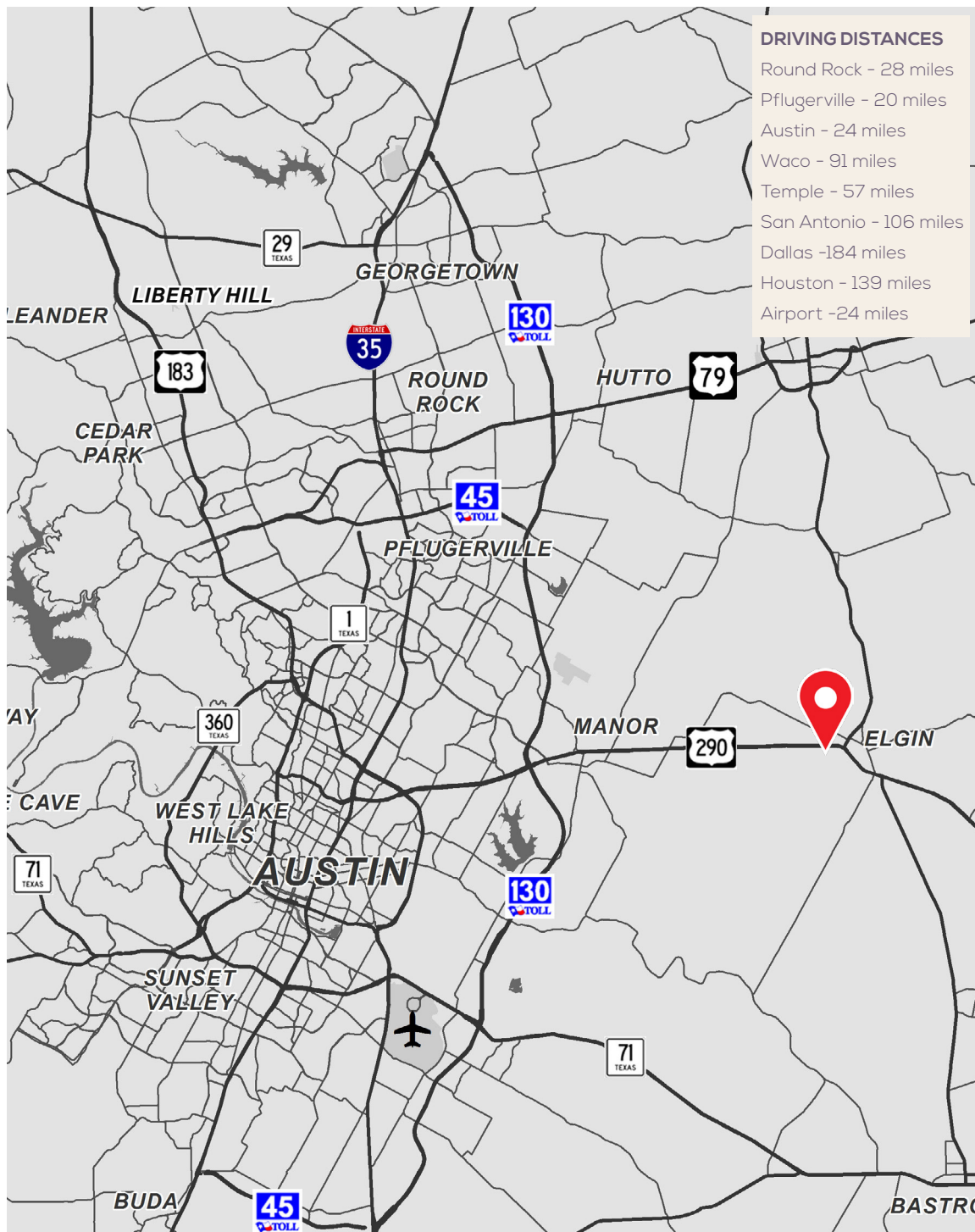




ELGIN COMMONS

PADS • ANCHOR • JUNIOR BOX • SMALL SHOP RETAIL • HOTEL

HIGHWAY 290 , ELGIN , TEXAS



ABOUT

ELGIN, TX

Elgin, Texas is located in Bastrop County, approximately 30 minute drive to Downtown Austin. The city, founded in 1872, has grown from its origins as a railroad town into a charming community that blends rural charm with modern amenities. Elgin's downtown area features historic buildings and local businesses, reflecting its commitment to preserving its heritage while embracing growth. The city is also known for its excellent public schools, community events like the Western Days Festival, and its proximity to natural attractions such as Bastrop State Park. It is also only 30 minutes from the new Tesla plant & less than 20 minutes to the Samsung plant.

- Population has grown **33%** since 2020
- Population is forecast to grow **40%** by 2029
- **15,000** new homes being built
- **\$45M** in new commercial development planned

(source: [Elgin EDC](#))

[illegible]

Stone Creek Ranch
289 Lots

Peppergrass
272 Lots

Elgin High School
± 1,670 Students

Neidig Elementary
± 530 Students

Briarwood
774 Lots

County Line
229 Homes

Shenandoah
352 Homes

Elgin Middle School
± 776 Students

State Hwy 95

Elgin Parks & Recreation Center

Main St

± 33,733 VPD

SITE

Elgin Business Park

Saratoga Farms
221 Lots

Future Multi-Family

Trinity Ranch
1,716 Lots

Elgin ISD Transportation

Elgin Elementary
± 750 Students

Elgin Intermediate
± 705 Students

Elgin

Booker T. Washington Elementary
± 670 Students

Elgin Donuts

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Yerico Manufacturing Inc.

ACE Hardware

Burger King

ONEPOINTE SOLUTIONS

Elgin General Store

McKinley Inn

Lucy's Kitchen

Prosperity Bank

CVS pharmacy

Walmart

Starbucks

AT&T

Ascension Seton

Southside Market

Corporate Headquarters

Y

S I T E P L A N



SITE PLAN



RENDERINGS



RENDERINGS



LOCATION & DEMOS

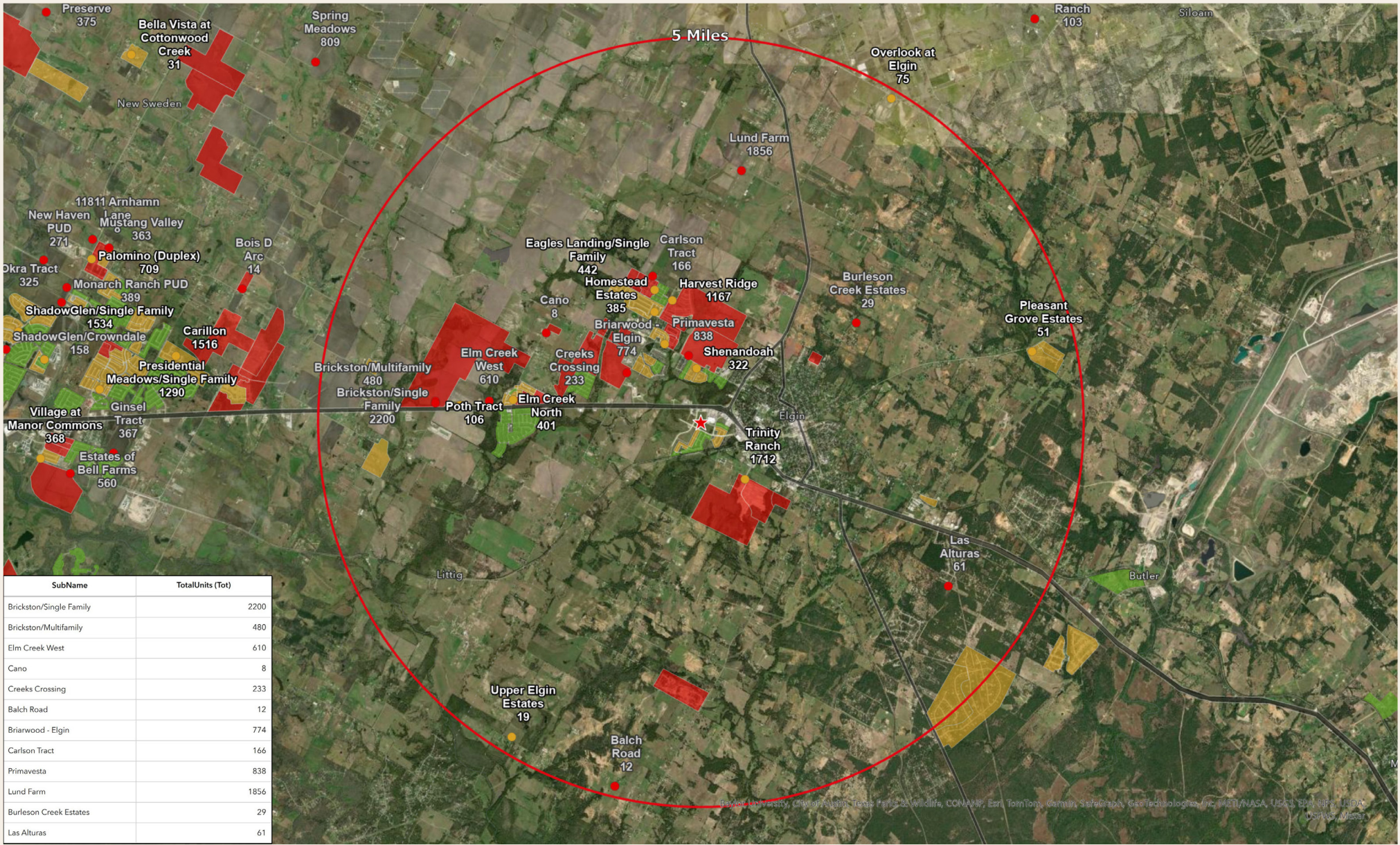
LOCATION, COMMUNITY, QUALITY LIVING. IT STARTS HERE!

- Along major arterial: Hwy 290
- Lighted intersection to access site
- Access and frontage along Highway 290
- Space available for retail, service, medical, and restaurant uses

<u>2024 DEMOS</u>	<u>3-MILE</u>	<u>5-MILE</u>	<u>10-MILE</u>
Total Population	16,861	22,109	72,936
Households	5,533	7,149	23,497
Daytime Population	12,516	15,712	48,557
Average HH Income	\$93,029	\$97,400	\$111,129

<u>TRAFFIC COUNTS</u>	<u>CPD</u>
Highway 290	33,733

HOUSING GROWTH STUDY





ELGIN COMMONS

MATTHEW UNDERHILL

Senior Associate

+ 1 210 683 5513

Matthew.Underhill@jll.com

ANDREW CORNWELL

Vice President

+ 1 512 422 6363

Andrew.Cornwell@jll.com

[US.JLL.COM/RETAIL](https://us.jll.com/retail)

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.
©2024. JONES LANG LASALLE. ALL RIGHTS RESERVED.

FOR MORE INFORMATION, VISIT [US.JLL.COM/](https://us.jll.com/)