



PROPERTY
FOR SALE

WWW.CMEATX.COM

**605 W HWY 290, ELGIN, TX
78621**

RETAIL/OFFICE DEVELOPMENT POTENTIAL ON HWY 290

RETAIL/OFFICE DEVELOPMENT POTENTIAL ON HWY 290

605 W HWY 290, ELGIN, TX 78621

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Price / SF:	-
Lot Size:	34,804 SF
Year Built:	1968
Building Size:	20,807 SF
Renovated:	1988
Zoning:	C1
Market:	Elgin
Submarket:	Manor, Austin

PROPERTY OVERVIEW

- Excellent redevelopment potential!
- 20,807 SF building was built in 1968, then expanded in 1988.
- Located in Elgin's Highway Commercial District. Contact the City for possible development incentives!
- C1 zoning opens the property up to a variety of possible uses.
- Owner financing is available
- Bring all offers
- *Contact Martha Denham for more information. 512-831-8586 or Martha@cmeatx.com

LOCATION OVERVIEW

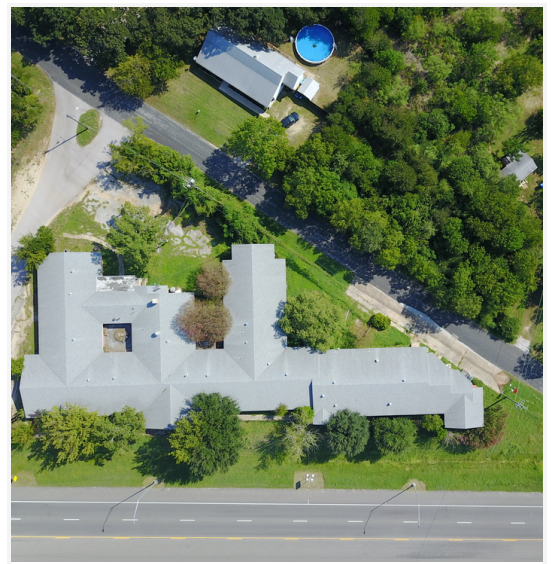
Located on Highway 290 West in Elgin Texas across from vet clinic.
Located on opposite side of 290 after HEB heading East.

CONTACT Martha Denham by cell: 512-831-8586 or email: martha@cmeatx.com for more information!!

RETAIL/OFFICE DEVELOPMENT POTENTIAL ON HWY 290

605 W HWY 290, ELGIN, TX 78621

ADDITIONAL PHOTOS



RETAIL/OFFICE DEVELOPMENT POTENTIAL ON HWY 290

605 W HWY 290, ELGIN, TX 78621



RETAIL/OFFICE DEVELOPMENT POTENTIAL ON HWY 290

605 W HWY 290, ELGIN, TX 78621

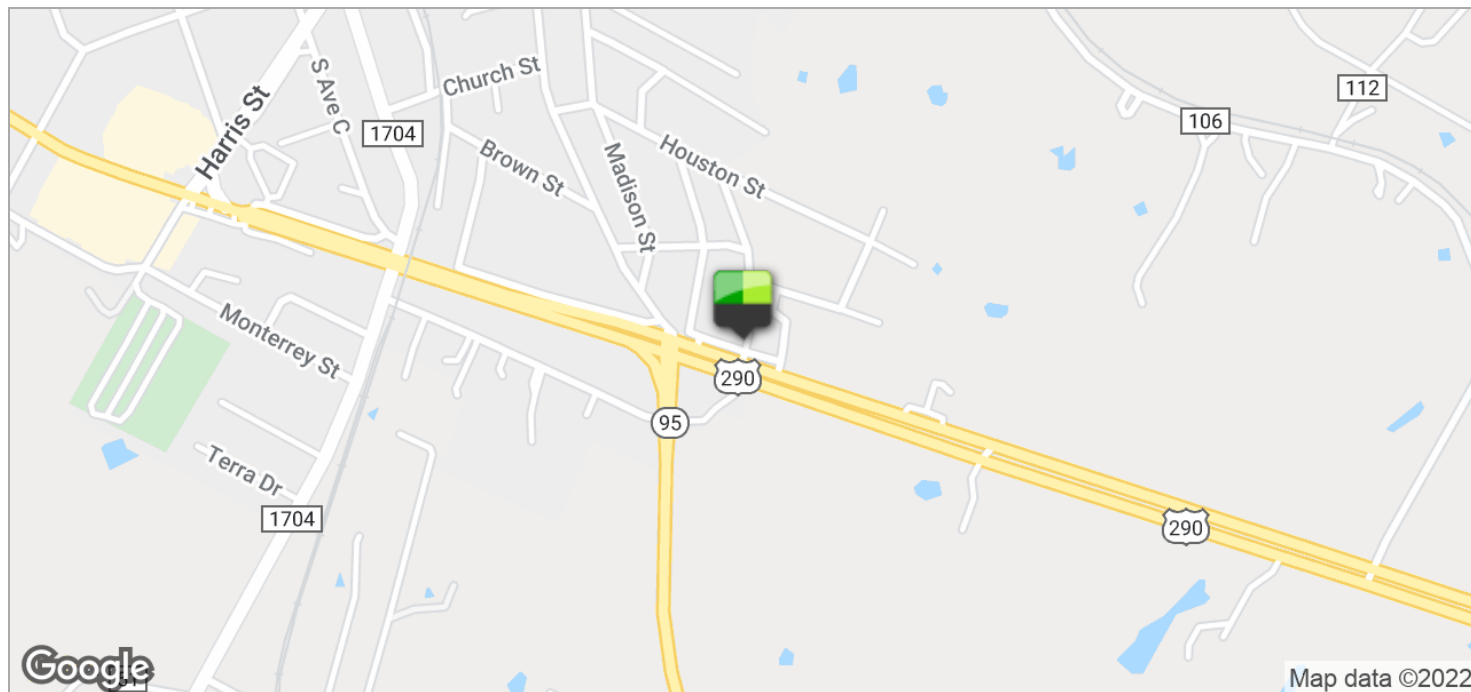
TRAFFIC COUNTS



RETAIL/OFFICE DEVELOPMENT POTENTIAL ON HWY 290

605 W HWY 290, ELGIN, TX 78621

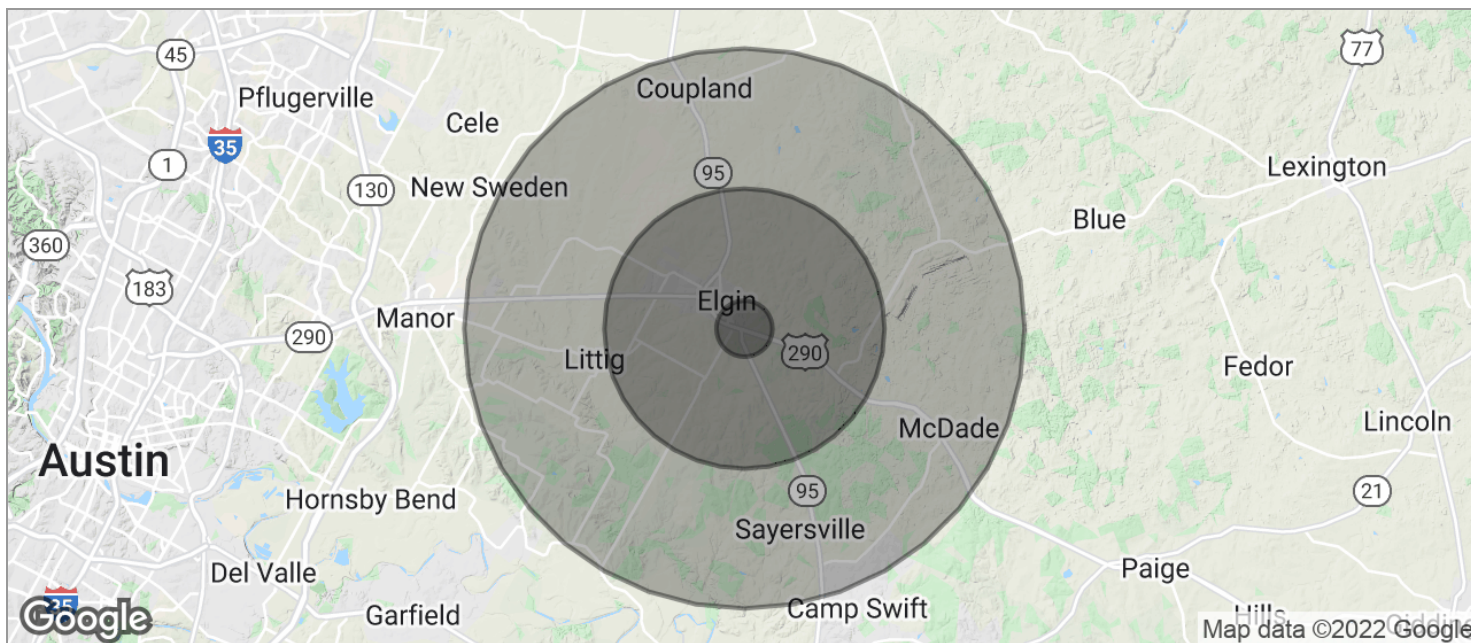
LOCATION MAPS



RETAIL/OFFICE DEVELOPMENT POTENTIAL ON HWY 290

605 W HWY 290, ELGIN, TX 78621

DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,686	14,359	32,949
MEDIAN AGE	36.0	35.4	34.7
MEDIAN AGE (MALE)	37.1	35.9	34.4
MEDIAN AGE (FEMALE)	35.6	35.4	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	588	4,938	11,038
# OF PERSONS PER HH	2.9	2.9	3.0
AVERAGE HH INCOME	\$56,959	\$59,543	\$60,951
AVERAGE HOUSE VALUE		\$158,077	\$144,204

* Demographic data derived from 2010 US Census