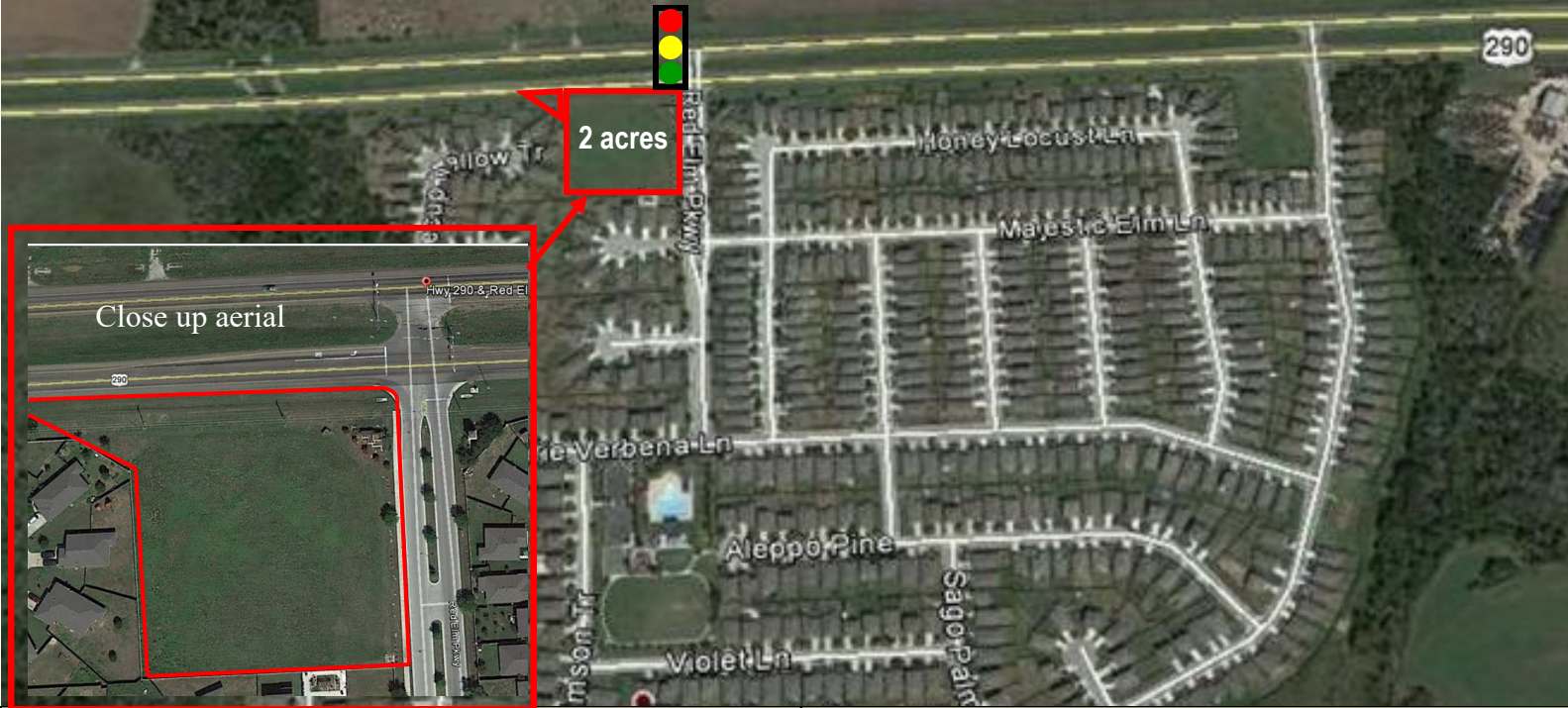


FOR SALE

ELM CREEK COMMERCIAL

← 23 miles west to Hwy 183 Austin, Tx: 9.6 miles west to Tollway 45/130: 3 miles east to Elgin, Tx →



Lot 80 & 81 Block A Commercial Villages of Elm Creek
2 acres hard corner with 290 median cut and traffic light for save ingress/egress off Red Elm Parkway
 (308' Hwy. 290 x 295' Red Elm Parkway)
\$522,700 or \$6.00 psf

Elm Creek is a 2-neighborhood, 685 home master planned community consisting of 77 acres of greenbelt, a four-acre park including a soccer field and a 75 foot junior Olympic swimming pool. Homes prices from \$190,000—\$222,000.

Drainage: Subdivision provides regional off site detention for storm sewer at 80% impervious cover based on 2004 criteria; changes post 2004 to be determined with site plan.

2015 DEMOGRAPHICS	3 Mi. Radius	5 Mi. Radius	10 Mi. Radius
Population	6,291	14,006	38,964
Households	2,083	4,621	12,844
Owner Occupied	77%	73%	80%
Average HH Income	\$66,981	\$63,576	\$67,115
Median Age	34	35	35
White	58%	46%	53%
Black	6%	10%	5%
Hispanic	36%	44%	42%

Electric/Gas: TXU 3-phase underground line next to Lot 80. No Gas Service available.

Water/Wastewater: Travis County MUD 14
6" wastewater line to each lot

MUD Manager: ECO Resources

Water Lines: Lot 80 - 8" plug from a 12" line

Access:

- Internal drive curb cuts only
- No Hwy. 290 curb cuts
- Traffic light at Hwy 290 & Red Elm Pkwy in front of Lot 80
- Both lots have a median break in Hwy 290 allowing for access from both directions

Zoning: None required – outside city limits
Deed restricted for commercial use.

Traffic Count: 25,800 VPD

2016 Taxes: \$5,215

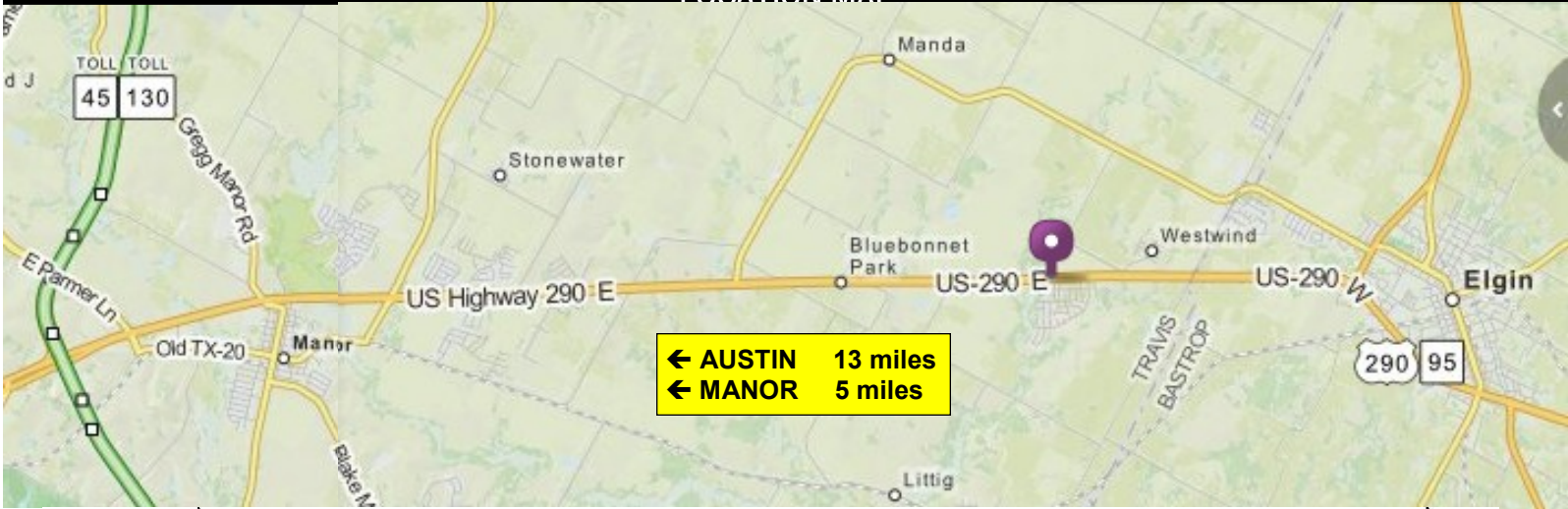
Miscellaneous: New Austin Community College on 290 in Elgin; New Wal-Mart in Manor, Auto Zone, CVS, Walgreens, McDonalds, and HEB expansion site on 290 in Manor and HEB in Elgin, residential growth continues.

Gay Ruggiano | Toll Free: 888.452.0553 | Direct: 512.279.9233 | gay.ruggiano@kuceraco.com

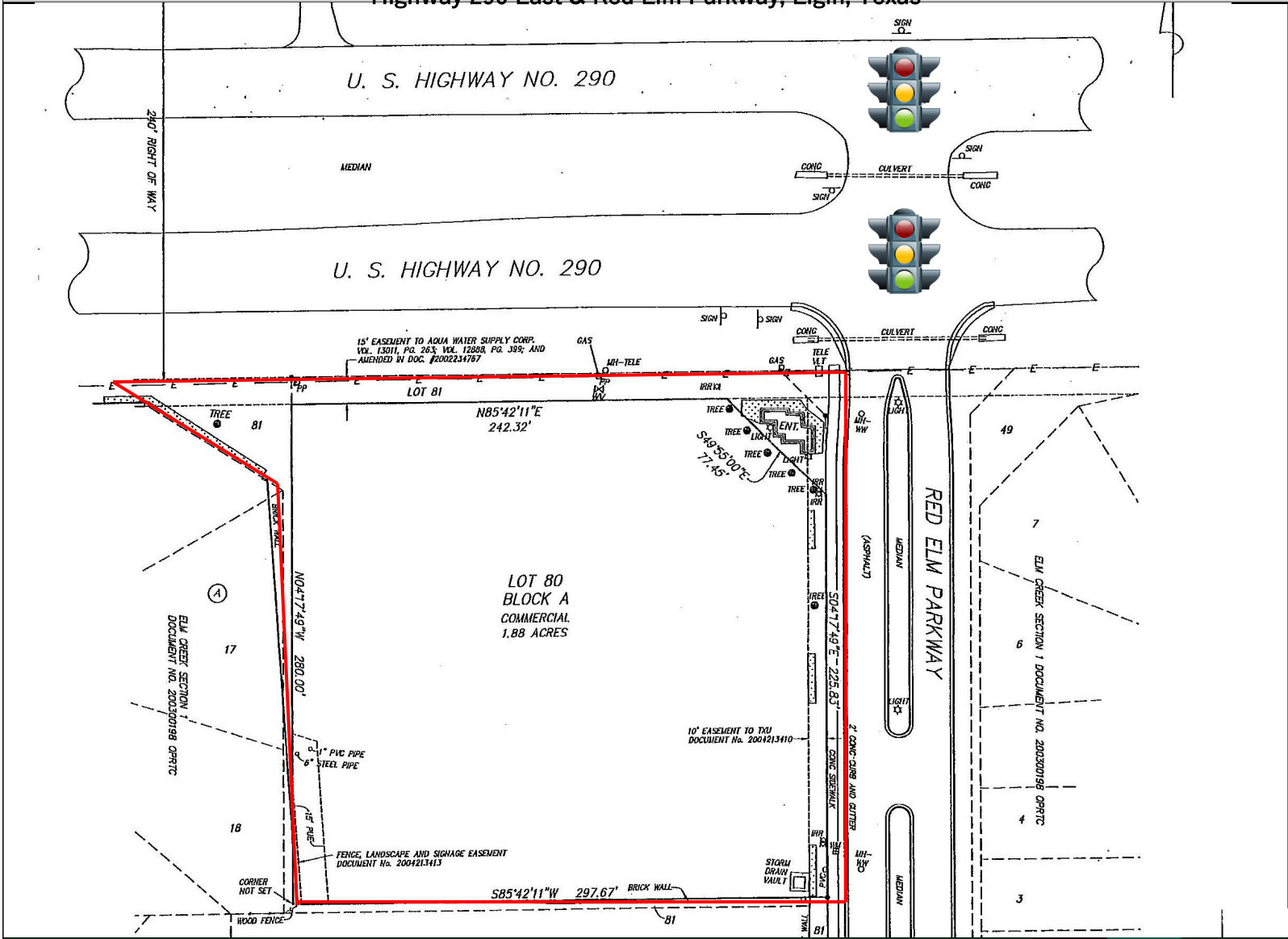
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LOCATION MAP



Highway 290 East & Red Elm Parkway, Elgin, Texas



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