



Currently Available:

3,225 SF of Small-Shop Retail,
+/- 2.14 and .96 Acre Pads available

For More Information Contact:

T.J. Powell

Or

Kelly Arnold

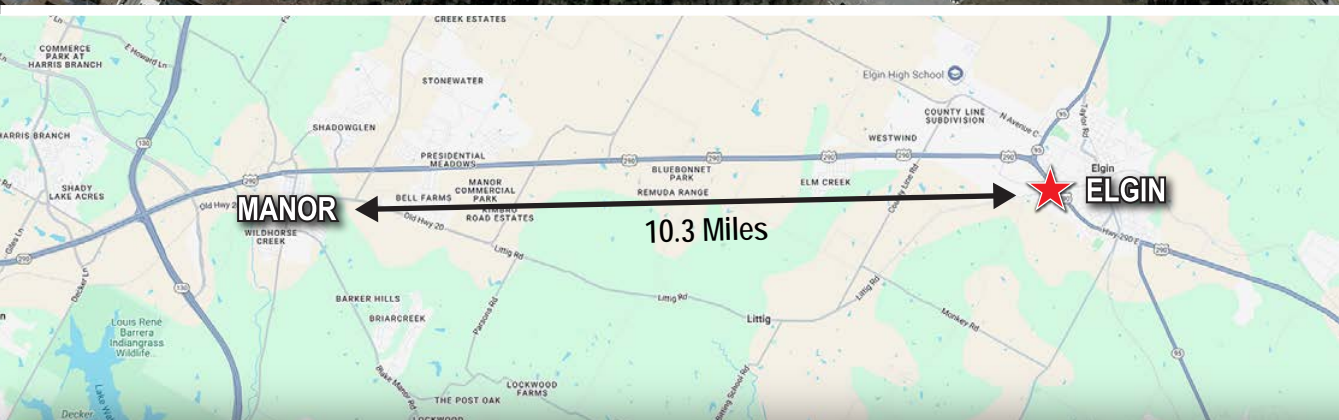
tpowell@cldrealty.com

karnold@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

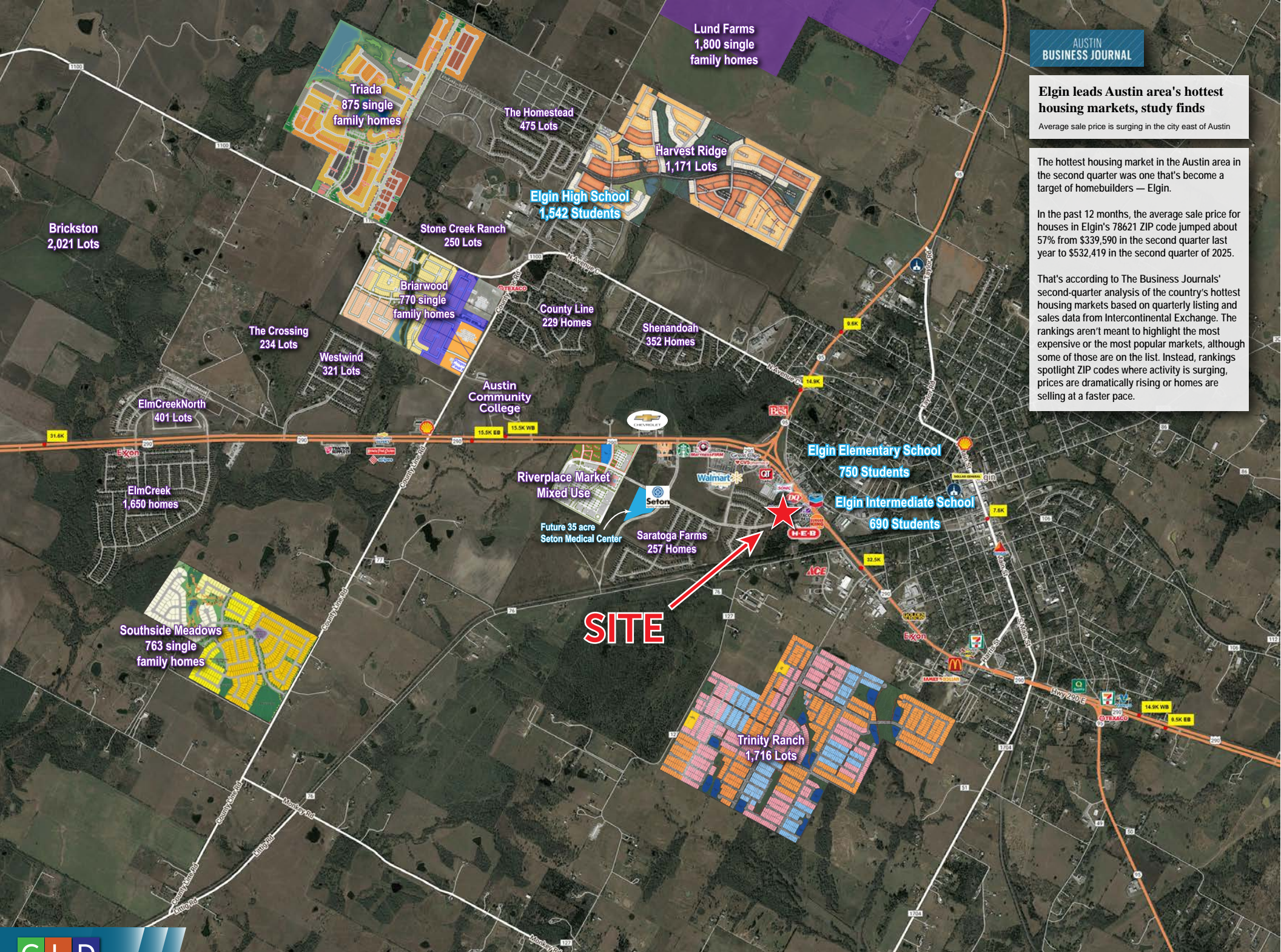
Elgin leads Austin area's hottest housing markets, study finds

Average sale price is surging in the city east of Austin

The hottest housing market in the Austin area in the second quarter was one that's become a target of homebuilders — Elgin.

In the past 12 months, the average sale price for houses in Elgin's 78621 ZIP code jumped about 57% from \$339,590 in the second quarter last year to \$532,419 in the second quarter of 2025.

That's according to The Business Journals' second-quarter analysis of the country's hottest housing markets based on quarterly listing and sales data from Intercontinental Exchange. The rankings aren't meant to highlight the most expensive or the most popular markets, although some of those are on the list. Instead, rankings spotlight ZIP codes where activity is surging, prices are dramatically rising or homes are selling at a faster pace.





Elgin Elementary School
750 Students

Elgin Intermediate School
690 Students

SITE

FUTURE
MEDIAN CUT

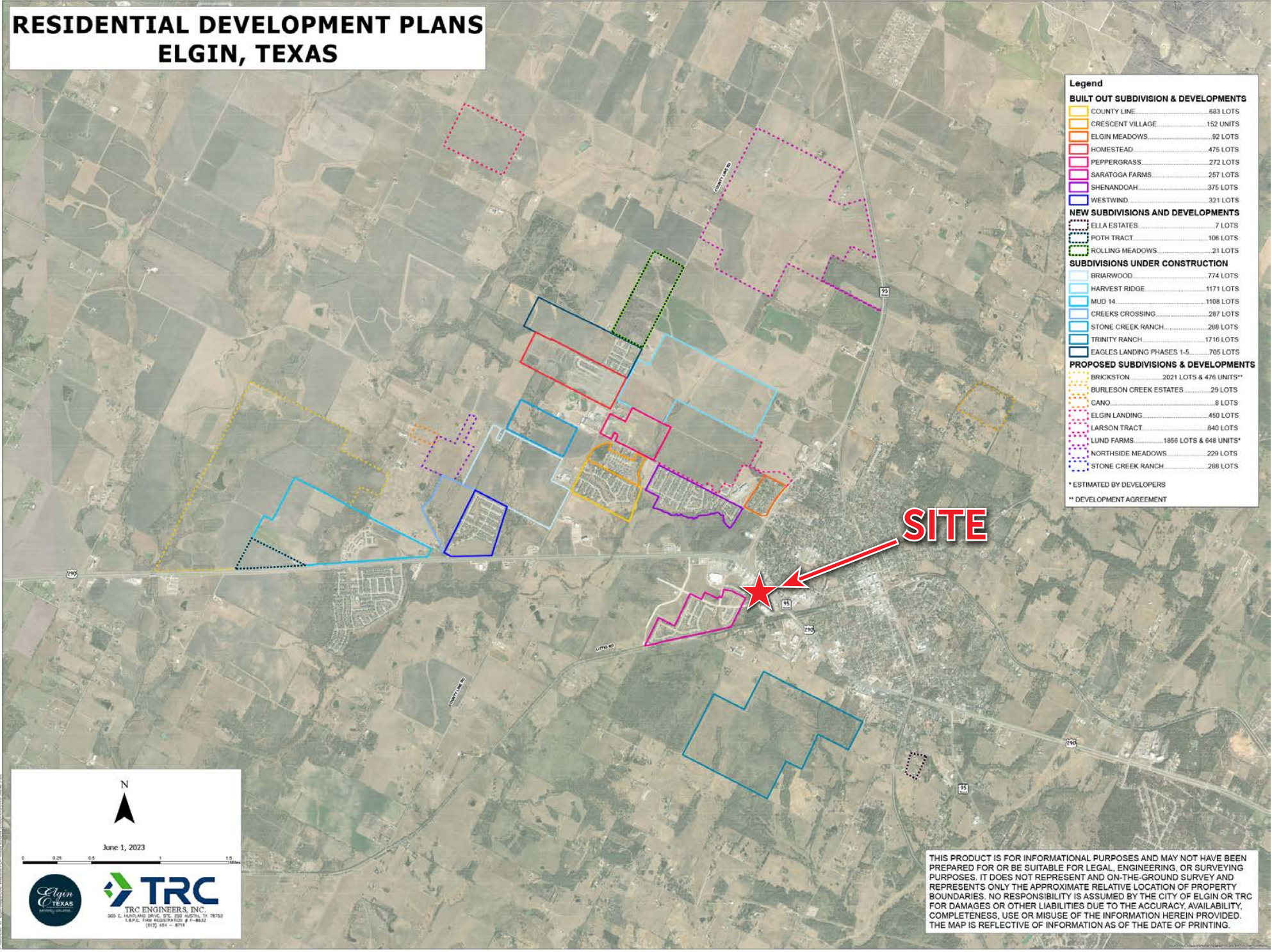
- AVAILABLE
- LOI WORKING
- AT LEASE

FUTURE
MEDIAN CUT

LEE DILDY BLVD

HWY 90

RESIDENTIAL DEVELOPMENT PLANS ELGIN, TEXAS





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 listening 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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Designated Broker of Firm	License No.	Email	Phone
TJ Powell	604495	tpowell@cldrealty.com	512-441-8888
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Phone