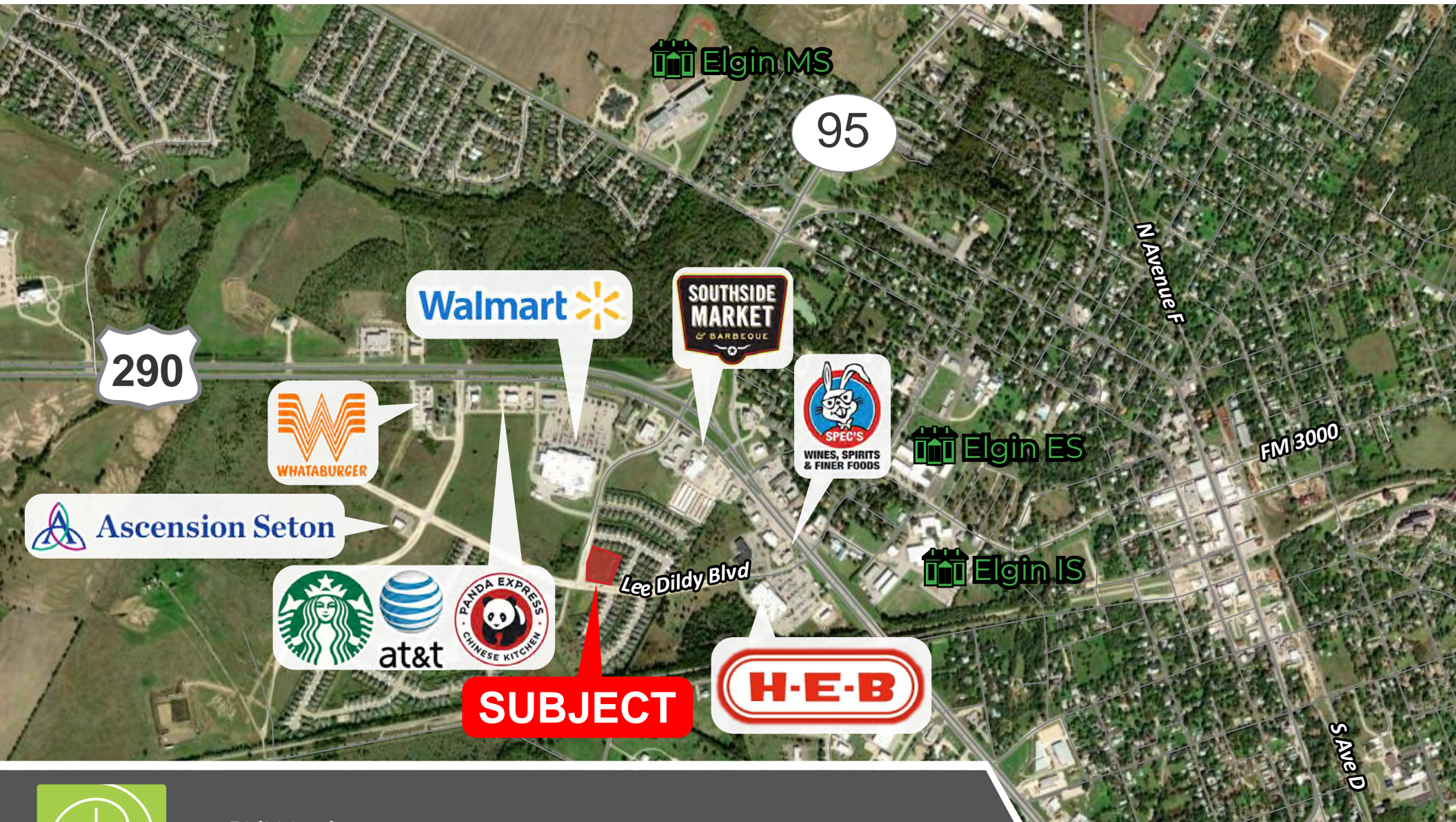


FOR SALE/
BUILD TO SUIT

SARATOGA FARMS PAD



Phil Morris

Director of Retail

phil@cipaustin.com | 512 680 1547

512 682 1000

9130 Jollyville Rd.
Suite 300
Austin, TX 78759
cipatexas.com

FOR SALE/ BUILD TO SUIT

SUMMARY

LOCATION: Northeast corner lot of Lee Dildy Boulevard and Saratoga Farms Boulevard ([Map Link](#))

SIZE: 1.65± Acres

ZONING: C-1 Neighborhood Shopping District

UTILITIES:

Water:

Water CCN Service Area: AQUA WSC (CCN # 10294)

Existing Water Infrastructure: There is an existing 8" waterline that surrounds the property.

The line is located along the frontage of the property along the southern border.

Wastewater

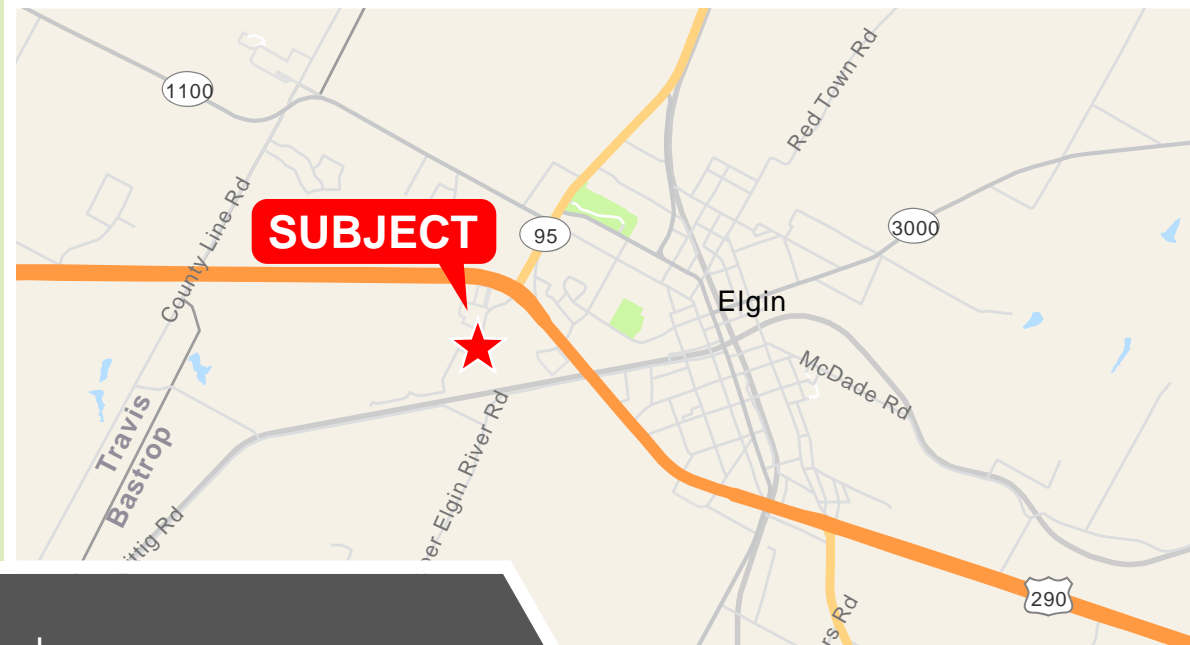
Sewer CCN Service Area: City of Elgin (CCN # 20120)

Existing Wastewater Infrastructure: There are 8" gravity sewer lines along Travers Stake Trail, Whitney Drive, and Lee Dildy Boulevard. There is a 12" gravity line along Saratoga Farms Boulevard (on the west side of the ROW). See Exhibit E.

PRICE: \$7/SF

PROPERTY HIGHLIGHTS:

- Corner Lot
- Conveniently located on a connecting road to both Walmart and HEB
- Surrounded by New Developments
- Off-Site Detention
- Utilities to the site
- Ingress/Egress available on Lee Dilly Blvd & Saratoga Farms Blvd



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Lee Dildy Blvd | Elgin, TX 78621

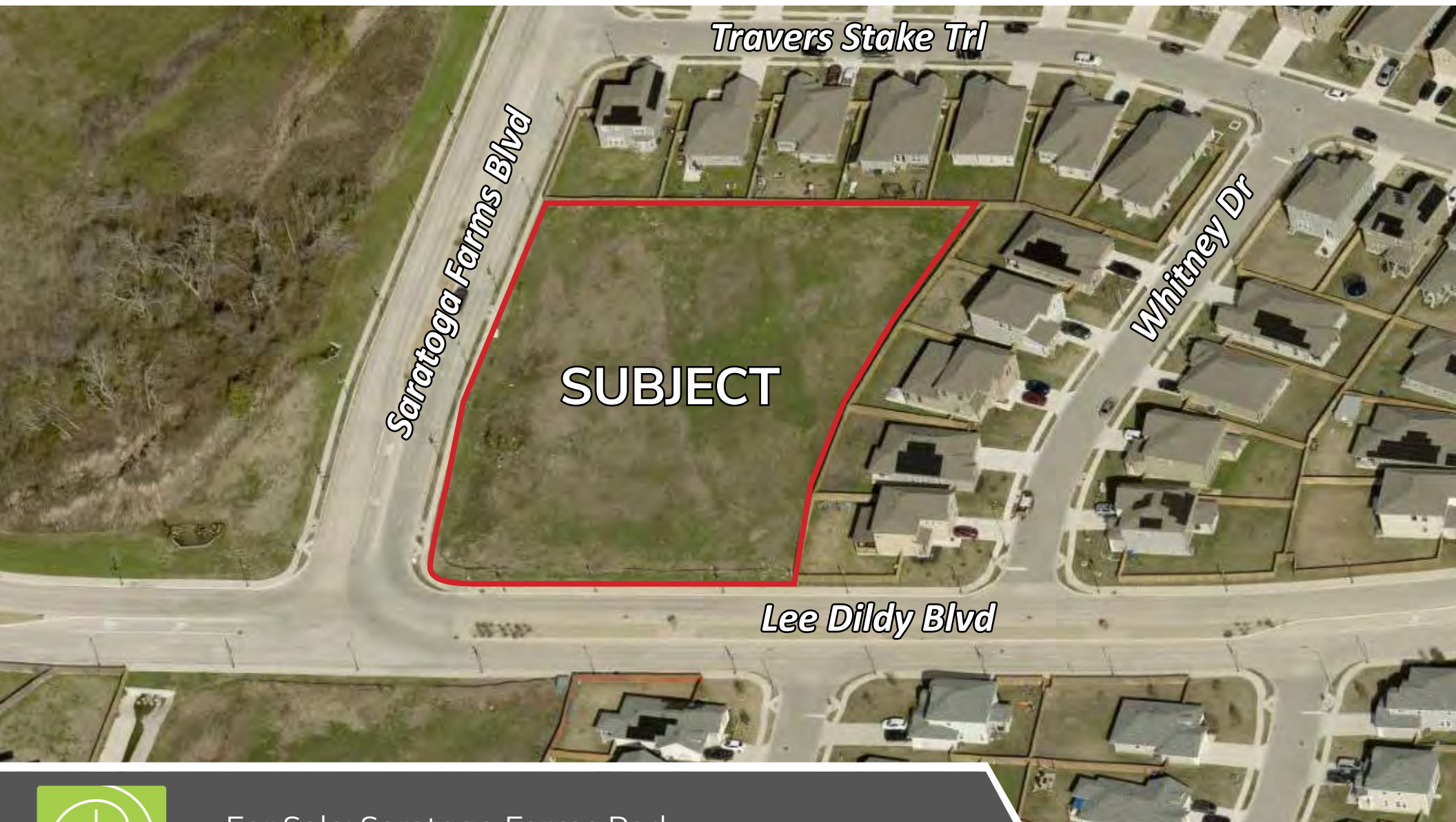
All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP 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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AERIAL MAP



Saratoga Farms Blvd

Travers Stake Trl

Whitney Dr

SUBJECT

Lee Dildy Blvd



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AREA MAP



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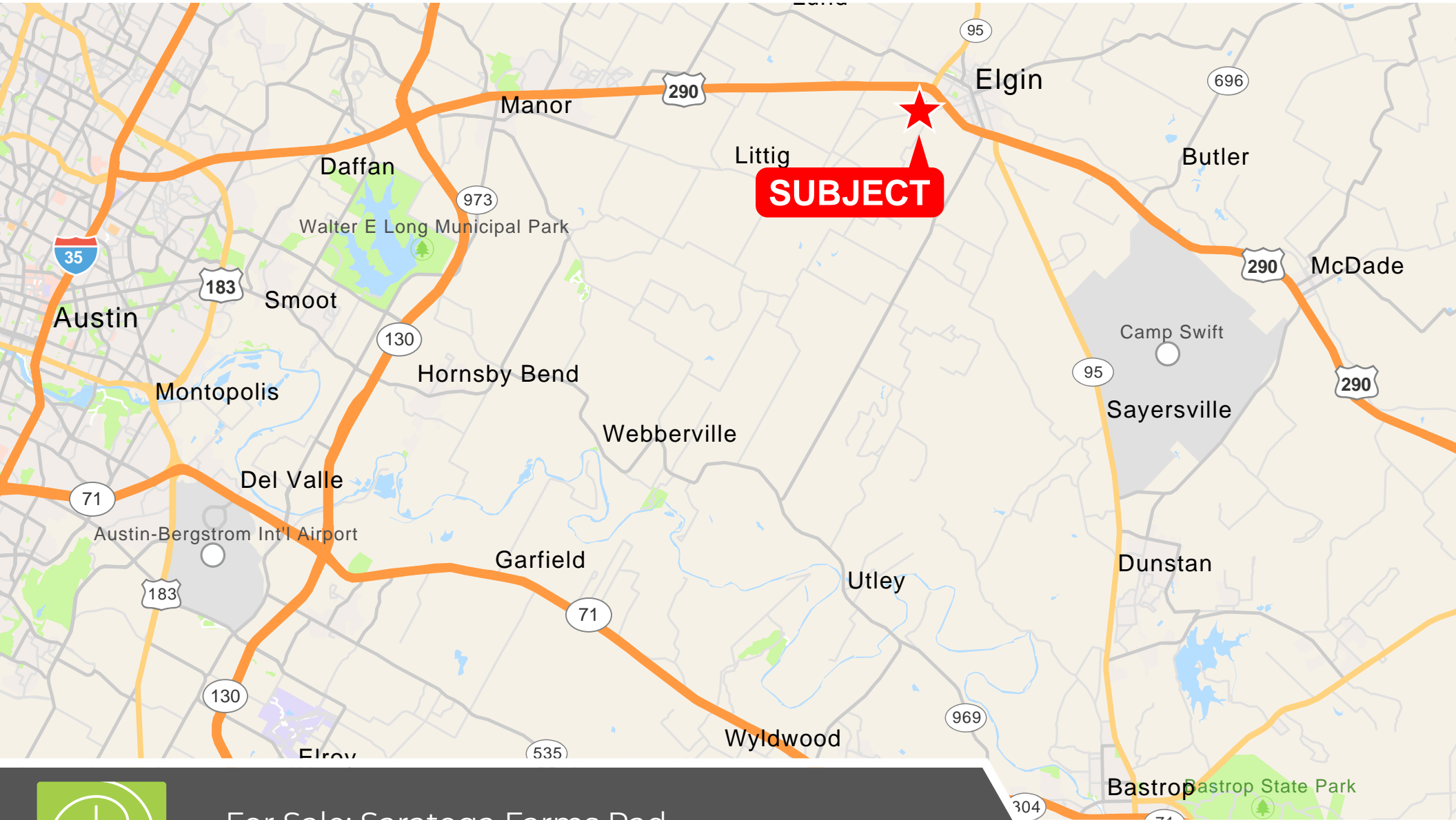
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FOR SALE/
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METRO MAP



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CIP

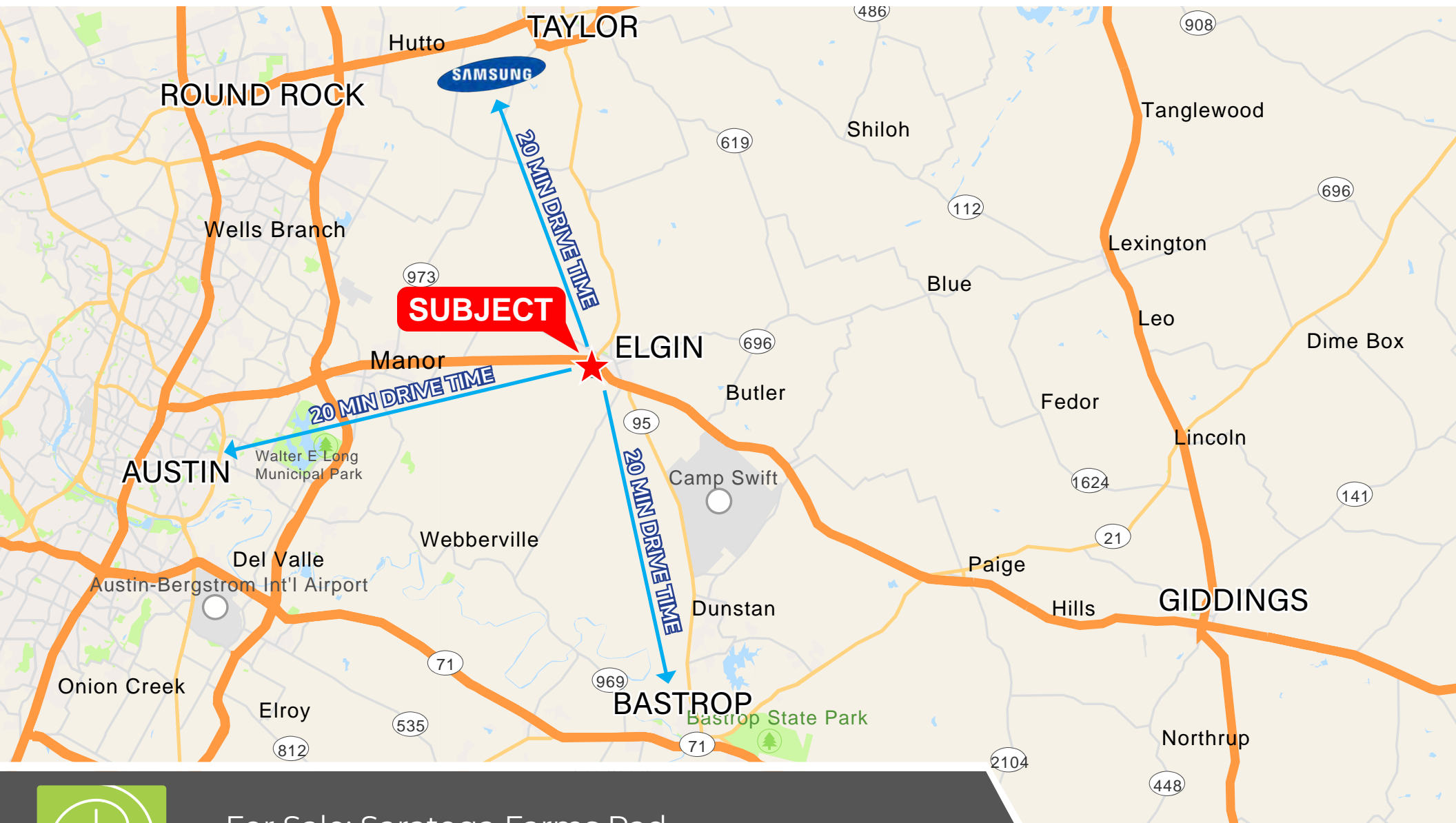
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FOR SALE/
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REGIONAL MAP



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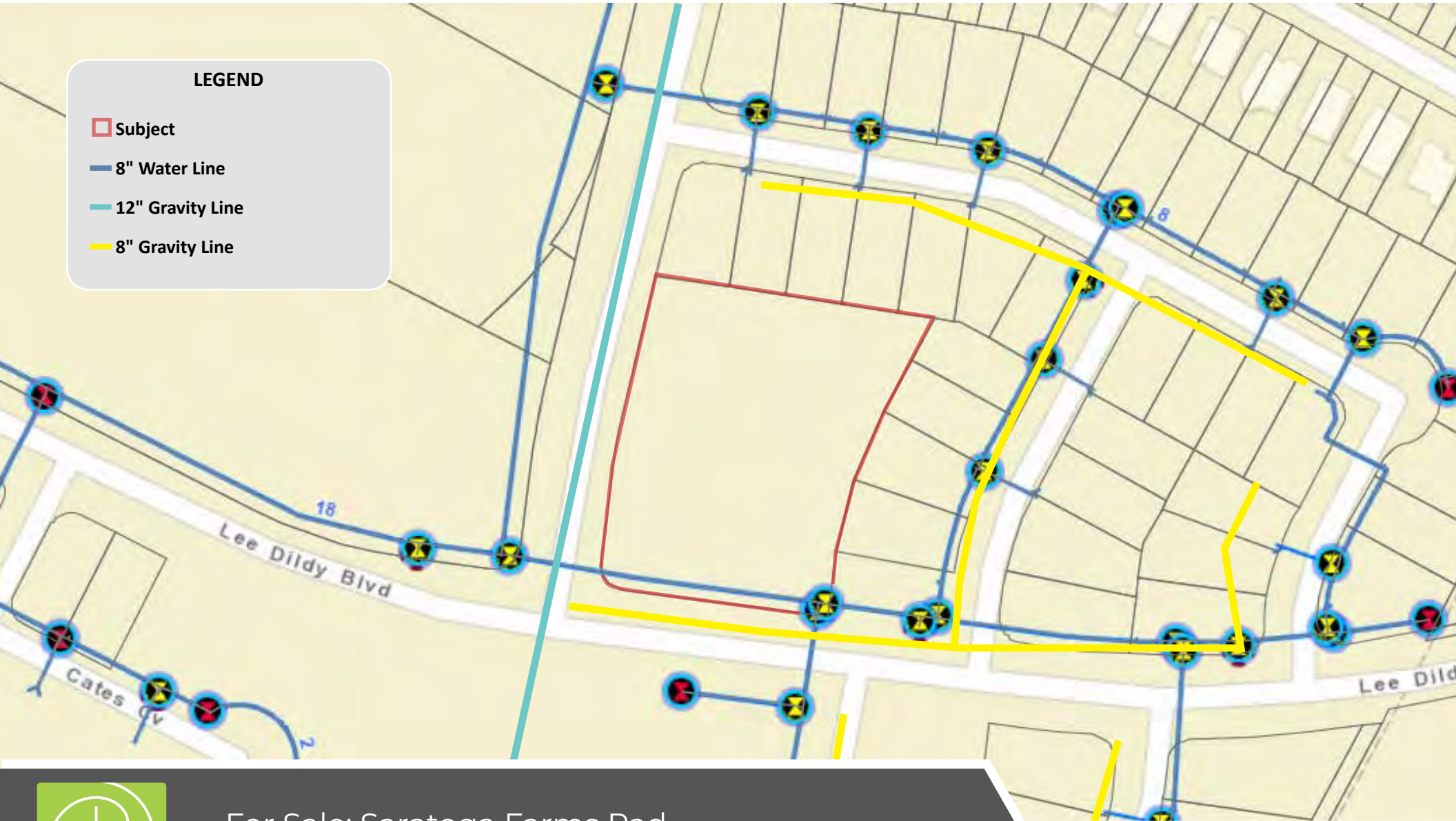
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W/WW MAP



LEGEND

- Subject
- 8" Water Line
- 12" Gravity Line
- 8" Gravity Line



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Lee Dildy Blvd | Elgin, TX 78621

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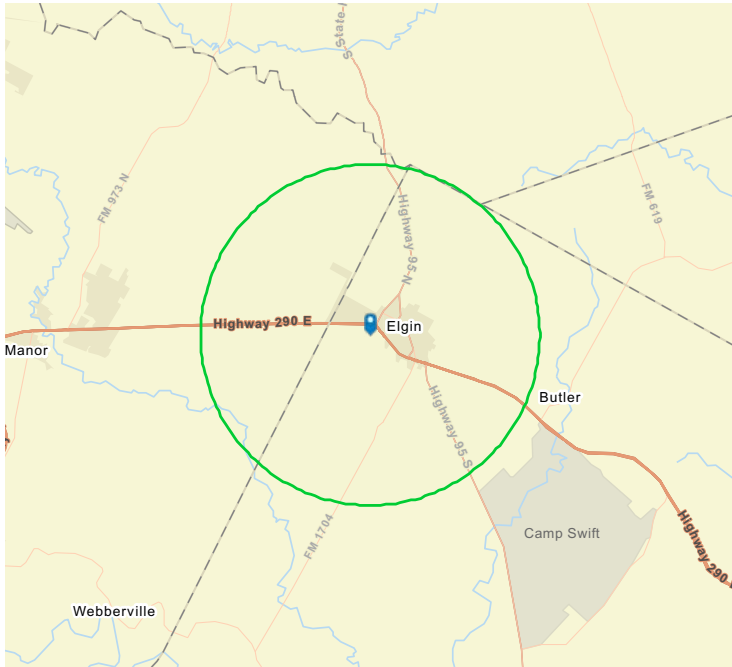
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FOR SALE/ BUILD TO SUIT

DEMOGRAPHICS

DEMOGRAPHIC PROFILE

Saratoga Farms Blvd
Ring of 5 miles



Source: This infographic contains data provided by Esri (2024, 2029).
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EDUCATION



No High School Diploma



34.4%
High School Graduate



26.3%
Some College/
Associate's Degree



24.7%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

54.1%



Blue Collar

26.3%



Services

19.6%



Unemployment Rate

KEY FACTS

23,480

Population

35.9

Median Age

7,670

Households

\$67,377

Median Disposable Income

INCOME



\$81,962

Median Household Income



\$32,430

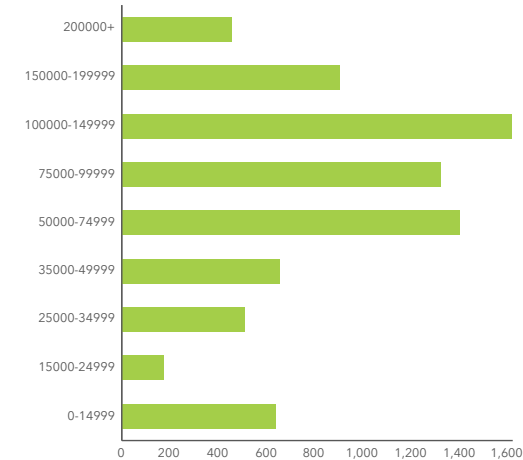
Per Capita Income



\$263,651

Median Net Worth

HOUSEHOLD INCOME (\$)



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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.

<u>Commercial Industrial Properties, LLC</u>	<u>9007597</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert Springer</u>	<u>627720</u>	<u>bob@cipaustin.com</u>	<u>(512) 682-1001</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Robby Eaves</u>	<u>588199</u>	<u>robby@cipaustin.com</u>	<u>(512) 682-1003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Phil Morris</u>	<u>631068</u>	<u>phil@cipaustin.com</u>	<u>(512) 682-1012</u>
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date