of the property on the same side, offering convenient access. Neighboring Valverde is within Bastrop city limits and served by City of Bastrop water and wastewater, underscoring the area's infrastructure strength.

Surrounded by anchors including The Colony, Starlink, SpaceX, The Boring Company, the new Bastrop Film Studio, and Downtown Bastrop, this tract combines visibility, access, and flexibility. With 290 feet of FM 969 frontage, it offers rare potential—whether as a strategic land investment, a future



development site, or a farm property with long-term upside. A true opportunity to bring your vision to life. Showings by appointment only.

Built in 1981

**Essential Information**

MLS® #	2699561
Price	\$2,500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,636
Acres	10.01
Year Built	1981
Type	Residential
Sub-Type	Other
Status	Active
Has Pool	Yes

**Water Feature/View**

View	CityLights,Neighborhood,Panoramic
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**Community Information**

Address	186 Fm 969
Area	BW
Subdivision	Blakey, Nancy
City	Bastrop
County	Bastrop
State	TX
Zip Code	78602

**Amenities**

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, High Speed Internet Available, Propane, Water Available
Features	Internet Access
Parking	Carport, Driveway, Garage, Asphalt, Gated, Unpaved
# of Garages	1

## Interior

Interior	Tile
Appliances	Cooktop, Dishwasher, Exhaust Fan, Gas Range, Gas Oven
Heating	Central
# of Stories	1
Stories	One

## Exterior

Lot Description	Back Yard, Front Yard, Native Plants, Many Trees, Agricultural, Sprinklers Partial
Roof	Metal
Construction	Masonry
Foundation	Slab

## School Information

District	Bastrop ISD
Elementary	Bluebonnet (Bastrop ISD)
Middle	Bastrop
High	Bastrop

## Additional Information

Date Listed	August 26th, 2025
Days on Website	45
Days on Market	30

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