

ARMSTRONG WILLIAM H III

Form 4

February 24, 2006

FORM 4**UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

Check this box
if no longer
subject to
Section 16.
Form 4 or
Form 5
obligations
may continue.
See Instruction
1(b).

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF
SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934,
Section 17(a) of the Public Utility Holding Company Act of 1935 or Section
30(h) of the Investment Company Act of 1940

OMB APPROVAL

OMB
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(Print or Type Responses)

1. Name and Address of Reporting Person *
ARMSTRONG WILLIAM H III

2. Issuer Name **and** Ticker or Trading
Symbol
STRATUS PROPERTIES INC
[STRS]

5. Relationship of Reporting Person(s) to
Issuer

(Check all applicable)

(Last) (First) (Middle)
98 SAN JACINTO BOULEVARD,
STE 220

3. Date of Earliest Transaction
(Month/Day/Year)
05/10/2000

____ Director ____ 10% Owner
____ Officer (give title ____ Other (specify
below) below)
Chair of Board, President, CEO

(Street)
AUSTIN, TX 78701

4. If Amendment, Date Original
Filed (Month/Day/Year)

6. Individual or Joint/Group Filing (Check
Applicable Line)
X Form filed by One Reporting Person
____ Form filed by More than One Reporting
Person

(City) (State) (Zip)

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
Common Stock				(A) or (D)			IRA for self
Common Stock	05/10/2000		P	1,000 (1) A	\$ 4.9375 119,870	D	
Common Stock (2)	05/10/2000		P	1,500 (3) A	\$ 5 121,370	D	

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

**Persons who respond to the collection of
information contained in this form are not
required to respond unless the form**

SEC 1474
(9-02)

displays a currently valid OMB control number.

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Securities (Instr. 3 and 4)	8. Price of Derivative Security (Instr. 5)	9. Number of Derivative Securities Beneficially Owned Following Reported Transaction (Instr. 6)
				Code	V (A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares

Reporting Owners

Reporting Owner Name / Address

Relationships

Director 10% Owner Officer Other

ARMSTRONG WILLIAM H III
98 SAN JACINTO BOULEVARD, STE 220
AUSTIN, TX 78701

Chair of Board, President, CEO

Signatures

Kelly C. Simoneaux, on behalf of William H. Armstrong III pursuant to a power of attorney

02/24/2006

Signature of Reporting Person

Date

Explanation of Responses:

* If the form is filed by more than one reporting person, see Instruction 4(b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

- (1) This number has been adjusted in connection with the one-for-fifty reverse split and the subsequent twenty-five-for-one forward split of the Issuer's common stock on May 25, 2001. The actual number of shares purchased on May 10, 2000 was 2,000.
- (2) Amount beneficially owned following the reported transaction and as of the filing date of this report includes 64,250 Common Stock Restricted Stock Units.
- (3) This number has been adjusted in connection with the one-for-fifty reverse split and the subsequent twenty-five-for-one forward split of the Issuer's common stock on May 25, 2001. The actual number of shares purchased on May 10, 2000 was 3,000.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.