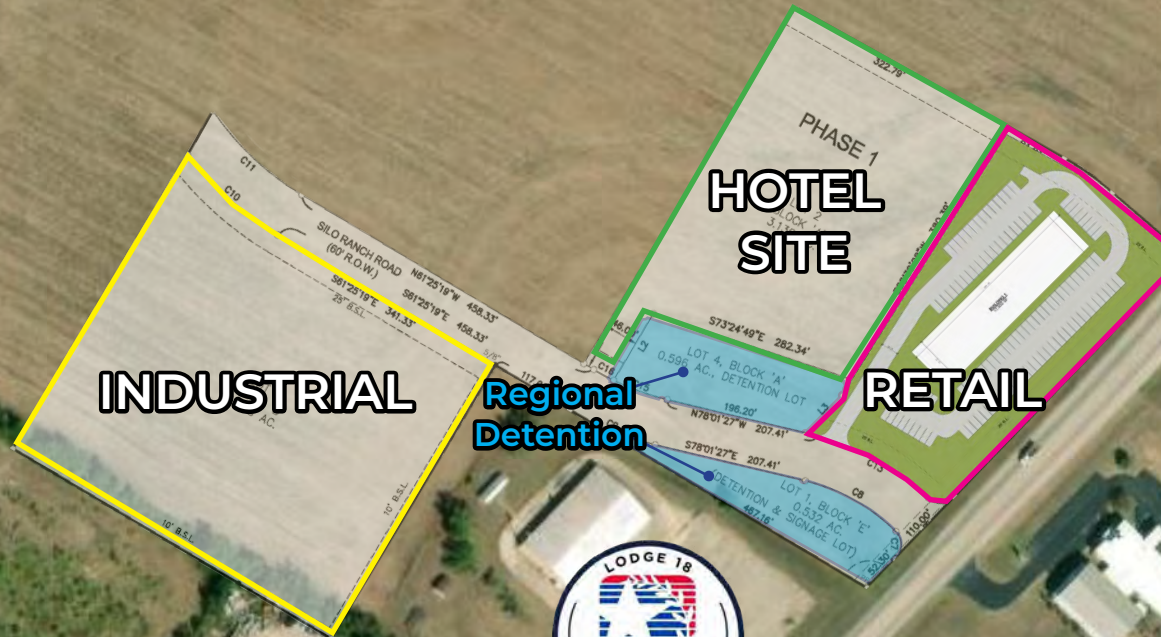


FOR SALE/LEASE

ELGIN RETAIL SITE



HWY 95, ELGIN, TX 78621



COMMERCIAL
INDUSTRIAL
PROPERTIES

Bob Springer, SIOR, CCIM bob@cipaustin.com

512 682 1000
ciptexas.com

FOR SALE/LEASE

SUMMARY

Hwy 95 | Elgin, TX 78621

Property Highlights:

2.5± contiguous acres fronting State Highway 95 in Elgin, TX - Bastrop County's fastest-growing city, ~20 minutes east of downtown Austin, in the direct path of \$250M+ in committed mixed-use, retail, and industrial development already zoned and moving vertical along the same corridor.

- **Location & Access.** Direct frontage on SH 95, the primary north-south commercial spine linking U.S. 290 (Austin-Houston) south to Bastrop and north to Taylor / the Samsung Taylor semiconductor campus. ~19–26 miles / 20–35 minutes to downtown Austin and Austin-Bergstrom International Airport.
- **Explosive Population Growth.** Elgin grew 37.4% from the 2020 Census (9,784) to the July 2025 Census estimate (13,327), tracking toward ~14,500 by mid-2026 — nearly triple its 2000 count and outpacing both Bastrop County and the broader Austin metro.
- **Rooftop & Tax-Base Momentum.** ~15,000 homes in the area pipeline, ~\$45M in planned citywide commercial development, sales tax revenue up ~7% CAGR (from <\$900K in 2020 to ~\$1.5M in 2025), and \$17M+ in new private investment already landed in the existing Elgin Business Park.
- **Utilities & Entitlement Path.** SH 95 is a fully served corridor — Oncor Electric, CenterPoint Gas, City of Elgin water/wastewater, Aqua Water, AT&T fiber, Spectrum — with a Taylor Road extension and signalized SH 95 intersection planned nearby. The new Bastrop County Development Services department opens mid-2026, streamlining platting and permitting.

LOCATION: State Hwy 95 in Elgin, TX

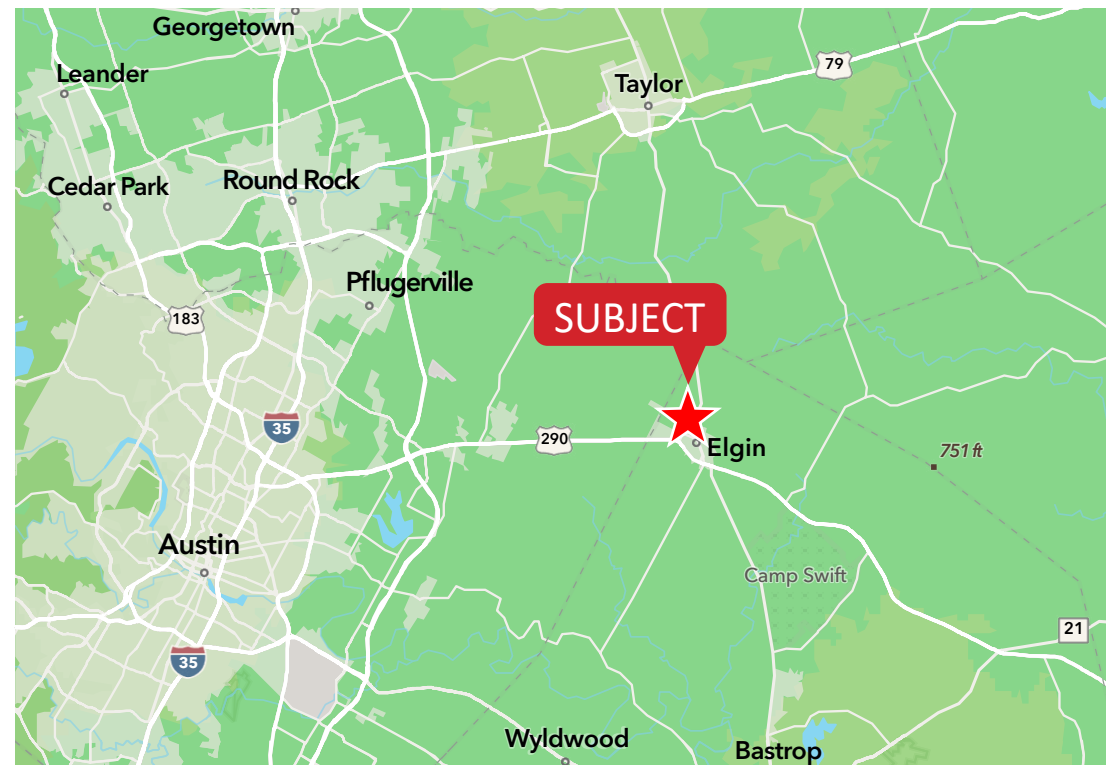
SIZE: ±2.5 acres

FRONTAGE: Frontage on State Hwy 95

UTILITIES: Full utility corridor along SH 95 — Oncor Electric, CenterPoint Gas, City of Elgin water/wastewater, AT&T fiber, Spectrum.

ASKING PRICE: Call Broker for pricing.

ZONING: C3 Zoning



FOR SALE/LEASE

AERIAL

Hwy 95 | Elgin, TX 78621

95

INDUSTRIAL

HOTEL
SITE

RETAIL

Regional
Detention

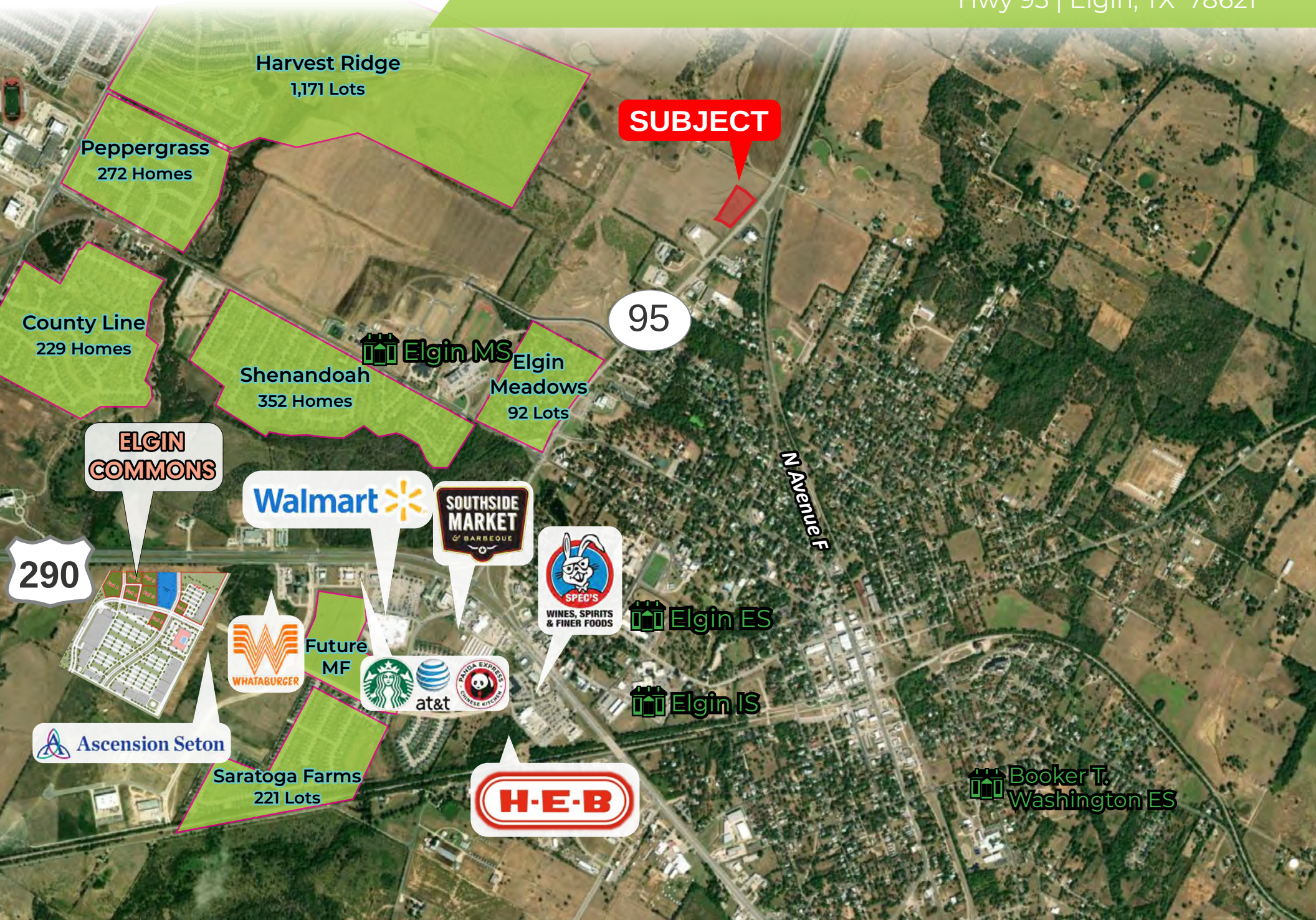


Taylor Rd

FOR SALE/LEASE

AREA MAP

Hwy 95 | Elgin, TX 78621



Harvest Ridge
1,171 Lots

Peppergrass
272 Homes

County Line
229 Homes

Shenandoah
352 Homes

Elgin MS

Elgin Meadows
92 Lots

95

N Avenue F

ELGIN
COMMONS

Walmart

SOUTHSIDE
MARKET
& BARBEQUE

SPEC'S
WINES, SPIRITS
& FINER FOODS

Elgin ES

Elgin IS

Booker T.
Washington ES

WHATABURGER

Future
MF

Starbucks

at&t

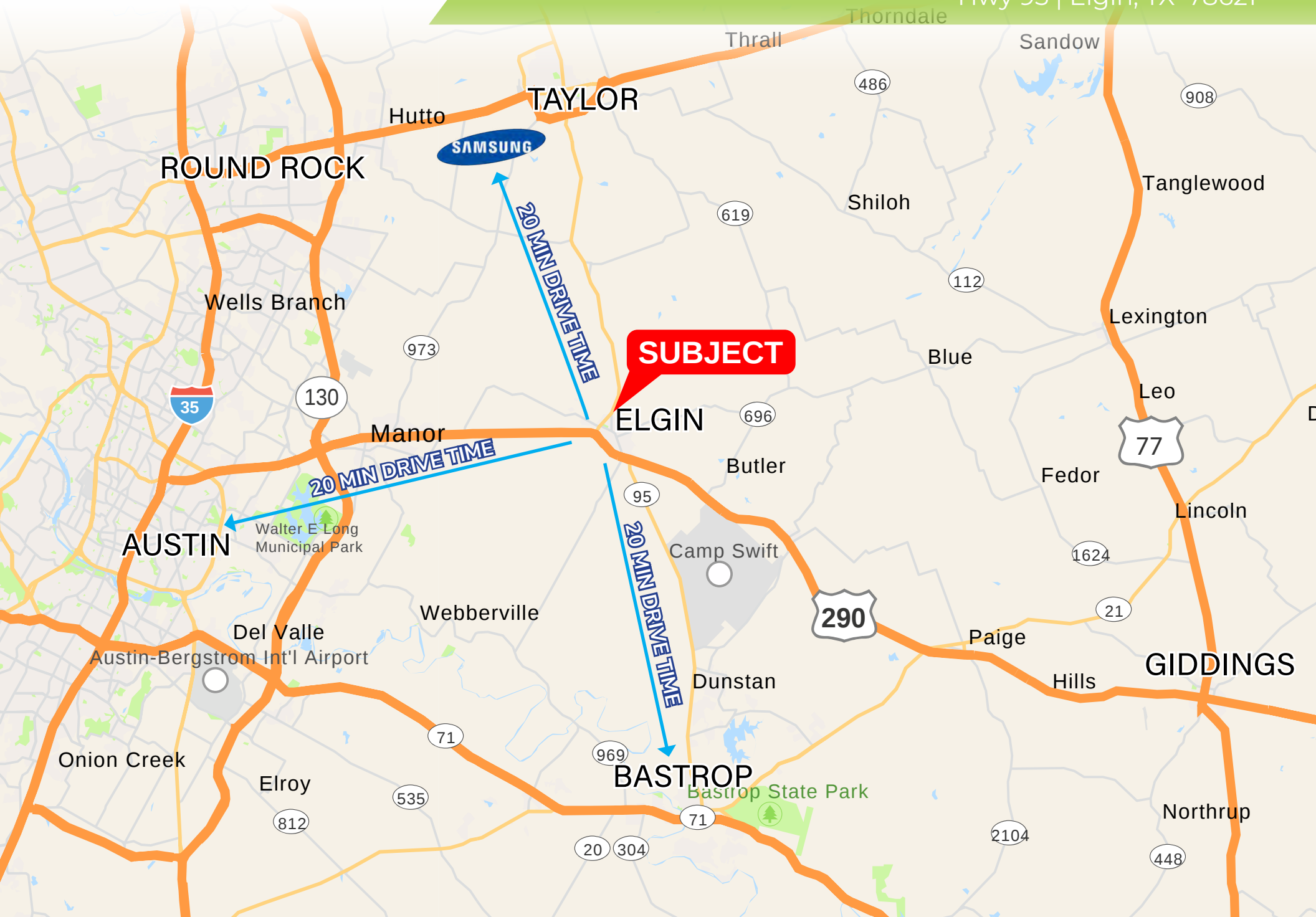
PANDA EXPRESS
CHINESE KITCHEN

Ascension Seton

Saratoga Farms
221 Lots

H-E-B

Hwy 95 | Elgin, TX 78621



FOR SALE/LEASE

RESIDENTIAL MAP

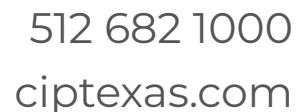
Hwy 95 | Elgin, TX 78621



LEGEND

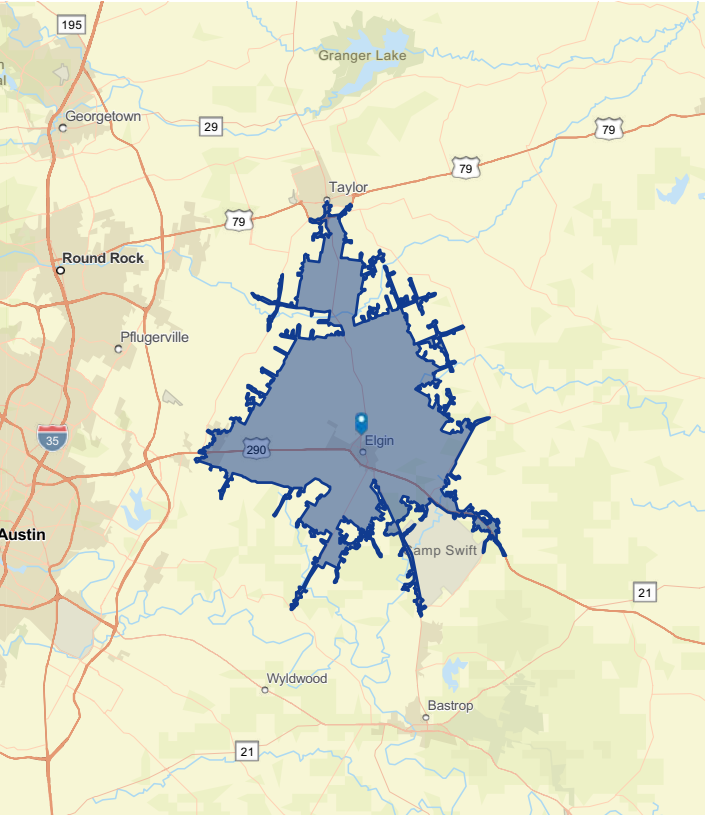
- Newly Built and Proposed Residential
- Subject Property

SUBJECT

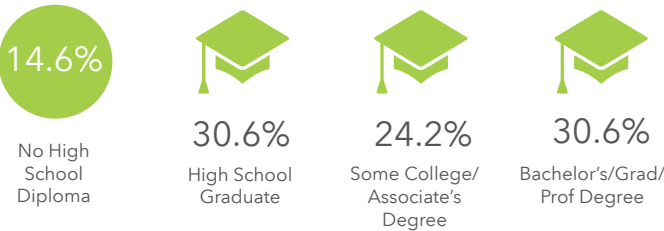


DEMOGRAPHIC PROFILE

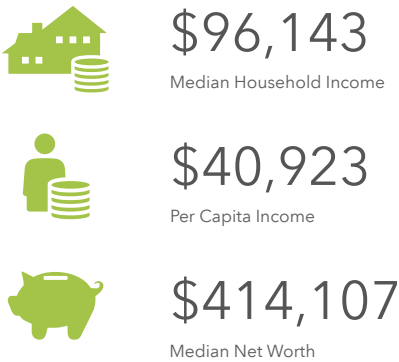
774-778 N Highway 95
Drive time of 15 minutes



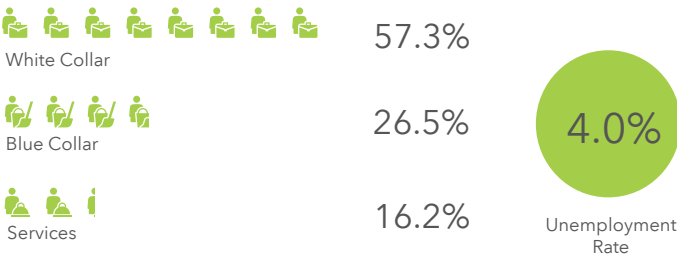
EDUCATION



INCOME



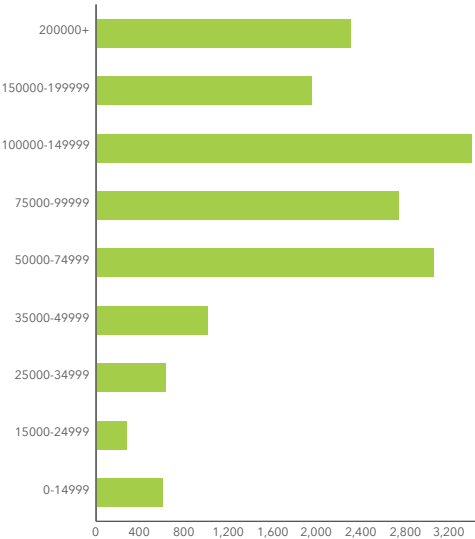
EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)



COMMERCIAL
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PROPERTIES

Source: This infographic contains data provided by Esri (2026, 2031).
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Source: This infographic contains data provided by Esri (2026, 2031).

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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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date