

## 15± ACRES @ LIGHTED INTERSECTION

US Hwy 290 and County Line Rd | Elgin, TX

FOR SALE



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

Joyce Jane Weedman  
joyce@cipaustin.com  
Kurt VanderMeulen  
kurt@cipaustin.com

512 682 1000  
3737 Executive Center Dr., Suite 255  
Austin, TX 78731  
cipaustin.com

## SUMMARY

# For Sale: 15± ACRES @ LIGHTED INTERSECTION

US Hwy 290 and County Line Rd | Elgin, TX

<b>Property:</b>	Located on the northeast corner of US Hwy 290 at County Line Road in Elgin, Texas, approximately 20 miles east of Austin. The property is adjacent to the 98 acre Austin Community College campus, and is just west of downtown Elgin. (See Regional Aerial map.)
<b>Property:</b>	Approximately 15 acres at a signalized intersection.
<b>Zoning:</b>	The property is zoned commercial.
<b>Frontage:</b>	Approximately 714 feet of frontage on the north side of US Hwy 290 and 1,200 feet of frontage on the east side of County Line Road. US Hwy 290 runs from the Texas Hill Country, through Austin, to Houston.
<b>Access:</b>	North-south access off of US Hwy 290 is County Line Road. Curb cuts allowed off of US Hwy 290 and on County Line Road.
<b>Area Development:</b>	In addition to the first phase of the 98 acre ACC Campus that opened in February 2018, a 150,000 sf Walmart Supercenter is now open on U.S. Hwy. 290, just east of the 15 acre subject property. Also, a Seton medical center complex broke ground in 2019 on a 35 acre site on U.S. 290 E at Roy Rivers Blvd. Seton will offer primary care and after hours urgent care services.
<b>Jurisdiction:</b>	The property is within the city limits of Elgin and in Travis County.
<b>Utilities:</b>	Aquawater Supply Corporation will supply water and the City of Elgin will provide wastewater service. There is a 12" sewer line just north of the tract with an easement providing direct access to the sewer line. (See map.) A 12" water line runs along the north side of the US Hwy 290 frontage. Natural gas is provided by Center Point, and TXU is the electric service company.
<b>Environmental:</b>	According to City of Elgin staff, no endangered species or other extraordinary environmental features affect the property.
<b>Flood Plain:</b>	The property is not impacted by the current FEMA 100-year flood plain. The revised (Atlas 14) 100 year flood plain data has not been made available for this area.
<b>Traffic Counts:</b>	2017 Average Daily Traffic Count on US Hwy 290 at County Line Road was 28,540 cars per day.
<b>Population Growth:</b>	Population within a 10-mile radius of the subject property has increased 84% between 2000 and 2012 (from 20,914 to 38,392) and is projected to increase to 55,563 by 2023.
<b>Highest and Best Use:</b>	This property is ideally suited for commercial development, including financial institutions, sit-down restaurants, motels, healthcare facilities and major big box retailers.
<b>Pricing:</b>	\$6.00 per square foot.

### For More Information Contact:

**Kurt VanderMeulen**

Senior Vice President

kurt@cipaustin.com | 512 682 1025

**Joyce Jane Weedman**

Senior Vice President

joyce@cipaustin.com | 512 422 7582

529-428002 06.03.19



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

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.

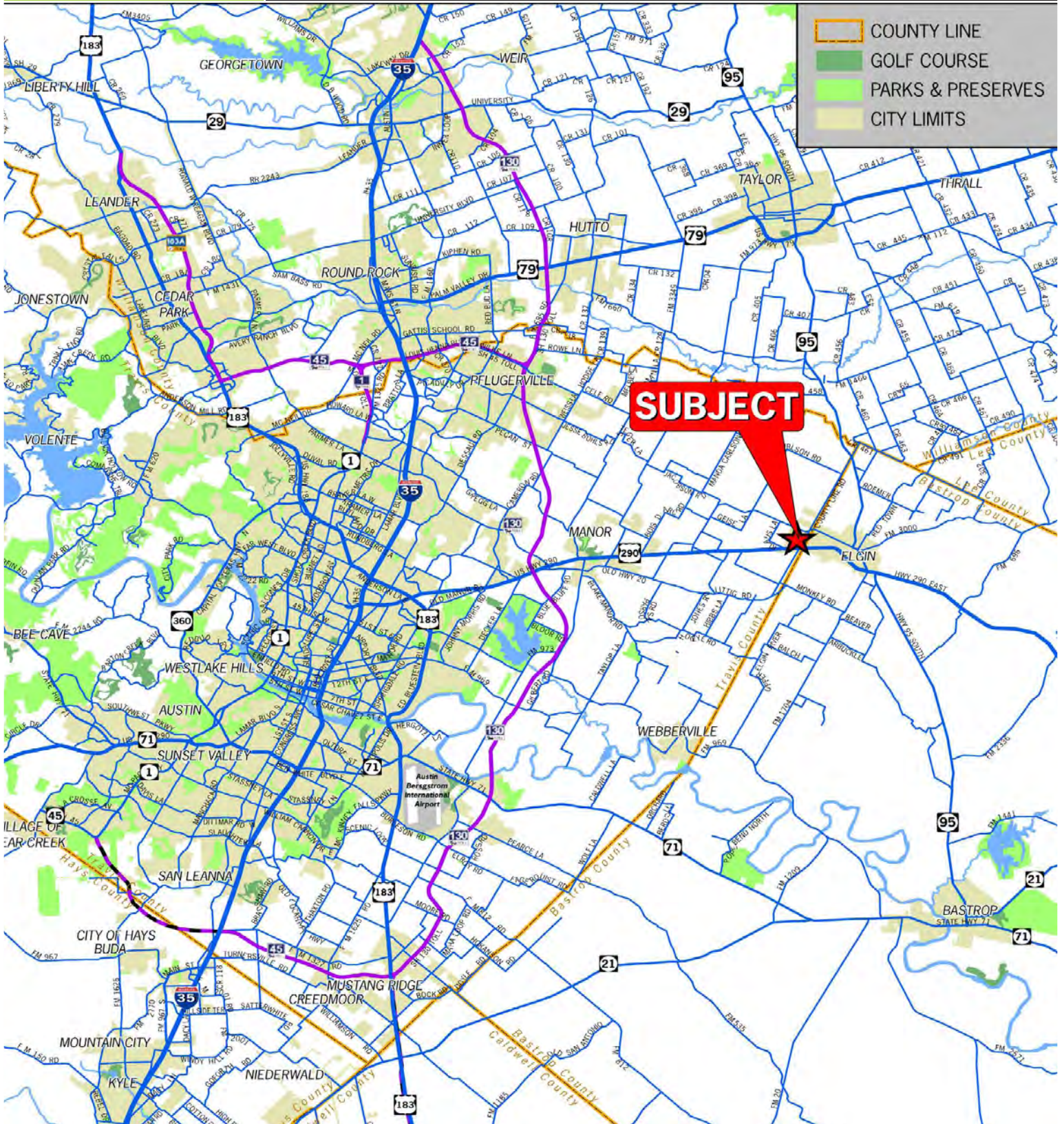
**512 682 1000**

3737 Executive Center Dr., Suite 255  
Austin, TX 78731  
cipaustin.com

# METRO MAP

## For Sale: 15± ACRES @ LIGHTED INTERSECTION

US Hwy 290 and County Line Rd | Elgin, TX



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

**512 682 1000**  
3737 Executive Center Dr., Suite 255  
Austin, TX 78731  
cipaustin.com









# AERIAL MAP

## For Sale: 15± ACRES @ LIGHTED INTERSECTION

US Hwy 290 and County Line Rd | Elgin, TX



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

**512 682 1000**

3737 Executive Center Dr., Suite 255  
Austin, TX 78731  
cipaustin.com

# DEMOGRAPHICS

## For Sale: 15± ACRES @ LIGHTED INTERSECTION

US Hwy 290 and County Line Rd | Elgin, TX

Summary	Census 2010		2012		2017	
Population	36,592		38,392		42,251	
Households	11,878		12,488		13,720	
Families	9,055		9,387		10,408	
Average Household Size	3.06		3.06		3.06	
Owner Occupied Housing Units	9,453		9,839		10,929	
Renter Occupied Housing Units	2,425		2,649		2,791	
Median Age	32.9		33.2		33.5	
Trends: 2012 - 2017 Annual Rate	Area		State		National	
Population	1.93%		1.49%		0.68%	
Households	1.90%		1.51%		0.74%	
Families	2.09%		1.73%		0.72%	
Owner HHs	2.12%		1.82%		0.91%	
Median Household Income	2.56%		3.07%		2.55%	
Households by Income	2012				2017	
	Number		Percent		Number	Percent
<\$15,000	1,314		10.5%		1,266	9.2%
\$15,000 - \$24,999	1,255		10.0%		957	7.0%
\$25,000 - \$34,999	1,209		9.7%		1,050	7.7%
\$35,000 - \$49,999	2,104		16.8%		1,883	13.7%
\$50,000 - \$74,999	2,654		21.3%		3,505	25.5%
\$75,000 - \$99,999	1,496		12.0%		2,037	14.8%
\$100,000 - \$149,999	1,264		10.1%		1,613	11.8%
\$150,000 - \$199,999	327		2.6%		431	3.1%
\$200,000+	865		6.9%		978	7.1%
Median Household Income			\$52,274		\$59,318	
Average Household Income			\$74,988		\$86,332	
Per Capita Income			\$24,615		\$28,256	
Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,177	8.7%	3,305	8.6%	3,663	8.7%
5 - 9	3,201	8.7%	3,318	8.6%	3,649	8.6%
10 - 14	3,195	8.7%	3,281	8.5%	3,648	8.6%
15 - 19	2,605	7.1%	2,599	6.8%	2,728	6.5%
20 - 24	2,011	5.5%	2,145	5.6%	2,174	5.1%
25 - 34	5,313	14.5%	5,669	14.8%	6,321	15.0%
35 - 44	5,222	14.3%	5,323	13.9%	5,760	13.6%
45 - 54	5,121	14.0%	5,253	13.7%	5,355	12.7%
55 - 64	3,638	9.9%	4,050	10.5%	4,631	11.0%
65 - 74	1,851	5.1%	2,110	5.5%	2,776	6.6%
75 - 84	961	2.6%	1,016	2.6%	1,176	2.8%
85+	296	0.8%	323	0.8%	370	0.9%
Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,883	62.5%	24,118	62.8%	26,030	61.6%
Black Alone	5,481	15.0%	5,585	14.5%	6,015	14.2%
American Indian Alone	340	0.9%	347	0.9%	402	1.0%
Asian Alone	356	1.0%	376	1.0%	436	1.0%
Pacific Islander Alone	40	0.1%	41	0.1%	52	0.1%
Some Other Race Alone	6,213	17.0%	6,566	17.1%	7,749	18.3%
Two or More Races	1,280	3.5%	1,359	3.5%	1,568	3.7%
Hispanic Origin (Any Race)	14,932	40.8%	15,833	41.2%	18,836	44.6%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

All information (Information) provided or depicted on this map and/or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

**512 682 1000**

3737 Executive Center Dr., Suite 255

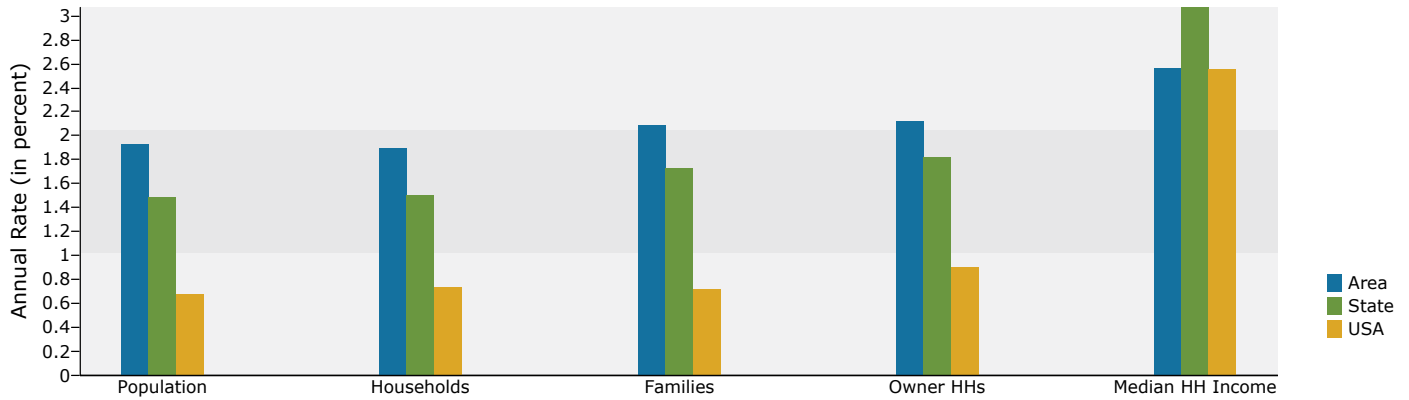
Austin, TX 78731

cipaustin.com

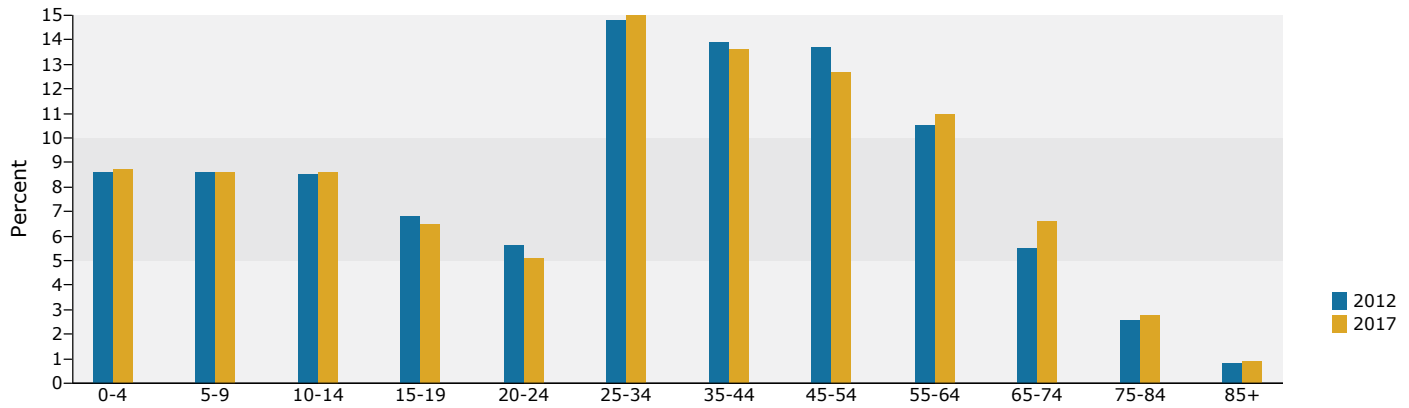
# DEMOGRAPHICS

## For Sale: 15± ACRES @ LIGHTED INTERSECTION

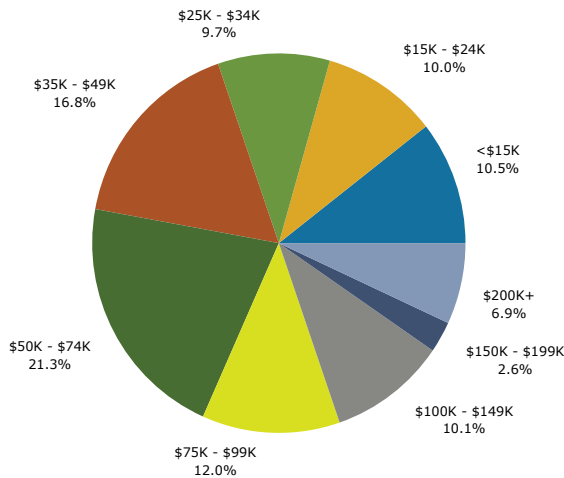
US Hwy 290 and County Line Rd | Elgin, TX



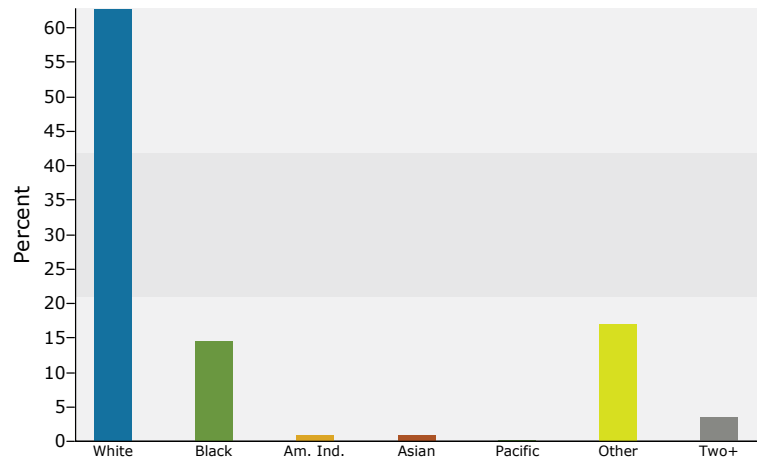
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 41.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

**512 682 1000**

3737 Executive Center Dr., Suite 255  
Austin, TX 78731  
cipaustin.com



# 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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kurt Austin VanderMeulen/Joyce Jane Weedman	167299/344543	kurt@cipaustin.com / joyce@cipaustin.com	(512) 682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date