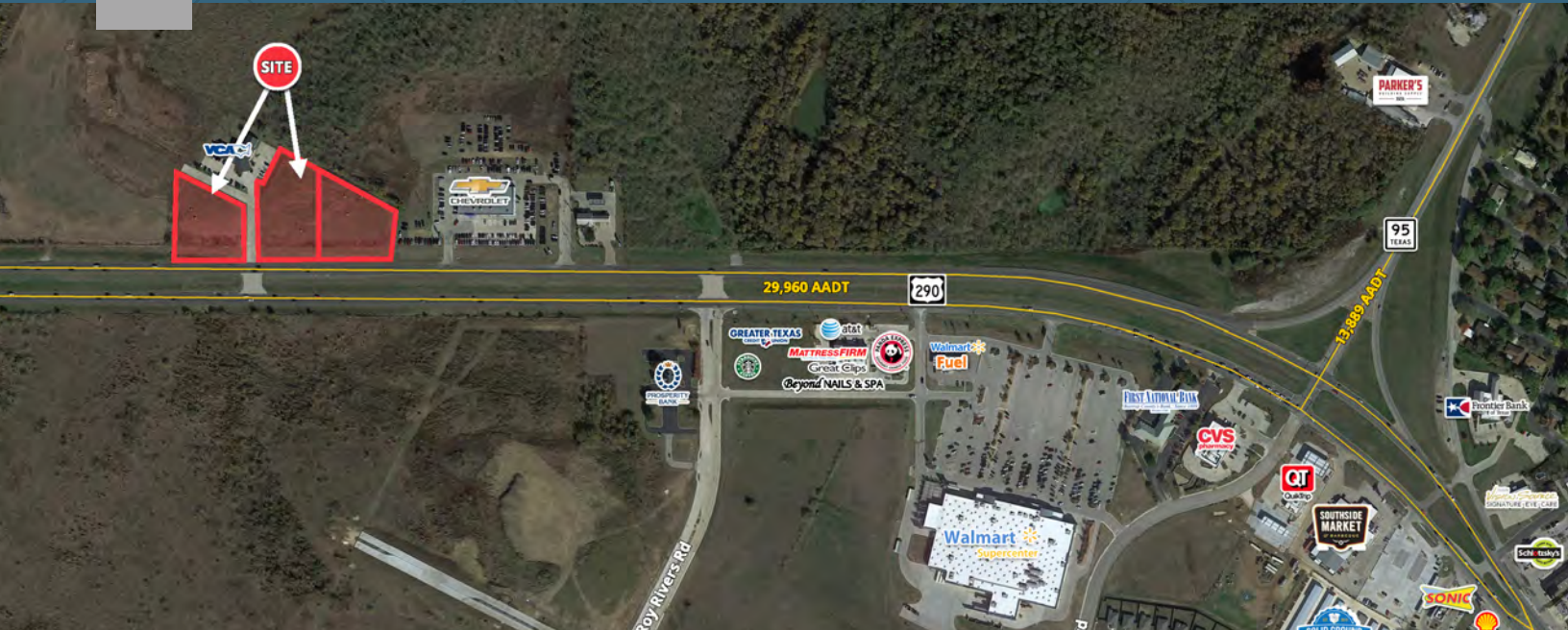


# AVAILABLE Elm Creek Hwy 290 Pad Sites

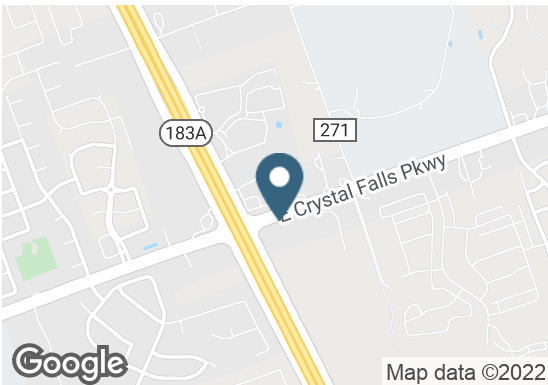
10745 E Crystal Falls Pkwy | Elgin, TX



## Overview

**LOT SIZE** 1-3 Acres

**PRICE** Contact Broker



## Description

- Excellent visibility from Hwy 290
- Final platted lots with commercial zoning
- Located near Super Walmart
- Close to Austin Community College Elgin Campus
- 20 minutes to Austin
- Located in the Opportunity Zone
- Close to new Ascension/Seton Medical facility

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
2021 Population	3,961	13,211	17,891
Total Households	1,287	4,268	5,848
Average Household Income	\$66,606	\$70,830	\$76,097

## Traffic Counts

US Hwy 290	29,960 VPD
US Hwy 95	13,889 VPD

Year: 2018 | Source: TxDot

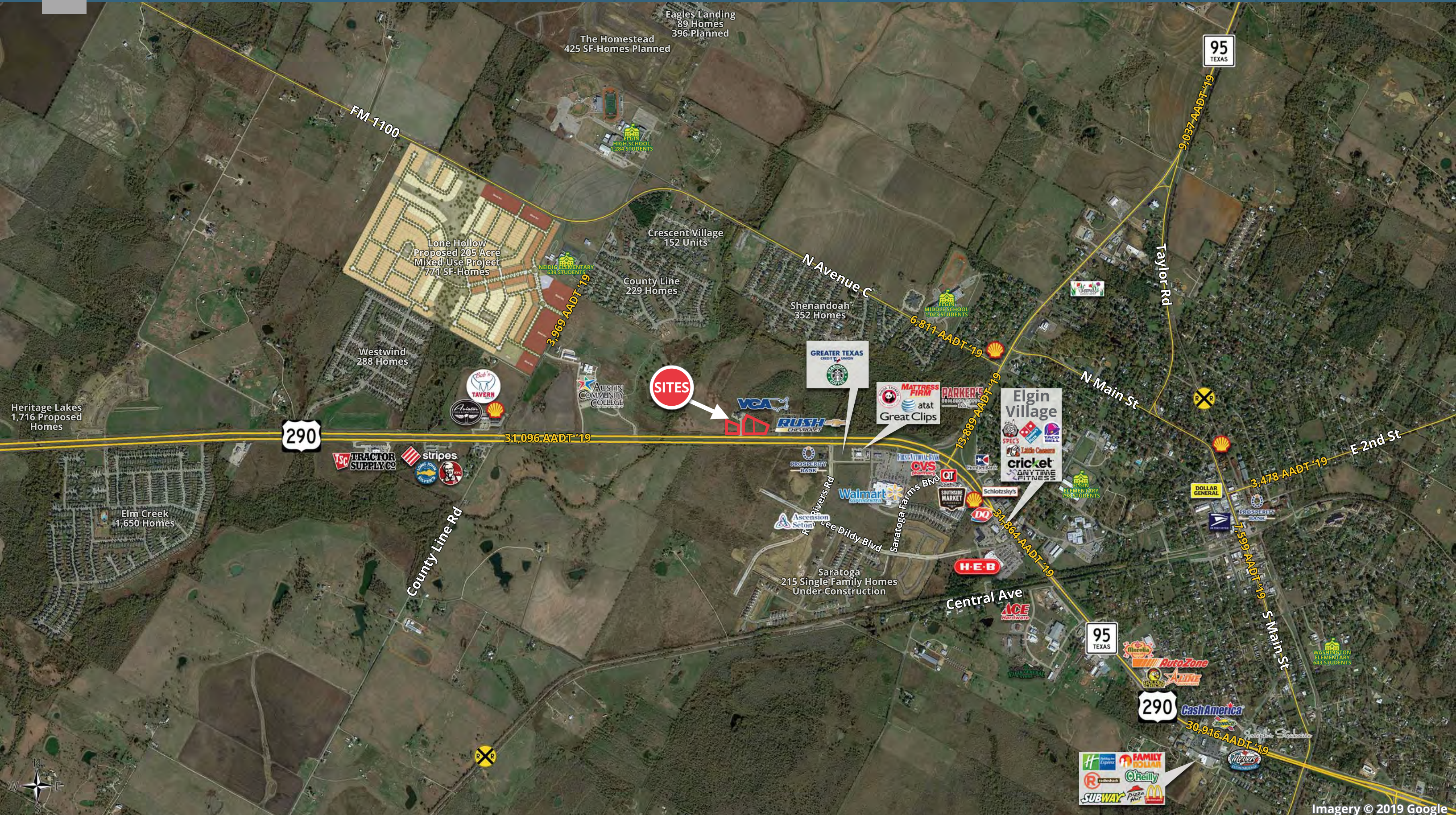
## Contact

**WES BABB**

512.236.4660 | wes.babb@srsre.com

# TX-Elgin-10745 E Crystal Falls Pkwy-Elm Creek Hwy 290 Pad Sites

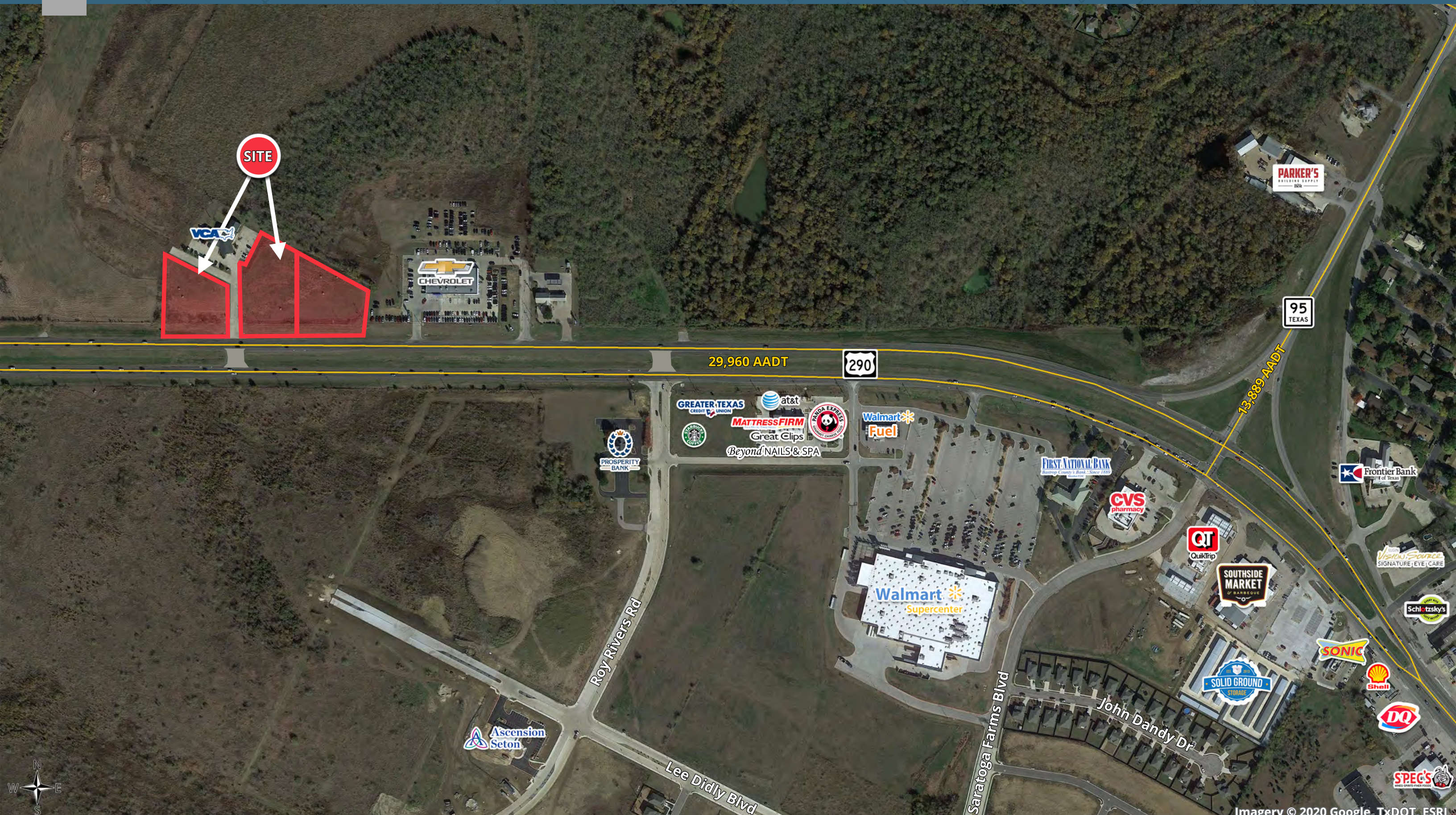
10745 E Crystal Falls Pkwy | Elgin, TX



Imagery © 2019 Google

# TX-Elgin-10745 E Crystal Falls Pkwy-Elm Creek Hwy 290 Pad Sites

10745 E Crystal Falls Pkwy | Elgin, TX



SITE

VCA

CHEVROLET

29,960 AADT

290

95 TEXAS

13,889 AADT

GREATER TEXAS CREDIT UNION

at&t

MATTRESS FIRM

Great Clips

Beyond NAILS & SPA

Walmart Fuel

FIRST NATIONAL BANK

CVS pharmacy

QT QuikTrip

SOUTHSIDE MARKET

SOLID GROUND STORAGE

SONIC

Shell

DQ

SPEC'S

Roy Rivers Rd

Lee Diddy Blvd

Saratoga Farms Blvd

John Dandy Dr

Ascension Seton

Frontier Bank

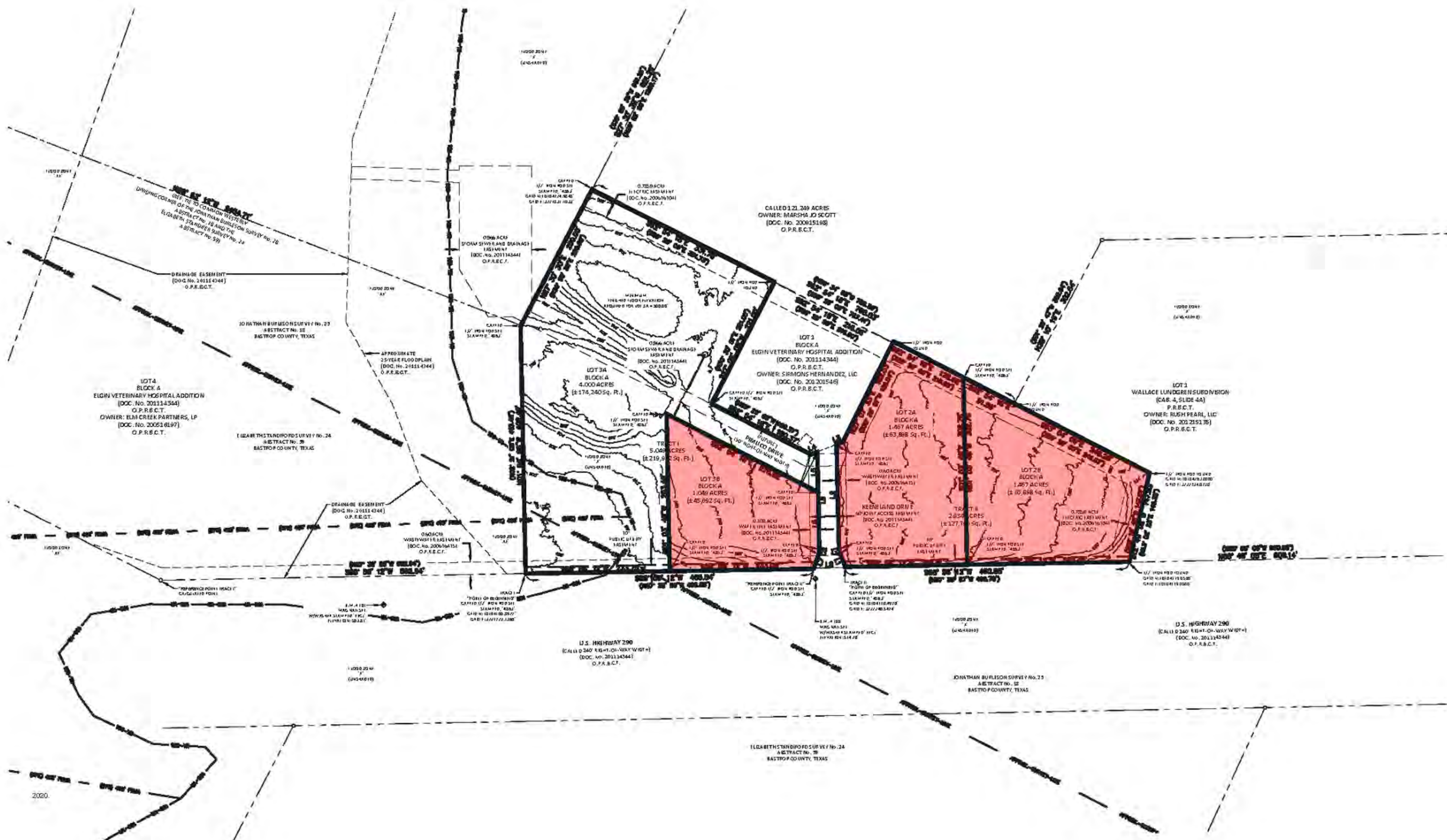
VISION SOURCE

Schlitzky's



# Elm Creek Hwy 290 Pad Sites

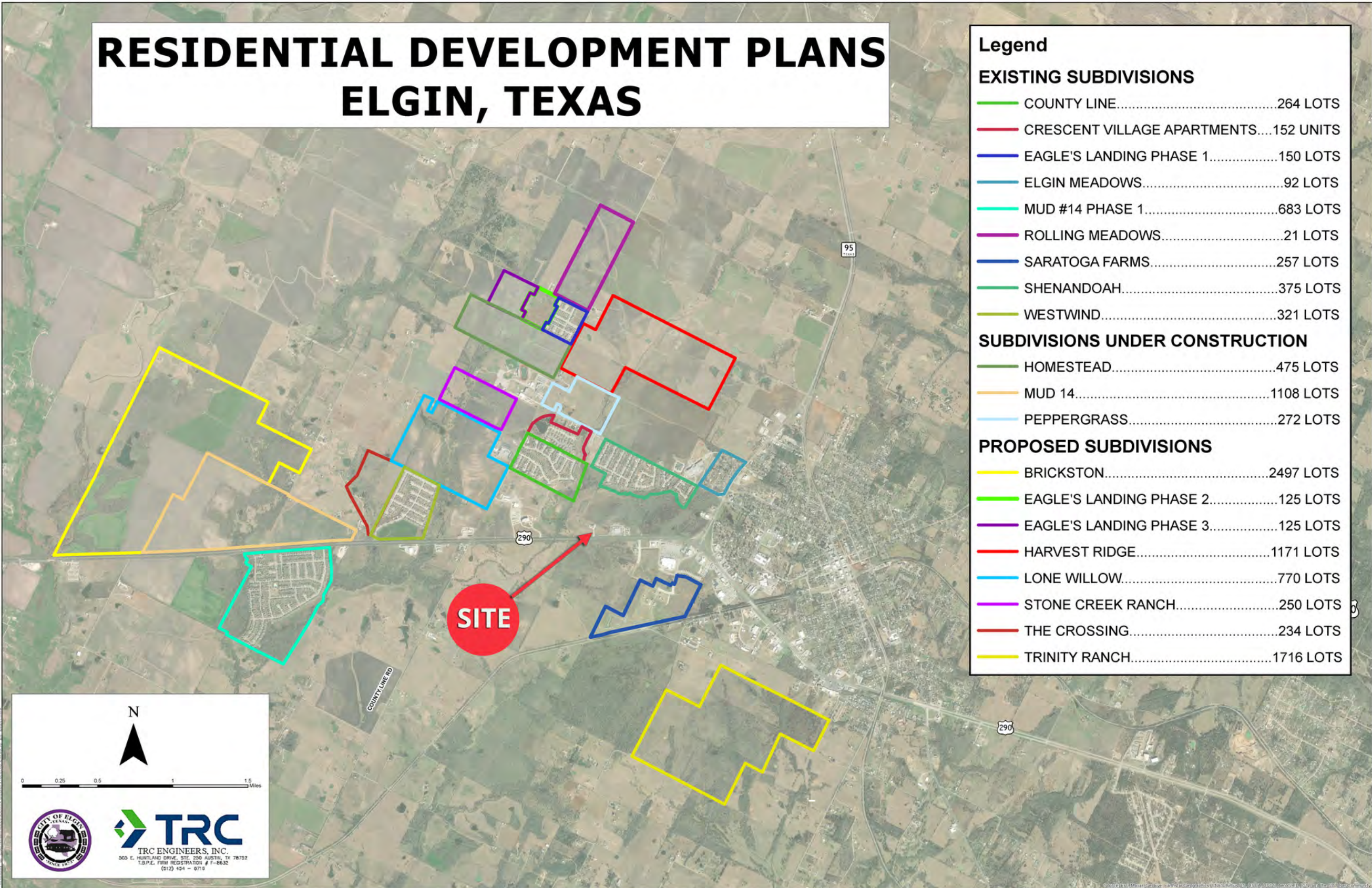
10745 E Crystal Falls Pkwy | Elgin, TX





# RESIDENTIAL DEVELOPMENT PLANS ELGIN, TEXAS

Legend	
<b>EXISTING SUBDIVISIONS</b>	
— COUNTY LINE.....	264 LOTS
— CRESCENT VILLAGE APARTMENTS....	152 UNITS
— EAGLE'S LANDING PHASE 1.....	150 LOTS
— ELGIN MEADOWS.....	92 LOTS
— MUD #14 PHASE 1.....	683 LOTS
— ROLLING MEADOWS.....	21 LOTS
— SARATOGA FARMS.....	257 LOTS
— SHENANDOAH.....	375 LOTS
— WESTWIND.....	321 LOTS
<b>SUBDIVISIONS UNDER CONSTRUCTION</b>	
— HOMESTEAD.....	475 LOTS
— MUD 14.....	1108 LOTS
— PEPPERGRASS.....	272 LOTS
<b>PROPOSED SUBDIVISIONS</b>	
— BRICKSTON.....	2497 LOTS
— EAGLE'S LANDING PHASE 2.....	125 LOTS
— EAGLE'S LANDING PHASE 3.....	125 LOTS
— HARVEST RIDGE.....	1171 LOTS
— LONE WILLOW.....	770 LOTS
— STONE CREEK RANCH.....	250 LOTS
— THE CROSSING.....	234 LOTS
— TRINITY RANCH.....	1716 LOTS



TRC ENGINEERS, INC.  
 305 E. HARTLAND DRIVE, STE. 200 AUSTIN, TX 78752  
 T.E.P.E. FIRM REGISTRATION # F-8632  
 (512) 434 - 0718

# Elm Creek Hwy 290 Pad Sites

10745 E Crystal Falls Pkwy | Elgin, TX



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,283	7,018	9,589
2010 Population	3,112	11,008	14,380
2021 Population	3,961	13,211	17,891
2026 Population	4,430	14,703	20,018
2000-2010 Annual Rate	9.27%	4.60%	4.14%
2010-2021 Annual Rate	2.17%	1.63%	1.96%
2021-2026 Annual Rate	2.26%	2.16%	2.27%
2021 Male Population	48.6%	49.0%	49.2%
2021 Female Population	51.3%	51.0%	50.8%
2021 Median Age	33.2	33.6	35.2

In the identified area, the current year population is 17,891. In 2010, the Census count in the area was 14,380. The rate of change since 2010 was 1.96% annually. The five-year projection for the population in the area is 20,018 representing a change of 2.27% annually from 2021 to 2026. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 33.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	61.9%	57.5%	60.3%
2021 Black Alone	14.3%	14.7%	12.4%
2021 American Indian/Alaska Native Alone	1.4%	1.0%	1.0%
2021 Asian Alone	0.8%	0.9%	0.9%
2021 Pacific Islander Alone	0.0%	0.2%	0.1%
2021 Other Race	16.1%	21.3%	21.1%
2021 Two or More Races	5.5%	4.4%	4.1%
2021 Hispanic Origin (Any Race)	43.2%	49.4%	47.7%

Persons of Hispanic origin represent 47.7% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 81.0 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	52	61	70
2000 Households	494	2,344	3,208
2010 Households	1,041	3,601	4,727
2021 Total Households	1,287	4,268	5,848
2026 Total Households	1,422	4,706	6,490
2000-2010 Annual Rate	7.74%	4.39%	3.95%
2010-2021 Annual Rate	1.90%	1.52%	1.91%
2021-2026 Annual Rate	2.02%	1.97%	2.11%
2021 Average Household Size	3.01	3.05	3.03

The household count in this area has changed from 4,727 in 2010 to 5,848 in the current year, a change of 1.91% annually. The five-year projection of households is 6,490, a change of 2.11% annually from the current year total. Average household size is currently 3.03, compared to 3.00 in the year 2010. The number of families in the current year is 4,335 in the specified area.

# Elm Creek Hwy 290 Pad Sites

10745 E Crystal Falls Pkwy | Elgin, TX



	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	15.6%	16.0%	15.8%
<b>Median Household Income</b>			
2021 Median Household Income	\$55,088	\$55,452	\$61,094
2026 Median Household Income	\$56,992	\$60,305	\$67,480
2021-2026 Annual Rate	0.68%	1.69%	2.01%
<b>Average Household Income</b>			
2021 Average Household Income	\$66,606	\$70,830	\$76,097
2026 Average Household Income	\$72,824	\$80,664	\$86,400
2021-2026 Annual Rate	1.80%	2.63%	2.57%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$21,993	\$22,977	\$25,079
2026 Per Capita Income	\$23,798	\$25,964	\$28,261
2021-2026 Annual Rate	1.59%	2.47%	2.42%

## Households by Income

Current median household income is \$61,094 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$67,480 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$76,097 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$86,400 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$25,079 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,261 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	122	119	124
2000 Total Housing Units	516	2,538	3,474
2000 Owner Occupied Housing Units	376	1,658	2,425
2000 Renter Occupied Housing Units	118	686	783
2000 Vacant Housing Units	22	194	266
2010 Total Housing Units	1,123	3,994	5,233
2010 Owner Occupied Housing Units	709	2,527	3,484
2010 Renter Occupied Housing Units	332	1,074	1,243
2010 Vacant Housing Units	82	393	506
2021 Total Housing Units	1,347	4,631	6,340
2021 Owner Occupied Housing Units	933	3,085	4,424
2021 Renter Occupied Housing Units	354	1,183	1,424
2021 Vacant Housing Units	60	363	492
2026 Total Housing Units	1,499	5,108	7,048
2026 Owner Occupied Housing Units	1,071	3,536	5,067
2026 Renter Occupied Housing Units	351	1,170	1,423
2026 Vacant Housing Units	77	402	558

Currently, 69.8% of the 6,340 housing units in the area are owner occupied; 22.5%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 5,233 housing units in the area - 66.6% owner occupied, 23.8% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is 8.90%. Median home value in the area is \$229,558, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.92% annually to \$291,874.



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

**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 or 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.

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Wes Babb	349786	wes.babb@srsre.com	512.236.4660
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date