



Currently Available:

9,508 SF of Small-Shop Retail,
+/- 2.14 and .96 Acre Pads available

For More Information Contact:

T.J. Powell

Or

Connor Silva

tpowell@cldrealty.com

csilva@cldrealty.com

- New Major Retail Development located across from HEB
- Pads and Small Shop retail available
- Accessible from Hwy 290 as well as recently expanded Lee Dildy.
- Elgin, Texas, is located 20 minutes from downtown Austin and within 30 minutes of the Tesla and Samsung plants.
- Contact Broker for more information

TRAFFIC COUNTS :

Hwy 290	32,009 VPD
Hwy 95	14,553 VPD



Population

1 mile	3 mile	5 mile
4,825	13,918	22,052



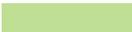
Daytime

1 mile	3 mile	5 mile
1,964	3,302	3,658



Avg. HH Income

1 mile	3 mile	5 mile
\$114,604	\$116,845	\$120,496

	AVAILABLE
	LOI WORKING

HEB OWNED LAND

FUTURE
MEDIAN CUT

+/- 2.14 acres

+/- 0.96 acres

H-E-B

LEE DILDY BLVD

goodwill

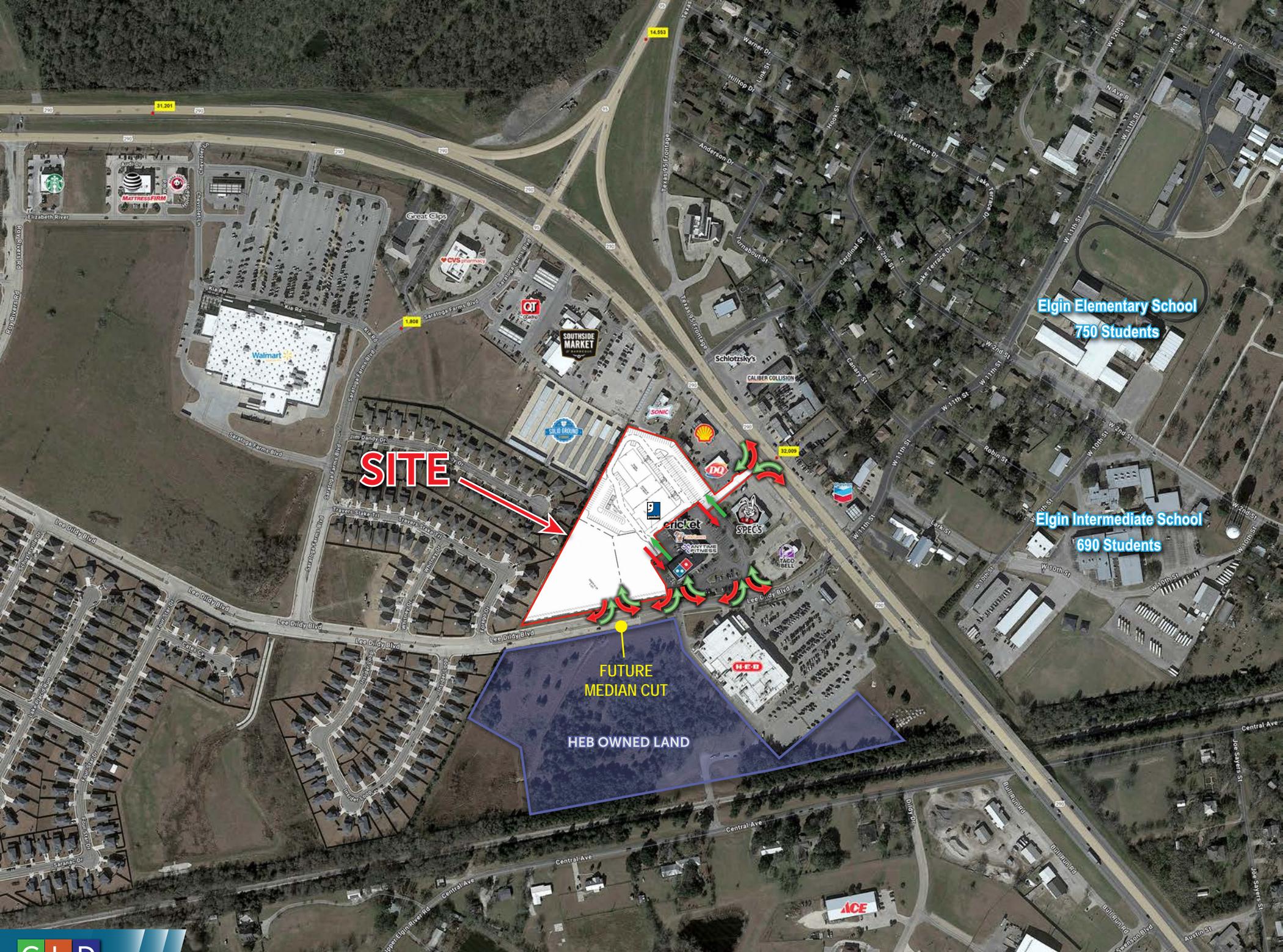
DROP-OFF

~10,500 S.F.
JR ANCHOR

~9,500 S.F.
RETAIL

PROPOSED FIRE LANE

HWY 90



SITE

**FUTURE
MEDIAN CUT**

HEB OWNED LAND

Elgin Elementary School
750 Students

Elgin Intermediate School
690 Students



Elgin Crossing, Elgin, TX 78621

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RESIDENTIAL DEVELOPMENT PLANS ELGIN, TEXAS

Legend

BUILT OUT SUBDIVISION & DEVELOPMENTS	
COUNTY LINE	683 LOTS
CRESCENT VILLAGE	152 UNITS
ELGIN MEADOWS	92 LOTS
HOMESTEAD	475 LOTS
PEPPERGRASS	272 LOTS
SARATOGA FARMS	257 LOTS
SHENANDOAH	375 LOTS
WESTWIND	321 LOTS
NEW SUBDIVISIONS AND DEVELOPMENTS	
ELLA ESTATES	7 LOTS
POTH TRACT	106 LOTS
ROLLING MEADOWS	21 LOTS
SUBDIVISIONS UNDER CONSTRUCTION	
BRIARWOOD	774 LOTS
HARVEST RIDGE	1171 LOTS
MUD 14	1108 LOTS
CREEKS CROSSING	287 LOTS
STONE CREEK RANCH	288 LOTS
TRINITY RANCH	1716 LOTS
EAGLES LANDING PHASES 1-5	705 LOTS
PROPOSED SUBDIVISIONS & DEVELOPMENTS	
BRICKSTON	2021 LOTS & 476 UNITS**
BURLESON CREEK ESTATES	29 LOTS
CANO	8 LOTS
ELGIN LANDING	450 LOTS
LARSON TRACT	840 LOTS
LUND FARMS	1856 LOTS & 648 UNITS*
NORTHSIDE MEADOWS	229 LOTS
STONE CREEK RANCH	288 LOTS

* ESTIMATED BY DEVELOPERS
** DEVELOPMENT AGREEMENT

SITE



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June 1, 2023

TRC ENGINEERS, INC.
305 E. HURSTLAND DR., SUITE 200, DALLAS, TX 75259
1,847 E. FIRM AVE. SUITE 107 # 7-8632
972.456-8076

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Information About Brokerage Services



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 on 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials		Phone