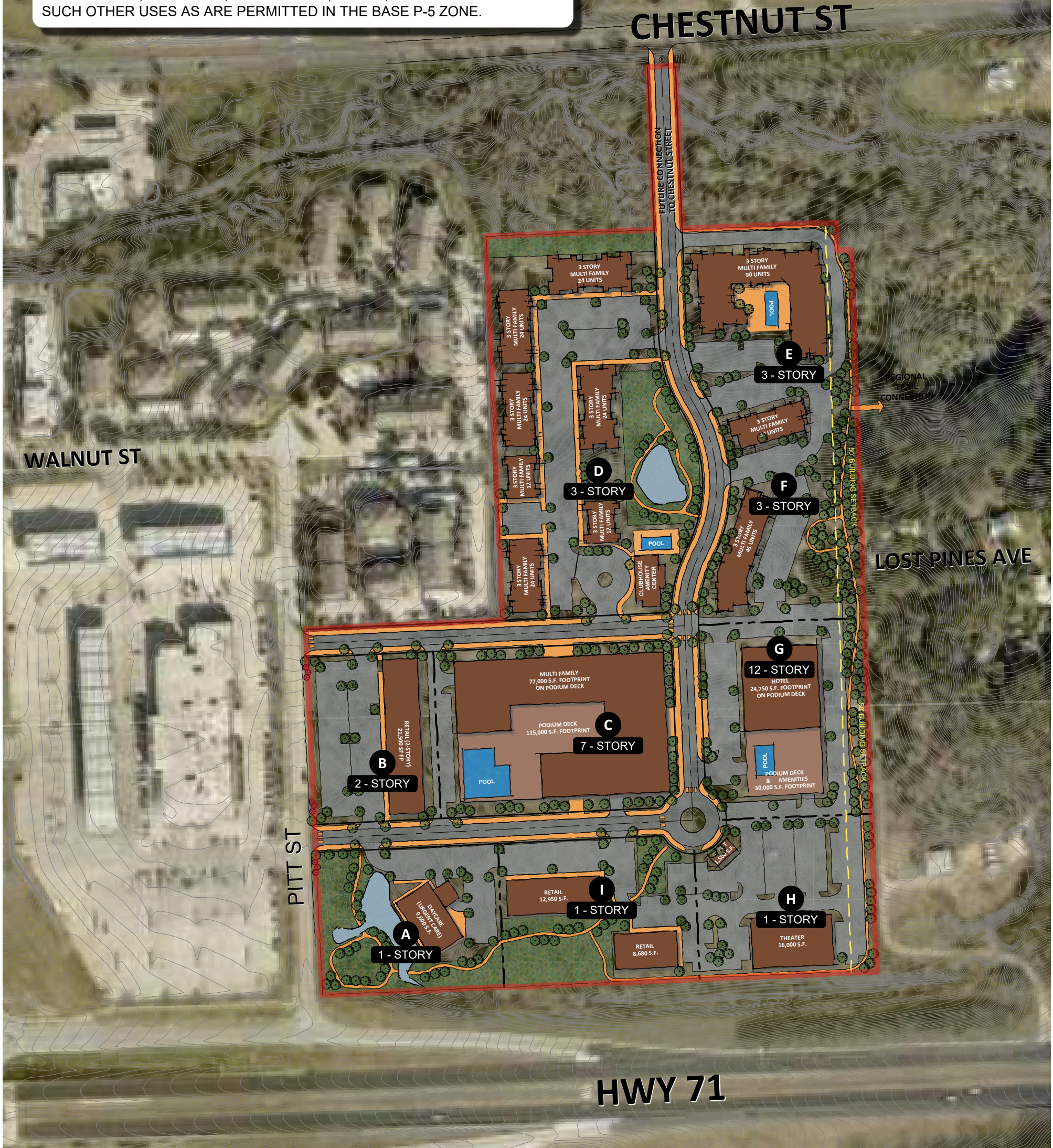


BASTROP GATEWAY											5/6/2024			
YIELD ANALYSIS														
PLANNED DEVELOPMENT DISTRICT (PDD)											80%			
ID	ACREAGE	USE	STORIES	FLOOR S.F.	GROSS S.F.	NET S.F.	UNIT COUNT	FLOOR S.F.	GARAGE LEVELS	GARAGE S.F.	GARAGE PARKING	SURFACE PARKING	TOTAL PARKING	RATIO
A	2.3530	DAYCARE (or URGENT CARE)	1	9,600	9,600	7,680						54	54	177.8
B	1.9115	RETAIL	2	21,500	43,000	34,400						111	111	387.4
C	3.5902	MULTI-FAMILY	5	77,000	385,000	308,000	371	115000	2	230,000	575		575	1.5
D	6.3289	MULTI-FAMILY	3	56,850	170,550	136,440	144					173	173	1.2
E-F	5.0925	MULTI-FAMILY	3	55,220	165,660	132,528	165					153	153	0.9
G	2.899	HOTEL	10	24,750	247,500	198,000	239	44300	2	88,600	222	114	336	1.4
H	2.4803	THEATER	1	16,000	16,000	12,800						161	161	99.4
I	2.5344	RETAIL	1	21,630	21,630	17,304						85	85	254.5
	4.2717	RIGHT OF WAY												
TOTAL	31.4615	PLANNED DEVELOPMENT DISTRICT												

HOTEL MOVED SOUTH

NOTE:
MULTI-FAMILY, MIXED USE, COMMERCIAL, RETAIL, ENTERTAINMENT AND SUCH OTHER USES AS ARE PERMITTED IN THE BASE P-5 ZONE.



THIS IS AN ILLUSTRATION ONLY.
DETAILS, TYPOLOGY, IMAGERY, USES, LOT COVERAGE, ROADWAY LOCATIONS, BUILDING HEIGHT, ETC. SUBJECT TO CHANGE PER THE TERMS OF THIS PDD.

BASTROP GATEWAY
BASTROP, TEXAS

All information furnished regarding this property is from sources deemed reliable. However, Consultant has not made an independent investigation of these sources and no warranty or representation is made by Consultant as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change.



PLACE designers, inc.

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MAY 6, 2024

PDD MASTER PLAN



SCALE: 1" = 200'

0 100' 200' 400'

31.46 TOTAL ACRES

