

**±6.03 ACRES**  
Roy Rivers Road | Elgin, TX

**FOR SALE**



## SUMMARY

### For Sale: ±6.03 Near Hwy 290 Roy Rivers Road | Elgin, TX

<b>Location:</b>	Roy Rivers Road, ½ mile south of US Hwy 290 East Elgin, Bastrop County, Texas 78621 <a href="#">Google Map Link</a>
<b>Legal/CAD</b>	Bastrop CAD Parcel ID# 111936 ( <a href="#">Link</a> ) Legal: Block A, Lot 1 of the Elgin Business Park III
<b>Size/Configuration:</b>	6.03± acres. The Property is flat, buildable and a near square with approx. 510' of frontage on Roy Rivers and 515' deep.
<b>Property:</b>	<p>The Property is within the Elgin Business Park, a 90± acre project owned by the City of Elgin EDC. The Property is within the TIRZ (Tax Increment Reinvestment Zone), which has triggered new roads and utility improvements that direct benefit the Property.</p> <p>The site was nearly complete on entitlements/permitting for a 100± bed nursing home with room to expand to 120+ beds, when the owner decided to sell the project. A Buyer could finish that plan and take over the project or change paths all together.</p>
<b>Area Activity:</b>	<p>The Property is immediately south of the new Ascension Seton Elgin Health Center, at the intersection of Roy Rivers Road and Lee Dildy Blvd. Lee Dildy Blvd. is a new road that connects to the HEB on Hwy 290.</p> <p>Walmart, HEB, CVS, and the famous Southside Market &amp; BBQ are all less than 1-mile from the Property and can be accessed without traveling on Hwy 290.</p> <p>The 90+ acre Austin Community College campus is 4 minutes from the Property, on Hwy 290 at County Line Road.</p>



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PROPERTIES

Josh Hubka, CCIM  
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9130 Jollyville Rd., Suite 300  
Austin, TX 78759  
cipaustin.com

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**Zoning:** C-3 / I (General Industrial & Highway Commercial District)

**Utilities:** Water City of Elgin  
Wastewater City of Elgin  
Electric Options – Oncor & Bluebonnet

**Floodplain:** None

**Asking Price:** Call Broker

### For More Information Contact:

**Josh Hubka, CCIM** Principal  
josh@cipaustin.com | 512 682 1002

main 512 682 1000 | fax 512 682 1031  
**cipaustin.com**



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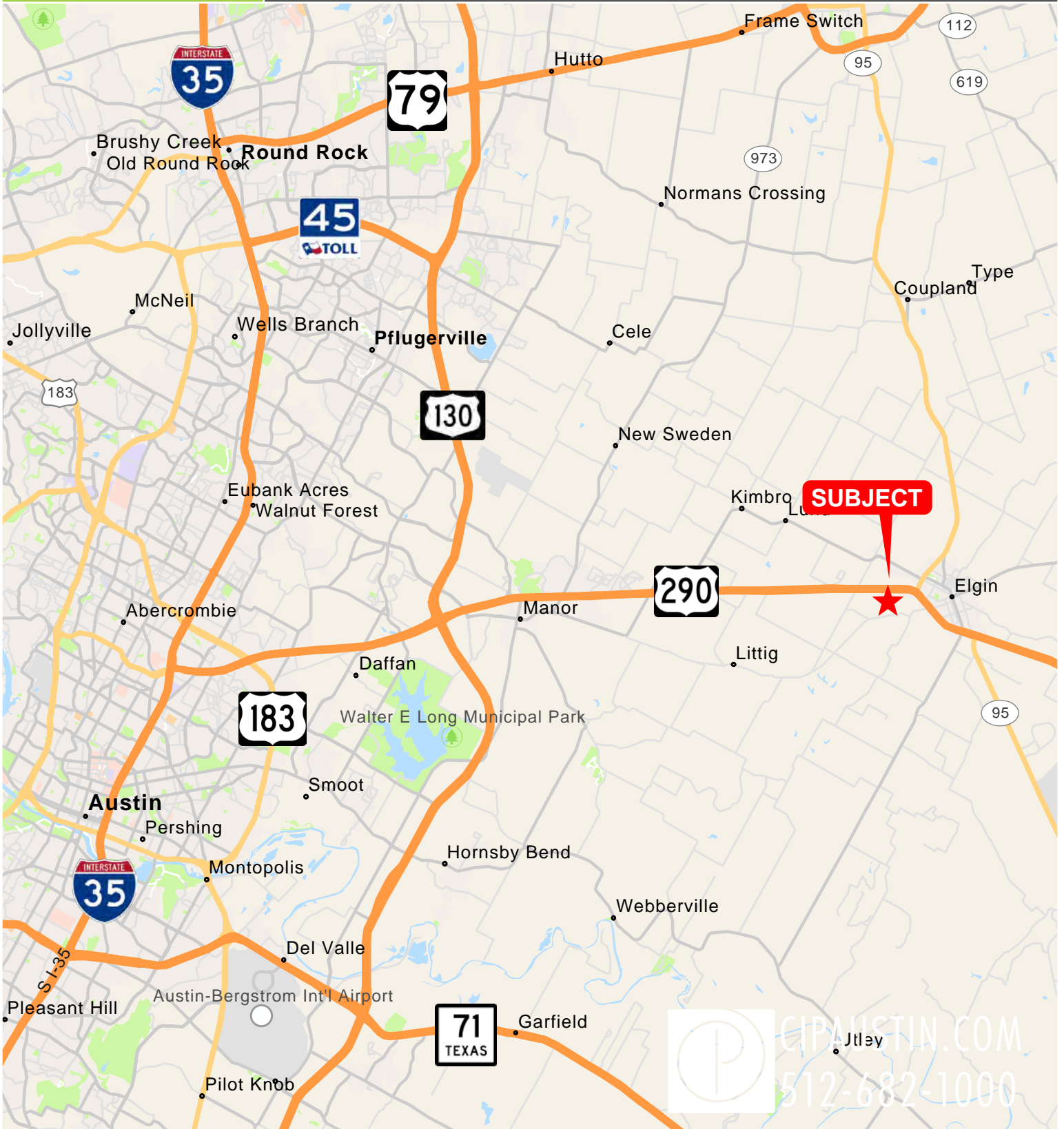
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# REGIONAL MAP

**For Sale: ±6.03 Near Hwy 290**  
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512-682-1000



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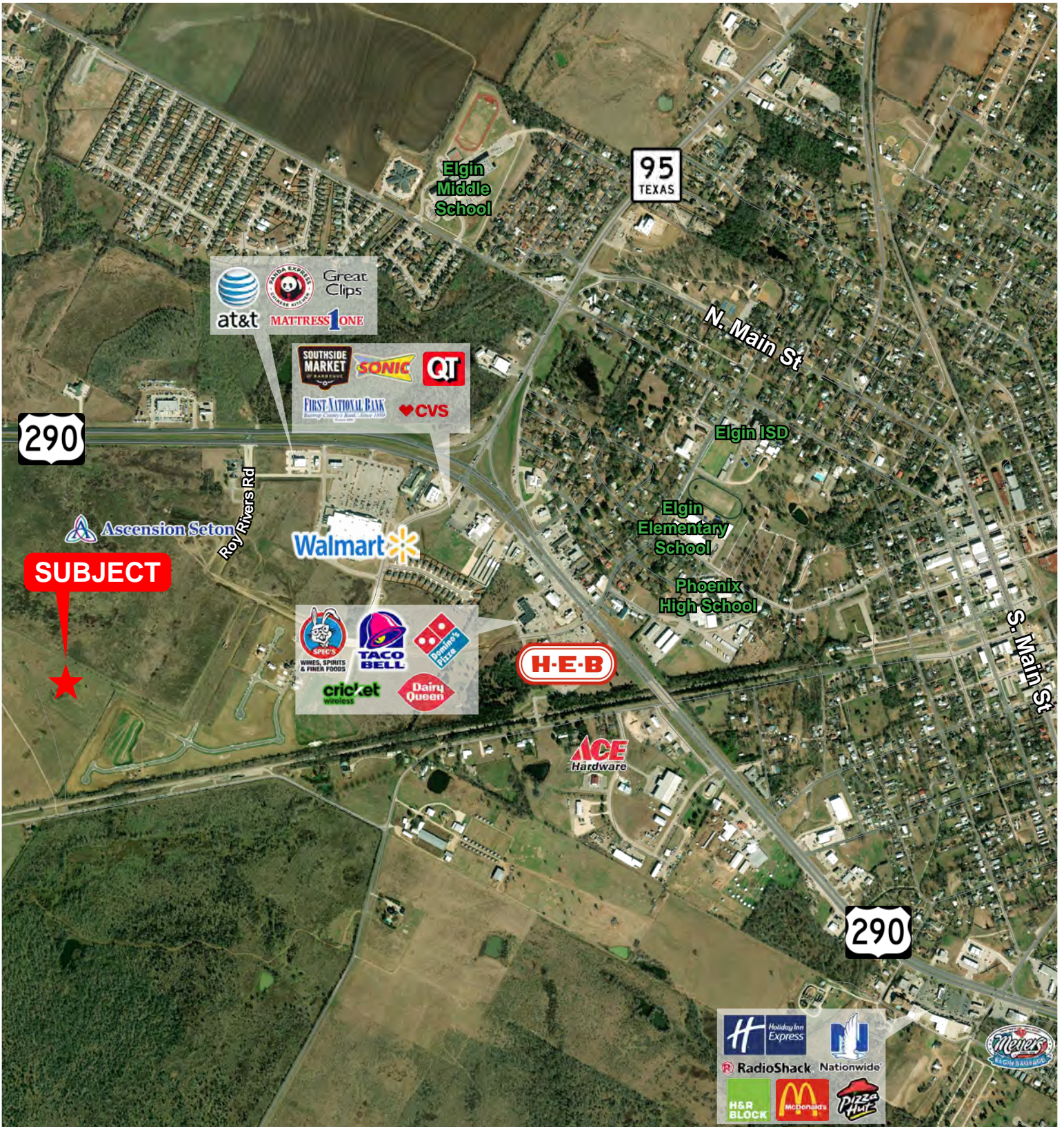
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# AREA MAP

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# AERIAL MAP

**For Sale: ±6.03 Near Hwy 290**  
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## LEGEND

-  Subject Property
-  Elgin EDC owned



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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Allan Hubka	570840	josh@cipaustin.com	512) 682-1002
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date