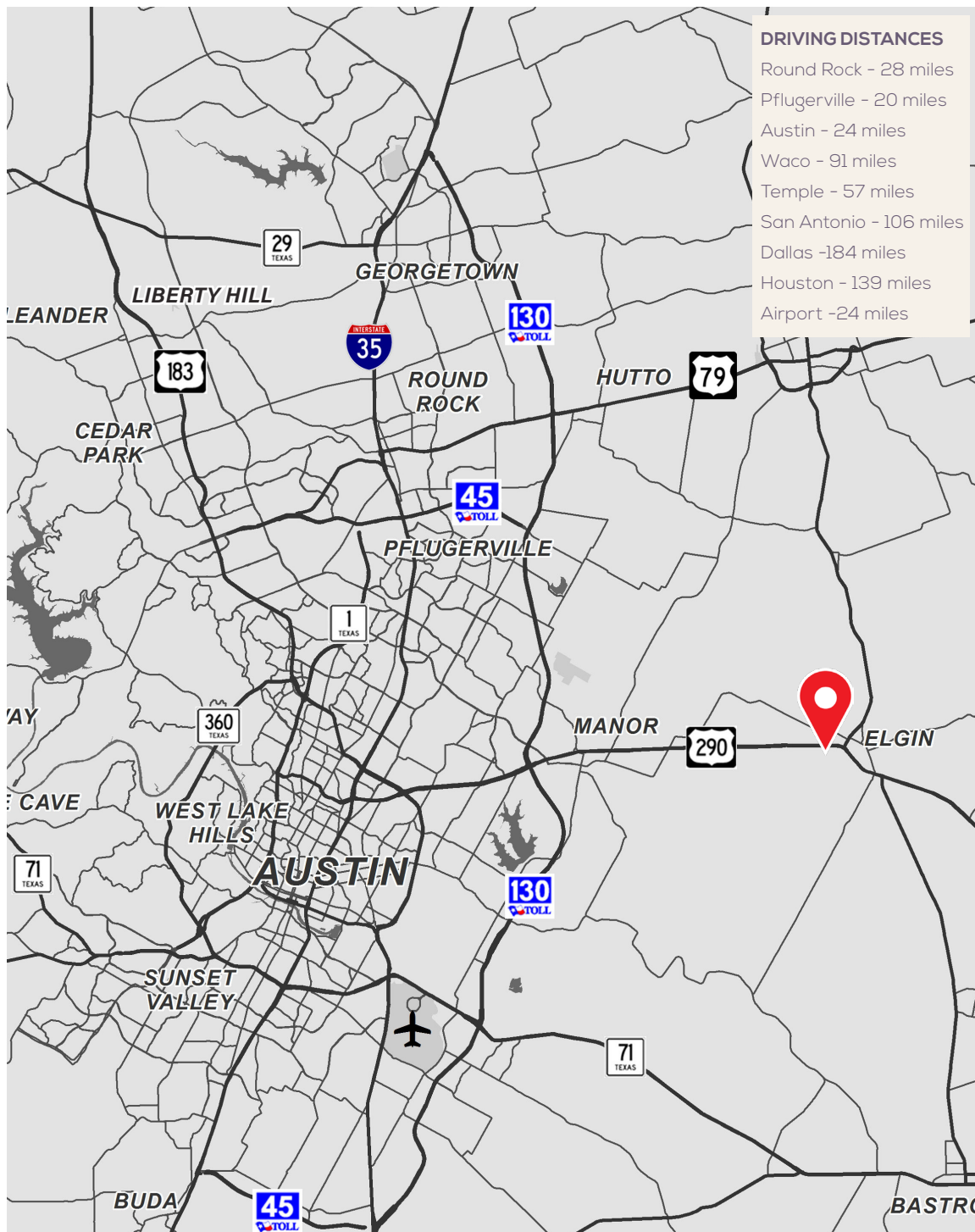




ELGIN COMMONS

DEVELOPMENT OPPORTUNITY
SMALL SHOP RETAIL PAD AVAILABLE
FOR SALE

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](#))

S I T E P L A N



S I T E P L A N



Las Entradas (Under development)
 Verizon, Dunkin', Bojangles, BP

Manor Crossing (Under development)
 H-E-B, Five Below, Burlington, TJ-maxx, Ulta, Target, Dollar General, Dollar Tree, Family Dollar, Dollar Market, Dollar Supermarket, Dollar Supercenter, Dollar Superstore, Dollar Supermarket, Dollar Supercenter, Dollar Superstore

Elgin Landing 450 Lots
Rolling Meadows 21 Lots
Lund Farms 1,856 Lots w/ 648 Units
Shenandoah 352 Homes
Burleson Creek Estates 29 Lots
Elgin Meadows 92 Lots

Harvest Ridge 1,171 Lots
Peppergrass 272 Lots
County Line 683 Lots
Trinity Ranch 1,716 Lots
Saratoga Farms 210 Lots

Elgin Gateway (Mixed-Use) 310+ Lots
Elm Creek Phase I 618 Lots
Brickston 1,909 Lots
Westwind 321 Lots
Stone Creek Ranch 289 Lots
Elgin High School 24,670 Students
Triada 875 Lots
Eagle's Landing 705 Lots

Manor Senior HS 2,280 Students
Manor High School 22,640 Students
Manor New Tech HS 2,000 Students

Wildhorse (Mixed-Use) 1,898 Acres
 5,329 Residential Units
 >6 Million Non-Residential SF
 800-Room Hotel
 Transit Plaza
 495 Acres of Greenspace

Parmer Center (Industrial) 121 Acres
Wildhorse Triangle 304 Units
Parkside 302 Lots
130 / Parmer (Mixed-Use) 87.7 Acres
 722 Multi-Family Units
 360,000 SF Office
 143,000 SF Retail
 8,500 SF Restaurant

Okra 325 Lots
Carillon 1,500 Lots
Manor Springs 3,900 Lots
Hidden Lakes Estates 540 Lots
Eastwood (Mixed-Use) 665 Acres
 12.2 Acres Multi-Family
 235 Lots
 36.6 Acres Retail
 6.2 Acres of Greenspace

Whisper Valley (Mixed-Use) 2,047 Acres
 4,737 Lots
 429,331 SF Retail
 233,070 SF Office

Future Mixed-Use 153 Acres

± 58,675 VPD

Walmart, **H-E-B**, **Walmart**, **ACE Hardware**, **Pizza Hut**, **AT&T**, **McDonald's**, **CVS pharmacy**, **Schlotzsky's**, **SUBWAY**

STATE HWY 95, **US HWY 290**, **TX 130**

ELGIN

TO TAYLOR, **TO AUSTIN**

SITE

Map data is for informational purposes only. Not to be used for legal or financial purposes. No warranty is made for errors and/or omissions. Performance and/or accuracy data is provided as example only.

SITE LOCATION



RENDERINGS



LOCATION & DEMOS

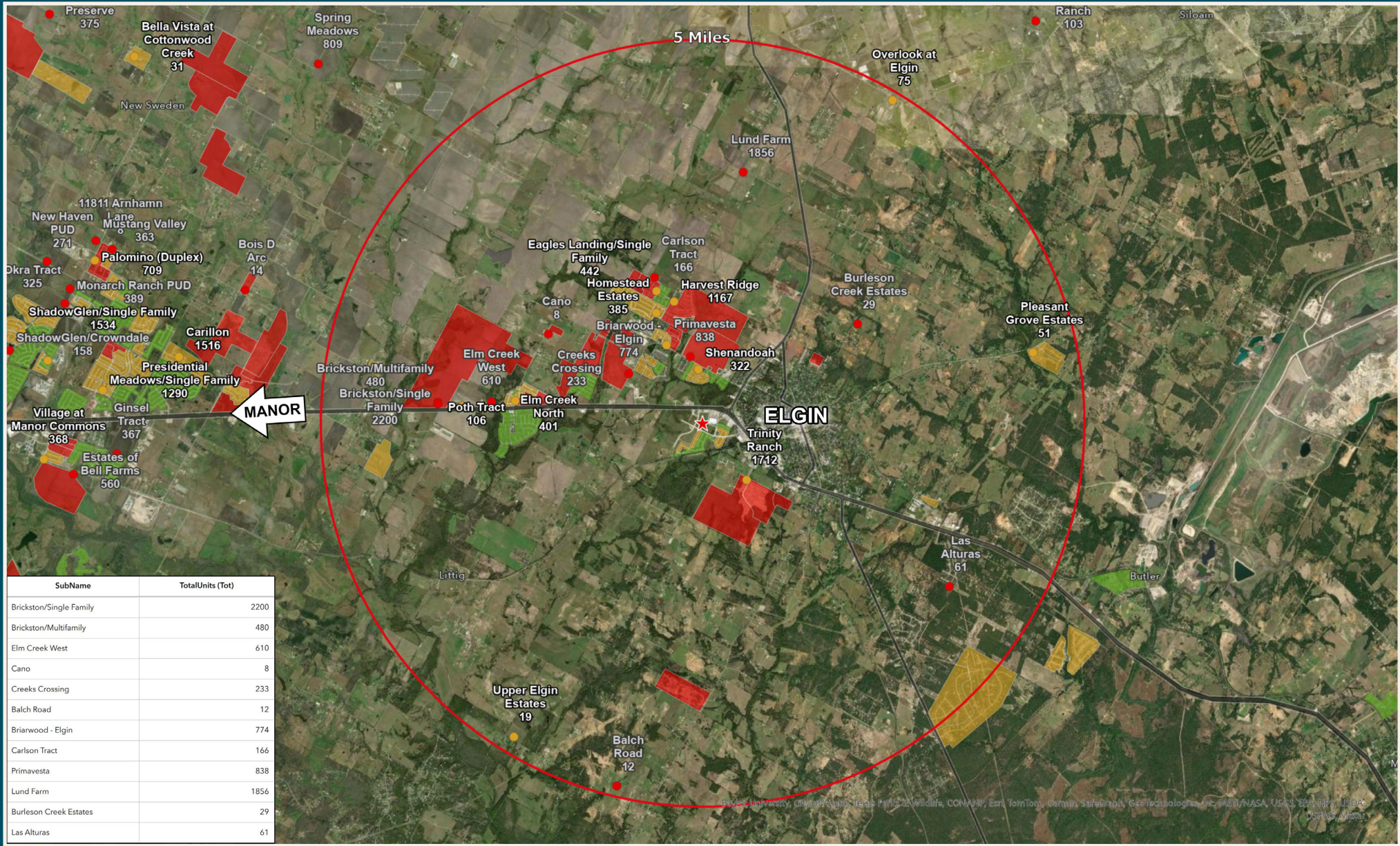
LOCATION, COMMUNITY, QUALITY LIVING. IT STARTS HERE!

- 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

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