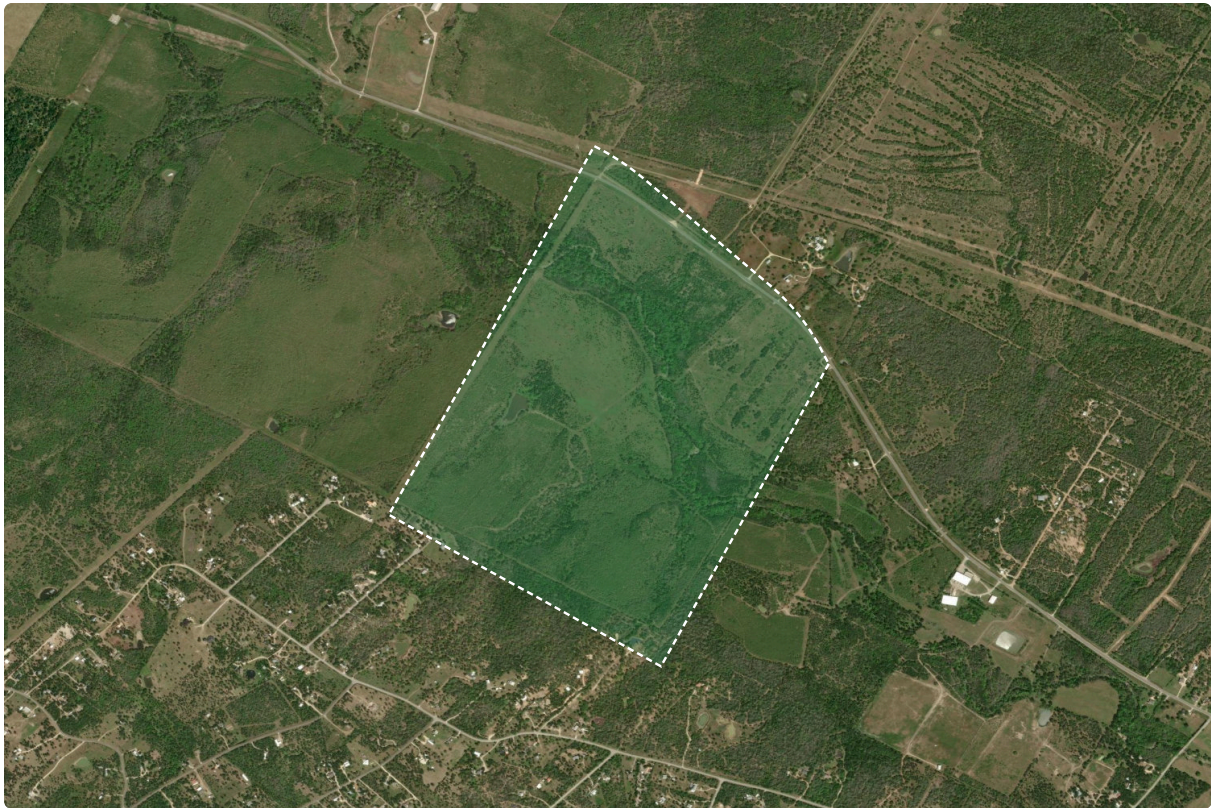


LONG STAR RANCH — CEDAR CREEK

378-acre Bastrop County ranch · R&D-site lead (350–500 ac secluded-operations buy box) · Cedar Creek area (no situs on roll), TX · Bastrop County · August 2, 2026

Parcel: StratMap 2025 roll + Regrid · Drive: Geocodio routed ×1.15 peak · Site fields: mireye-earth (FEMA/FCC/USGS/HIFLD-cited) · Wells & pipelines: TX RRC GIS · Sewer: PUC TX CCN · Grid: power-estimate (EIA Atlas)



■ Parcel mapped: 377.9 ac (GIS-computed, StratMap 2025)

Bastrop County, TX · 30.118532, -97.5325

378 ac

IN 350–500 BAND

~34 min

PEAK DRIVE EST.
(GEOCODIO ×1.15)

~252 ac dry

33% FLOODPLAIN =
STANDOFF LAND

NZ

NO ZONING ·
UNINCORPORATED

LONG STAR RANCH — CEDAR CREEK

Clears every data-checkable requirement of the R&D buy box. Every value below is sourced; open items are labeled confirm-by-call, not guessed.

Owner of record	LONG STAR RANCH LLC – matches 2025 tax roll; last transfer 1978-12-22 (Regrid, verified 2026-08-02)
Owner mailing	2001 KIRBY DR STE 612 , HOUSTON, TX 77019 (county 2025 roll)
Parcel	Prop 108533 · 377.9 ac GIS (StratMap 2025) · A53 Navarro, Jose A., ACRES 379.51
Shape	Square-ish – min-rotated-rect aspect 1.35, fill 0.94 (GIS)
Assessed value	\$4,813,242 (Regrid 2026)
Drive from downtown Austin	29.6 min routed · 34.0 min at ×1.15 peak factor · 18.5 road mi (Geocodio distance-matrix)
Floodplain	~33% in FEMA floodplain (zones X/AE; 24-pt polygon sample) → ~252 ac dry of 378 (FEMA via mireye-earth)
O&G wells on site	None active or unplugged; 2 plugged/dry historic (TX RRC wellbore layer, polygon-exact)
Pipelines on site	No RRC-permitted pipeline crosses the site; nearest gas pipeline 3.2 km off-site (TX RRC + HIFLD via mireye-earth)
Transmission lines	None mapped within HIFLD search radius of the site point (mireye-earth)
Power context	FAYETTE ELECTRIC COOP, INC territory · nearest substation 2.9 km, 345 kV class (EIA Atlas via power-estimate) – 2/3-phase shore power: confirm with utility
Water / sewer	Groundwater at ~40 m depth nearby (USGS) – well water accessible · site is inside the AQUA WSC sewer CCN (No. 20962, Commission Approved) – EPA layer missed this coverage; PUC TX statewide layer, cross-checked 2026-08-02. Right-to-serve area, not pipes in ground
Reachable contact	PENDING – skip-trace not yet run (contact-finder available on request)

How it scores — verified data only

All seven client requirements, scored against measured values.  clears on data · 
 clears pending a confirm-call ·  verified flag. Sources: StratMap · Regrid · Geocodio ·
 mireye-earth (FEMA/FCC/USGS/HIFLD) · TX RRC GIS · PUC TX CCN · EIA Atlas.

REQUIREMENT	VERDICT	FINDING	SOURCE
1. 350–500 ac, relatively square		377.9 ac — in band. Square-ish: aspect 1.35, fill 0.94	StratMap GIS
1a. Floodplain usable for standoff		~33% floodplain (X/AE) → ~252 ac dry vs ~10 ac operational need	FEMA / mireye-earth (24-pt sample)
1b. ≤45 min rush-hour from Austin		34.0 min peak est. (29.6 routed × 1.15) — clears by 11.0 min; verify at live 5pm	Geocodio
2. Industrial zoning / outside city limits		Unincorporated · Regrid zoning NZ (none) — TX counties cannot zone	Regrid + Census
3. Shore power 2/3-phase (well under industrial)		FAYETTE ELECTRIC COOP, INC; substation 2.9 km / 345 kV — phase availability = utility call	EIA Atlas / power-estimate
4. No transmission lines on site		None mapped within HIFLD search radius	mireye-earth
4. No active O&G wells on site		0 active, 0 unplugged; 2 plugged/dry historic	TX RRC (polygon-exact)
4. No pipelines on site		No RRC line crosses site; nearest gas pipeline 3.2 km	TX RRC + HIFLD
5. Fiber on-site / close proximity		FCC broadband data null at point — confirm with providers	FCC via mireye-earth
6. Non-potable / well water		Groundwater ~40 m depth at nearest USGS well — well water accessible	USGS via mireye-earth
7. Sewage or septic		Inside sewer CCN (right-to-serve, future accessibility); septic acceptable today	PUC TX CCN + mireye-earth

What this is. A lead built only from verified public and licensed data — parcel roll, Regrid, FEMA, TX RRC, PUC CCN, USGS, EIA, Geocodio routing. The peak-drive figure is a routed estimate with the client's ×1.15 rule, not live traffic. Shore-power phasing and fiber remain confirm-by-call; nothing on this page is invented.