

# ELGIN COMMERCIAL PROPERTY

44.69± Acres on US Highway 290, Elgin, TX

LAND FOR SALE



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

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## SUMMARY

# For Sale: Elgin Commercial Property

44.69± Acres on US Hwy 290

- Location:** Located on the south side of US Highway 290 East; just east of County Line Road in Elgin, TX, approximately 20 miles east of Austin.
- Frontage:** Approximately 2,985 feet of frontage on the south side of US Highway 290. US Highway 290 runs from the Texas Hill Country, through Austin, to Houston.
- Access:** Curb cut will be allowed off of US Highway 290 for the property.
- Area Development:** In addition to the ACC campus, now open across US Highway 290 from the site, a Walmart Supercenter is now open approximately ½ mile to the east. This 150,000 square foot store employs 300+ associates, at the corner of US Highway 290 and Saratoga Farms Boulevard.
- Jurisdiction:** The property is within the city limits of Elgin; most of the property is in Bastrop County, a very small portion of the tract may be in Travis County.
- Utilities:** Aqua Water Supply Corp. and the City of Elgin will provide water and wastewater service. There is a 24 inch sewer line that runs through the tract. (See map in marketing brochure.) A 12 inch water line runs along the south side of US Highway 290 frontage. Natural gas is in the area and is provided by Center Point; TXU is the electric service provider.
- Environmental:** According to City of Elgin staff, no endangered species or other extraordinary environmental features affect the property.
- Flood Plain:** The property is impacted by the FEMA 100-year flood plain. (See topographical aerial map.) The owners have not conducted an on-the-ground flood plain study.
- Traffic Counts:** According to Esri the Average Daily 2022 Traffic Count on US Highway 290 at County Line Road was 28,085 cars per day.
- Population:** Population within a 10-mile radius of the subject property is 59,481 with a median household income of \$70,855. (Esri 2022)
- Highest & Best Use:** This property is ideally located for commercial development, including financial institutions, medical uses, motels, and retailers.
- Pricing:** Call Broker for information.

### For More Information Contact:

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All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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# METRO MAP

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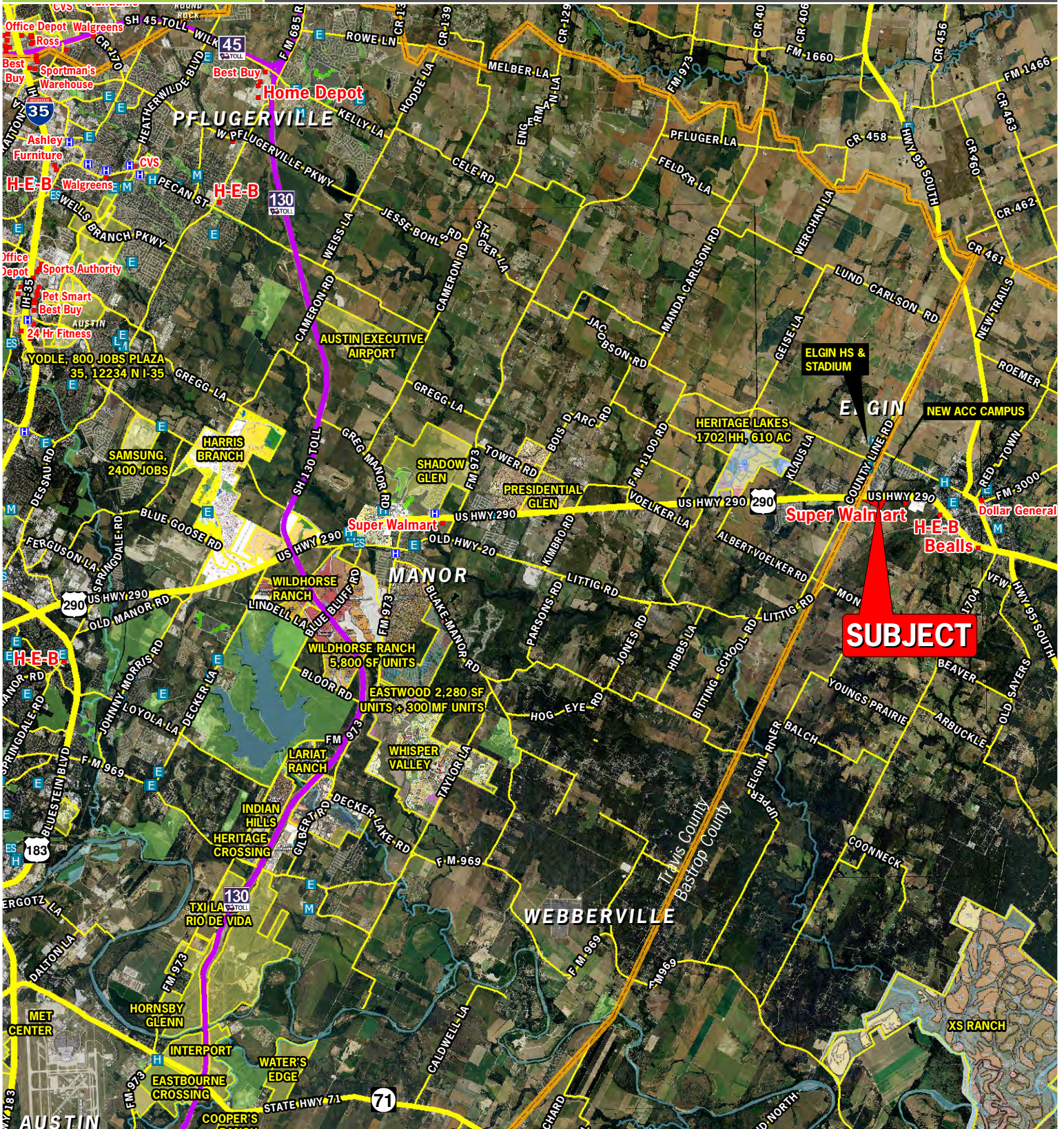
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# REGION MAP

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# TRAFFIC COUNT MAP

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

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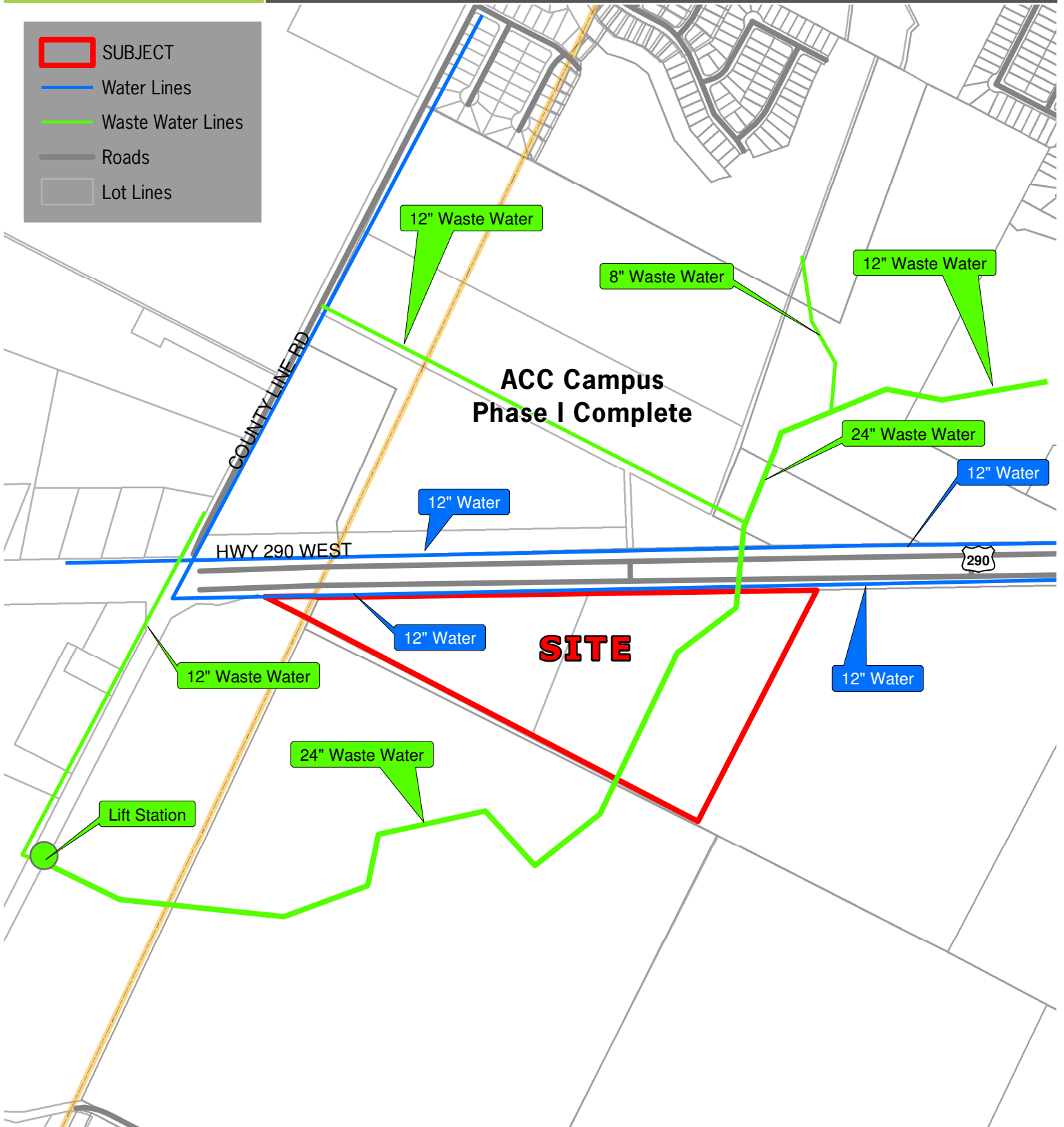
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# WATER WASTE WATER

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-  SUBJECT
-  Water Lines
-  Waste Water Lines
-  Roads
-  Lot Lines



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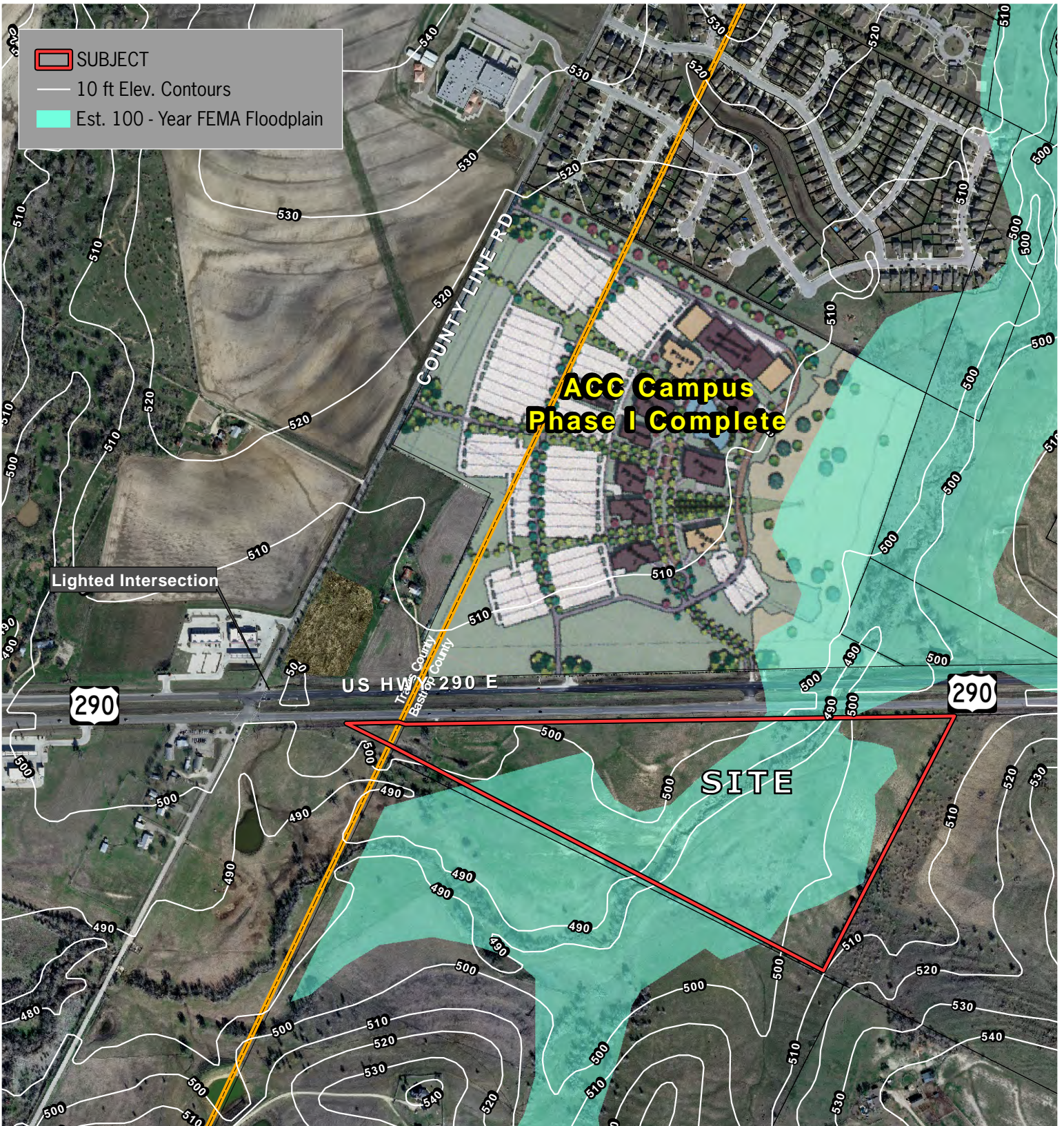
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# FEMA MAP

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CLOSE AERIAL

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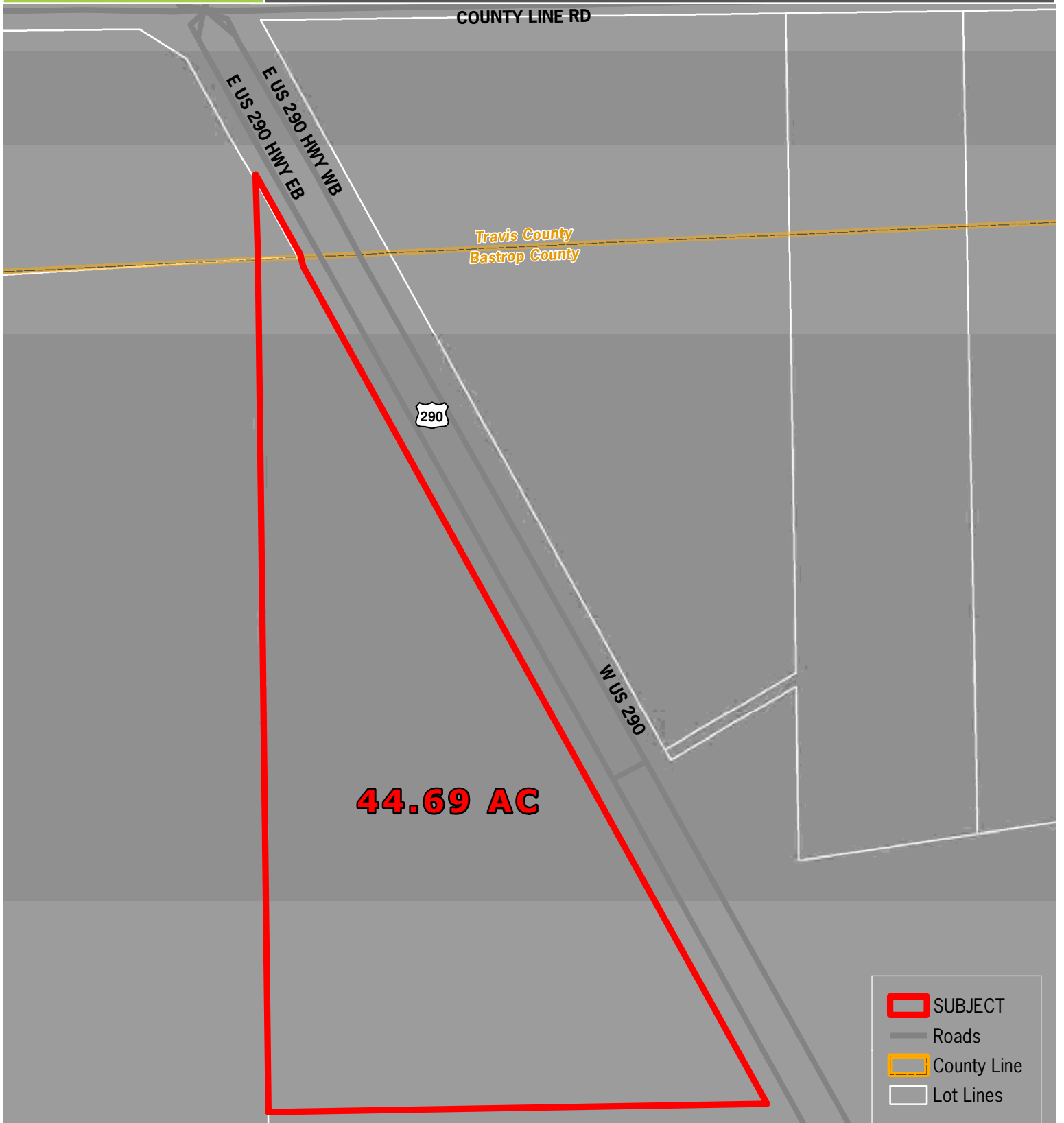
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# PLAT MAP

## For Sale: Elgin Commercial Property

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**44.69 AC**

- SUBJECT
- Roads
- County Line
- Lot Lines



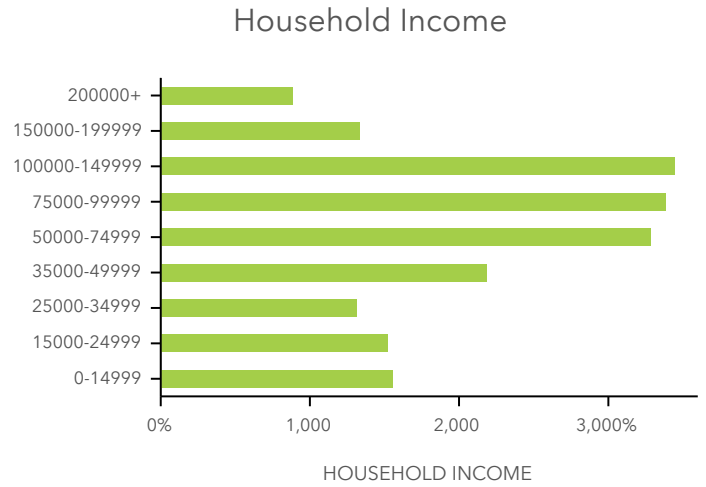
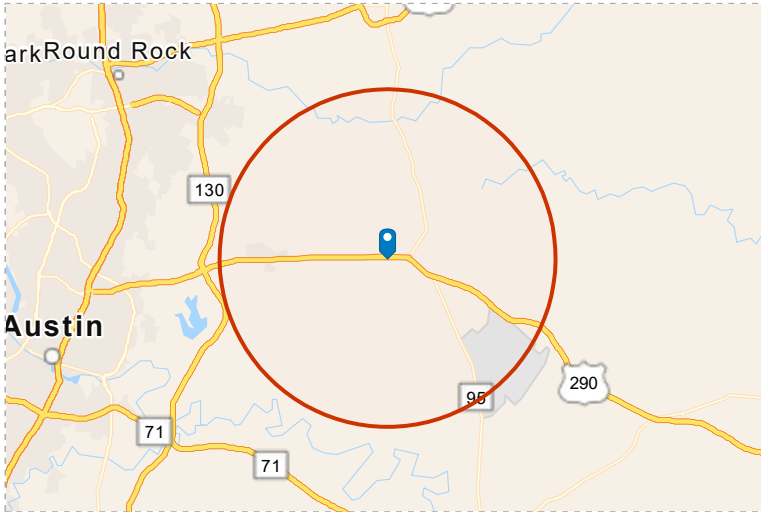
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# DEMOGRAPHICS 10 MILE RADIUS

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### KEY FACTS

59,481

Population



18,905

Households

34.2

Median Age

\$55,868

Median Disposable  
Income

### INCOME



\$70,855

Median  
Household  
Income



\$26,718

Per Capita  
Income



\$170,717

Median Net  
Worth

### EDUCATION

17%

No High  
School  
Diploma



28%

High  
School  
Graduate



28%

Some  
College



27%

Bachelor's/Grad  
/Prof Degree

### EMPLOYMENT

65%

White Collar

25%

Blue Collar

10%

Services

6.5%

Unemployment  
Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kurt Austin VanderMeulen	167299	kurt@cipaustin.com	(512) 682-1025
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date