



**Highway 290 @ 11th Street
Elgin, Texas**



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Highway 290 at 11th Street
Elgin, TX

DESCRIPTION

Elgin Village is an approximately 19,500 square foot shopping center under construction across from the **HEB Grocery** in Elgin, Texas. The property is located at the southwest corner of Highway 290 and 11th Street in Elgin, Texas.

ANCHOR

HEB Grocery

PROJECT SIZE

19,500 square feet of retail space

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
2020 Population	4,386	18,723	52,746
2020 Average HH Income	\$71,670	\$87,076	\$86,020

RESIDENTIAL GROWTH

Elgin is experiencing tremendous residential growth, which is not accurately reflected in the demographic figures above. Directly behind **Elgin Village** (to the south), a 500-unit subdivision called Saratoga Farms is in the planning stage. In conjunction with the residential development, 11th Street, which fronts **Elgin Village**, would be extended into the subdivision. Highway 95 will also be extended southward through the neighborhood.

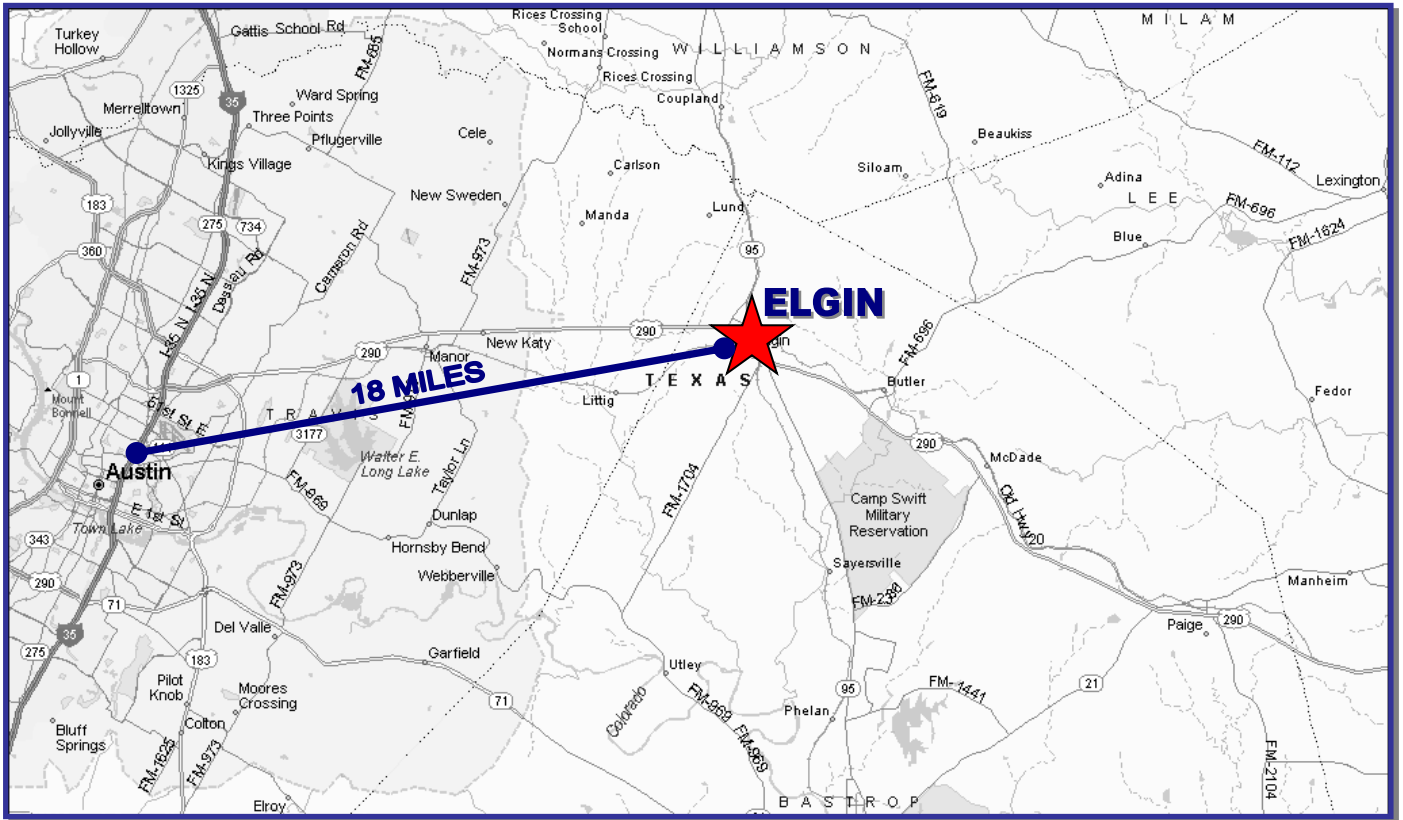
Additionally, as shown on the enclosed aerial photo, several more residential subdivisions have either been platted or are in the planning phase.

LEASING INFORMATION

Durhman & Bassett Realty Group, Inc.
(512) 628-5354

Derek Quinn derek@dbrealty.net

AREA MAPS





ELGIN
MIDDLE
SCHOOL

ELGIN
HIGH
SCHOOL



290

ELGIN
MIDDLE
SCHOOL

95
TEXAS

ELGIN
ELEMENTARY
SCHOOL

DOWNTOWN
ELGIN

Walmart



ELGIN
VILLAGE

H-E-B

290



← To Austin

95
TEXAS

290

ELGIN
VILLAGE

SPEC'S

TACO
BELL

LEE DILDY BLVD.

LEE DILDY BLVD. EXTENSION

HEB EXPANSION
TO 78,000 SF
COMPLETED 2013

H-E-B

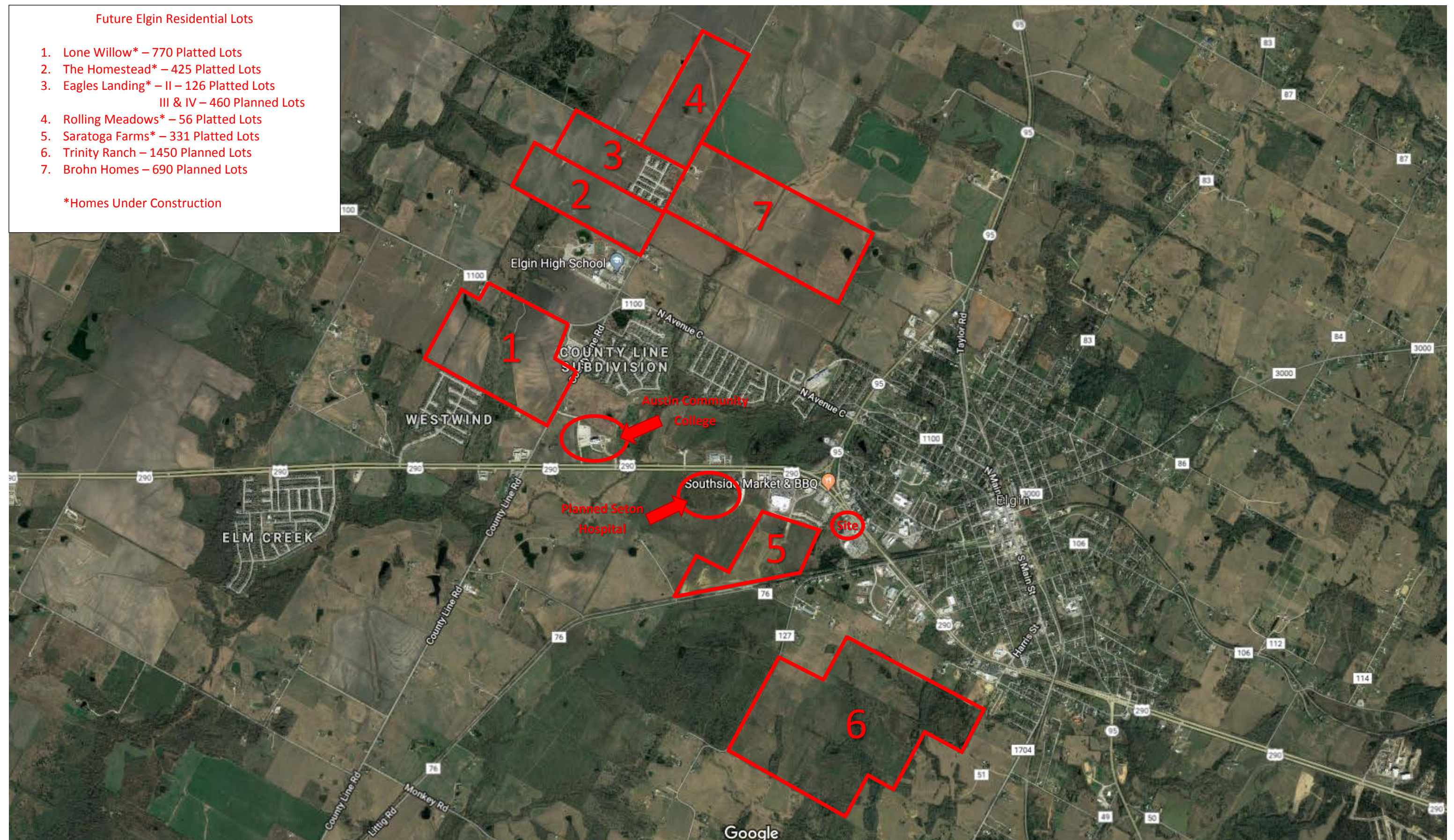
Additional
Land Owned
by HEB

290

Future Elgin Residential Lots

1. Lone Willow* – 770 Platted Lots
2. The Homestead* – 425 Platted Lots
3. Eagles Landing* – II – 126 Platted Lots
III & IV – 460 Planned Lots
4. Rolling Meadows* – 56 Platted Lots
5. Saratoga Farms* – 331 Platted Lots
6. Trinity Ranch – 1450 Planned Lots
7. Brohn Homes – 690 Planned Lots

*Homes Under Construction





RHODE, CAROL DAY RIVERS (ETAL)
410 CHARLESTON DR
VICTORIA, TX 78621

MATTRESS FIRM
& AT&T RETAILER

PROSPERITY BANK

WALMART GAS

FIRST NATIONAL BANK

CVS PHARMACY

SOUTH SIDE MARKET & BBQ

ELGIN
VILLAGE

ELGIN HIGHWAY
290, LLC

WALMART

BRACEWELL
LIMITED
PERTNERSHIP

ELGIN HIGHWAY
290, LLC

ELGIN 384 LP

ELGIN HIGHWAY
290, LLC

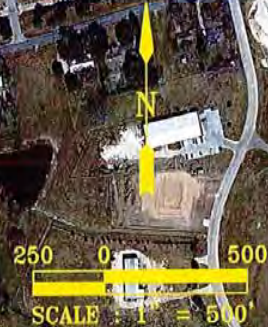
SF DEVELOPMENT INC
4729-A COCKCLIFF RD
AUSTIN, TX 78746

ELGIN 384 LP

DETENTION
POND
EASEMENT
(9.985 ACRES)
DOC. NO.
201004664

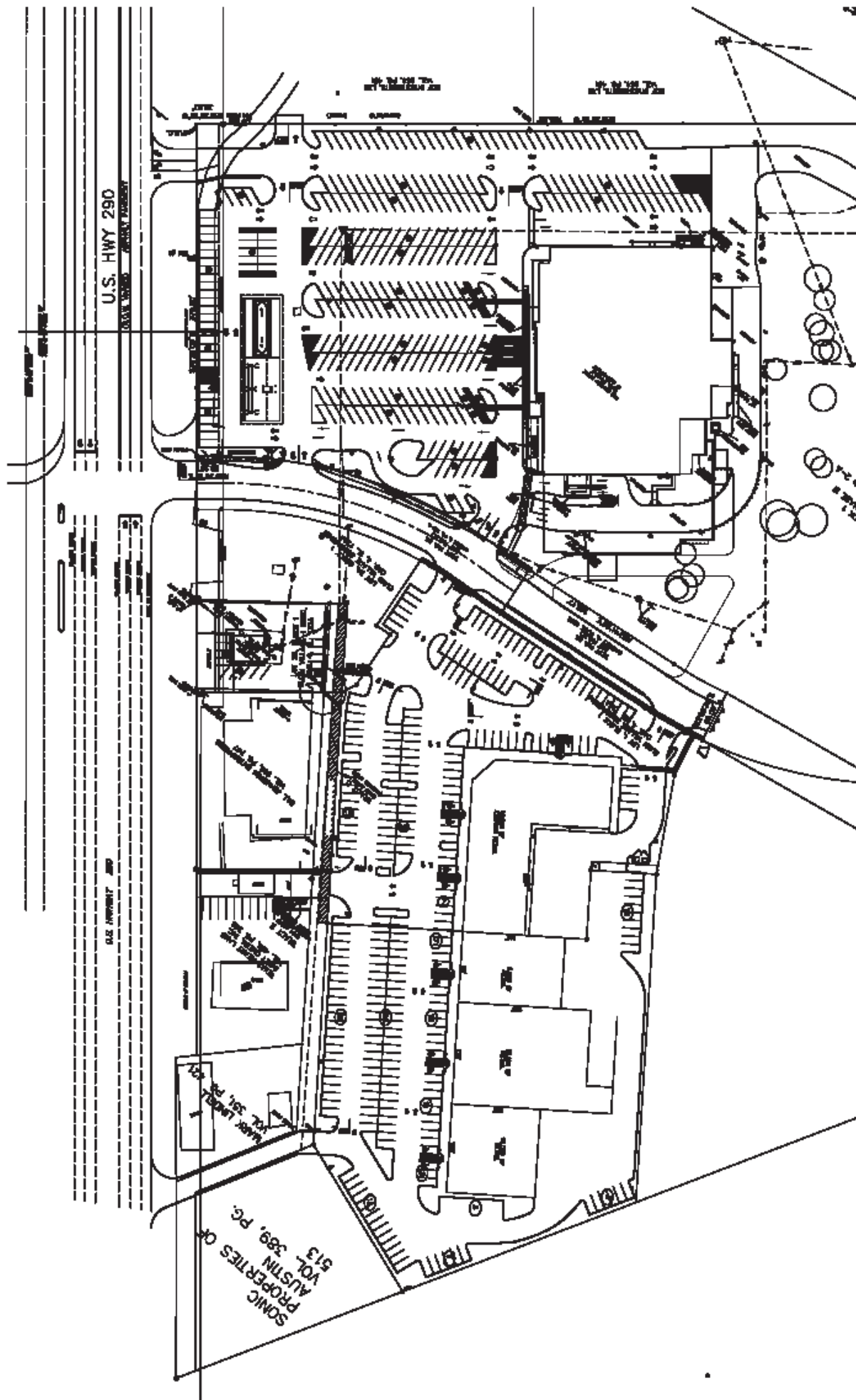
CITY OF ELGIN

PROPOSED LIFT STATION



TRC ENGINEERS, INC.

805 E HUNT LAND DRIVE, STE. 250 AUSTIN, TX 78752
T.B.P.E. FIRM REGISTRATION # F-8632
(512) 454-8716



Tel. 210.525.9090
Fax. 210.525.0529
TBPE # F-6224 TBPLS
www.starline.com

EXHIBIT - SITE PLAN

**DURHAM & BASSETT
REALTY GROUP**

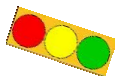
DATE: Sep-18-2017

SCALE: AS SHOWN

DRAWN BY: STANTEC

PROJECT No.: 222310XXX

U.S. HWY 290



11TH STREET



ANYTIME FITNESS
The Nutrition Hub
Little Beijing
FAMILY TOTAL DENTAL
LITTLE CAESARS
CRICKET

The UPS Store
DOMINO'S
PRO NAILS



Hwy. 290 @ 11th Street
Elgin, TX



Durhman & Bassett
REALTY GROUP, INC.
(512) 833-6444

Available
1,260 SF

Pro Nails
1,200 SF

 **Domino's**
1,400 SF

The UPS Store 
1,400 SF



FIVE FEET OF CONCRETE
DOOR AND 2% SLOPE AT
FOR A MINIMUM OF FIVE
PAINT STRIPES (4" WIDE
SHOWN)

 **ANYTIME
FITNESS**
5,367 SF

The Nutrition Hub
1,016 SF

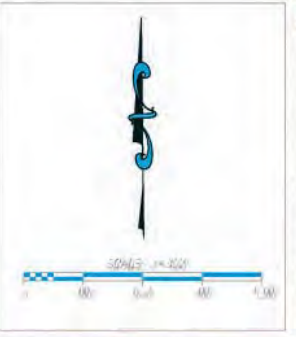
Little Beijing
2,406 SF

 **Smile Point
Dental Centre**
3,087 SF

**Little Caesar's
pizza**
1,292 SF

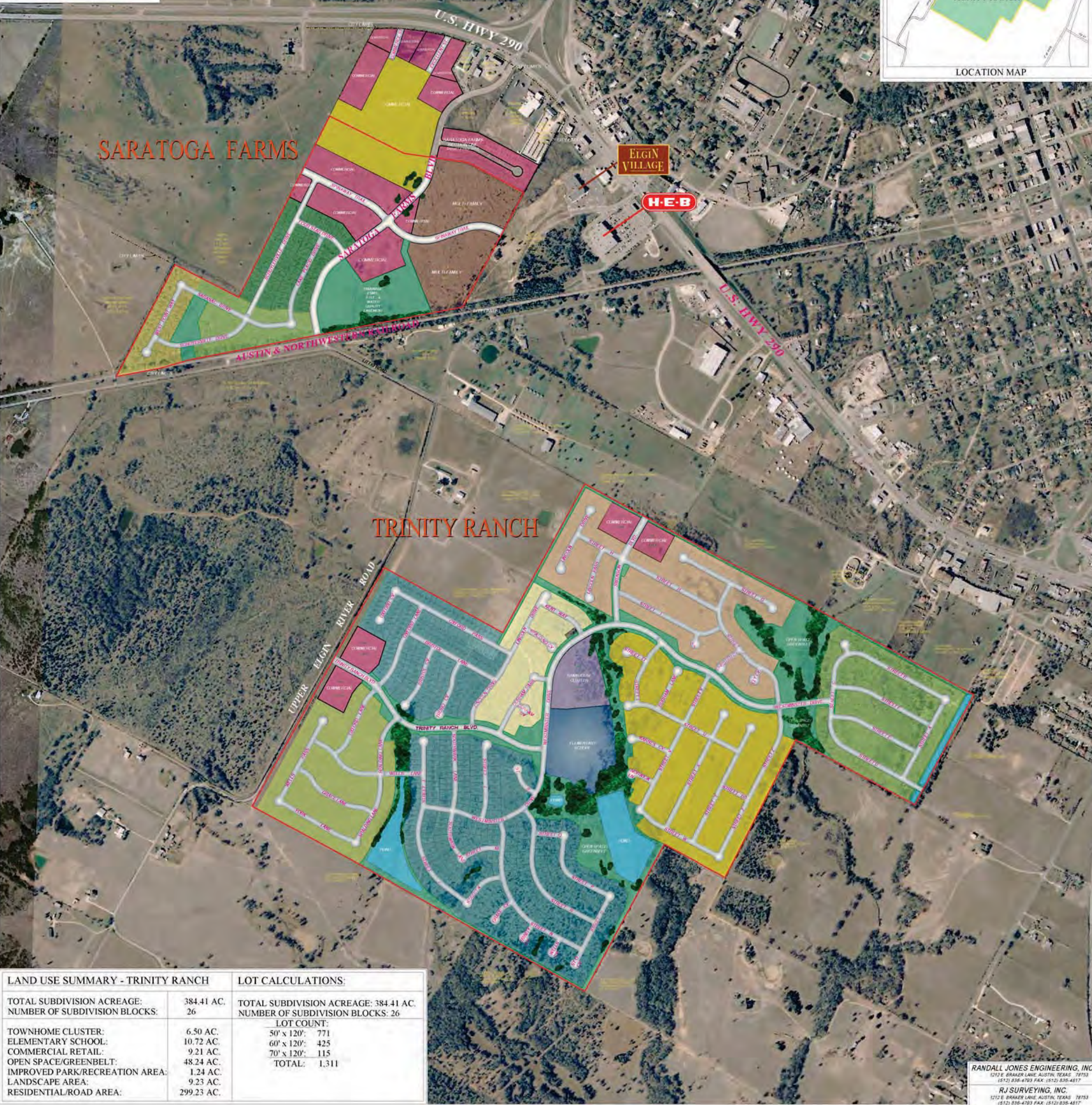
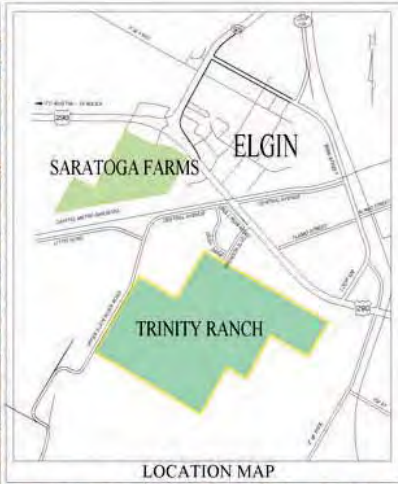
cricket
wireless
1,200 SF

LEAVEOUT



TRINITY RANCH AND SARATOGA FARMS

BASTROP COUNTY, TEXAS



LAND USE SUMMARY - TRINITY RANCH		LOT CALCULATIONS:	
TOTAL SUBDIVISION ACREAGE:	384.41 AC.	TOTAL SUBDIVISION ACREAGE:	384.41 AC.
NUMBER OF SUBDIVISION BLOCKS:	26	NUMBER OF SUBDIVISION BLOCKS:	26
TOWNHOME CLUSTER:	6.50 AC.	LOT COUNT:	
ELEMENTARY SCHOOL:	10.72 AC.	50' x 120':	771
COMMERCIAL RETAIL:	9.21 AC.	60' x 120':	425
OPEN SPACE/GREENBELT:	48.24 AC.	70' x 120':	115
IMPROVED PARK/RECREATION AREA:	1.24 AC.	TOTAL:	1,311
LANDSCAPE AREA:	9.23 AC.		
RESIDENTIAL/ROAD AREA:	299.23 AC.		

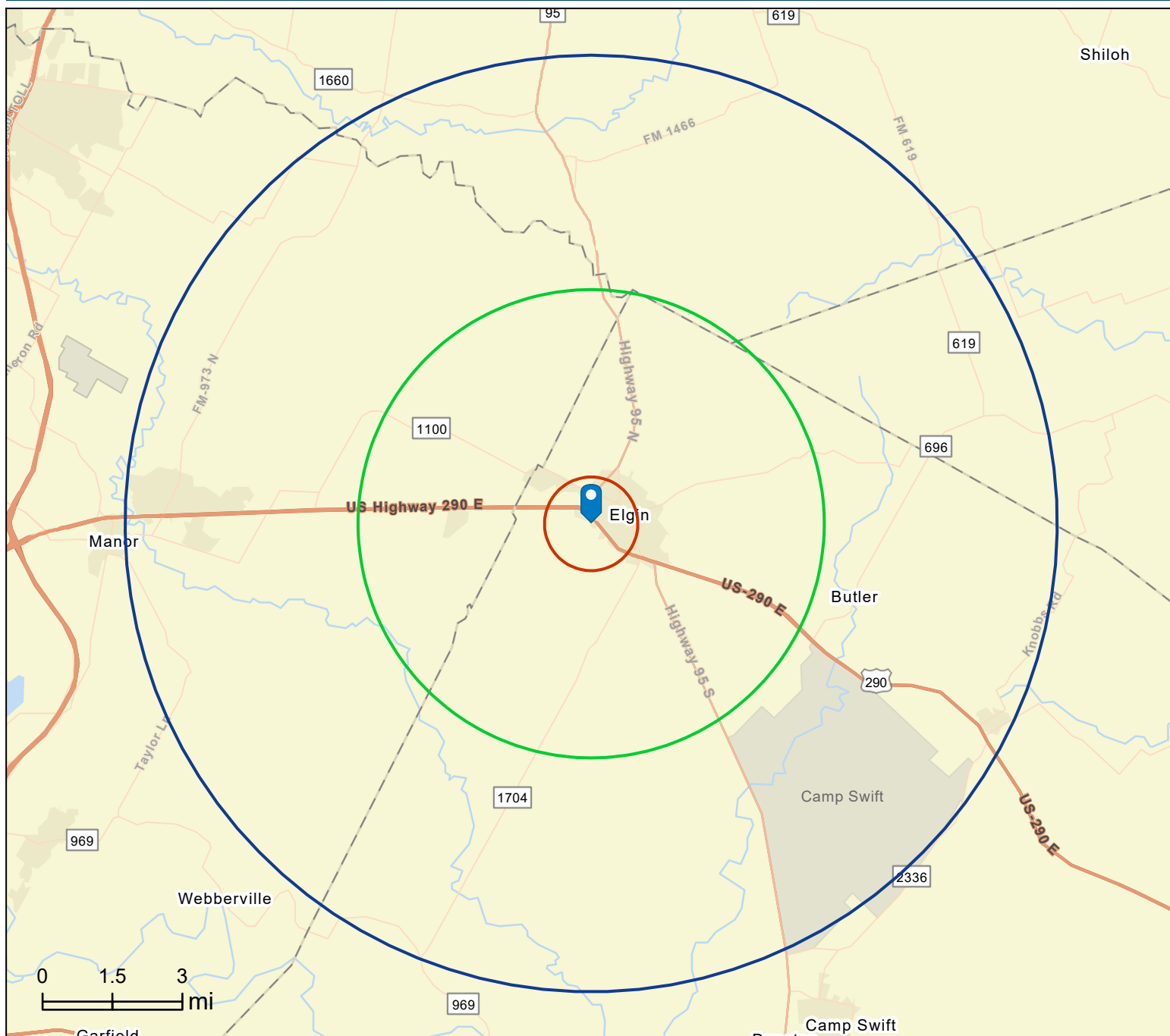
RANDALL JONES ENGINEERING, INC.
1212 E. BRADEN LANE, AUSTIN, TEXAS 78753
(512) 836-4783 FAX: (512) 836-4517
RJ SURVEYING, INC.
1212 E. BRADEN LANE, AUSTIN, TEXAS 78753
(512) 836-4783 FAX: (512) 836-4517



Site Details Map

Elgin Village
910 W 11th St, Elgin, Texas, 78621
Rings: 1, 5, 10 mile radii

Site Details Map
Latitude: 30.34685
Longitude: -97.38467

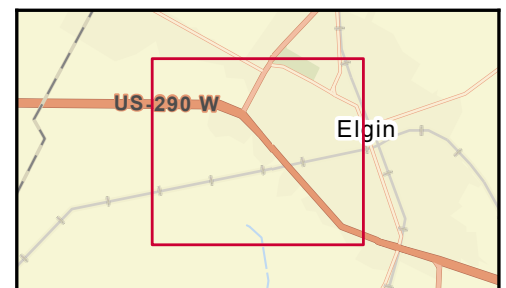
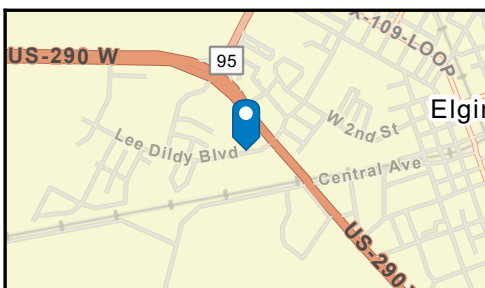
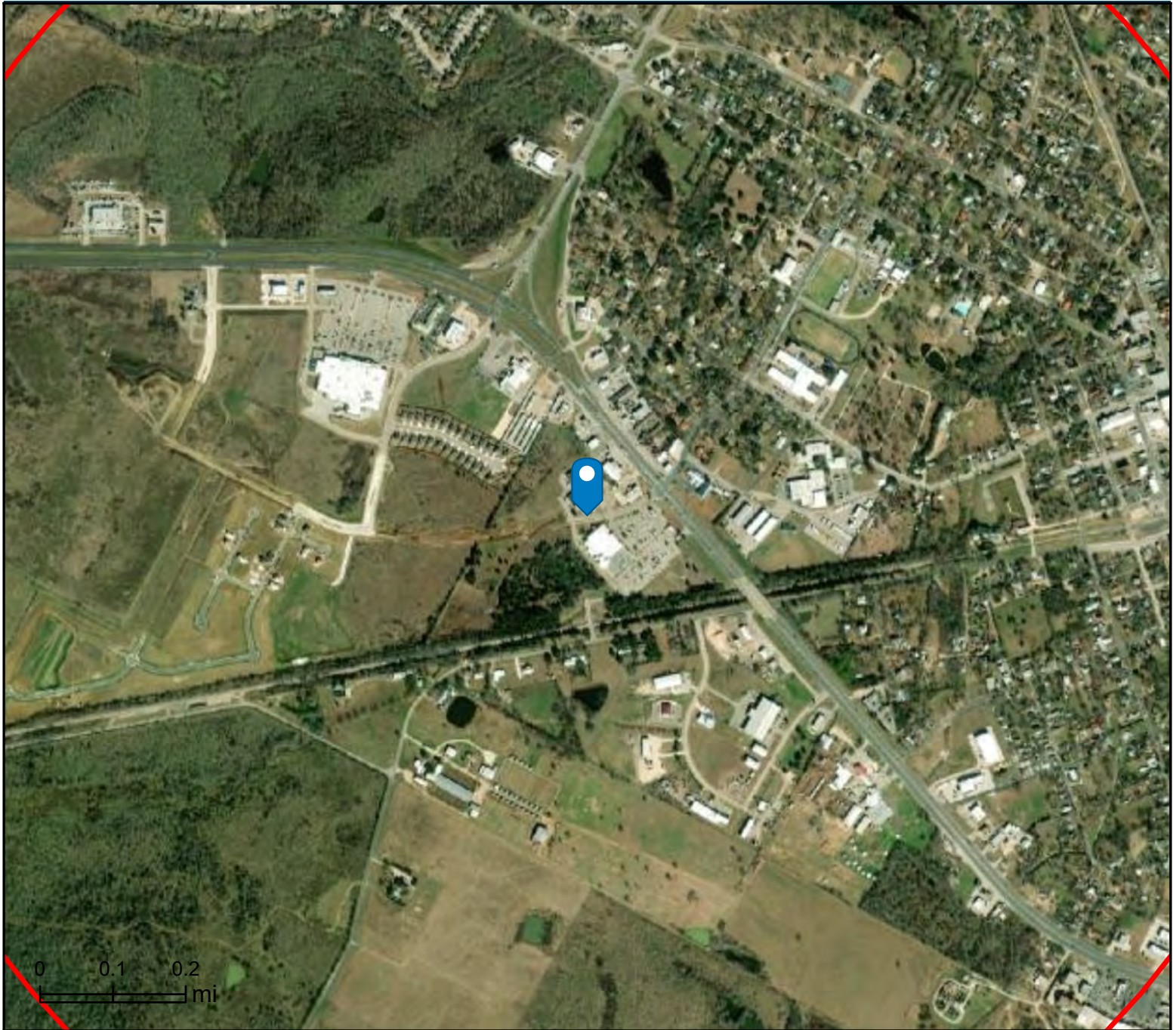


This site is located in:

City: Elgin
County: Bastrop County
State: Texas
ZIP Code: 78621
Census Tract: 48021950200
Census Block Group: 480219502002
CBSA: Austin-Round Rock-Georgetown, TX Metropolitan Statistical Area

Elgin Village
910 W 11th St, Elgin, Texas, 78621
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 30.34685
Longitude: -97.38467



Source: ArcGIS Online World Imagery Basemap

July 06, 2020



Executive Summary

Elgin Village
910 W 11th St, Elgin, Texas, 78621
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 30.34685
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	1 mile	5 miles	10 miles
Population			
2000 Population	2,358	10,208	20,672
2010 Population	3,686	15,101	35,098
2020 Population	4,386	18,723	52,746
2025 Population	4,687	20,332	62,289
2000-2010 Annual Rate	4.57%	3.99%	5.44%
2010-2020 Annual Rate	1.71%	2.12%	4.05%
2020-2025 Annual Rate	1.34%	1.66%	3.38%
2020 Male Population	49.0%	49.2%	49.5%
2020 Female Population	51.0%	50.8%	50.5%
2020 Median Age	33.3	35.2	34.3

In the identified area, the current year population is 52,746. In 2010, the Census count in the area was 35,098. The rate of change since 2010 was 4.05% annually. The five-year projection for the population in the area is 62,289 representing a change of 3.38% annually from 2020 to 2025. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 33.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	58.8%	60.8%	59.8%
2020 Black Alone	12.7%	12.3%	14.2%
2020 American Indian/Alaska Native Alone	1.2%	1.0%	0.9%
2020 Asian Alone	0.5%	0.9%	1.3%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	22.0%	20.9%	19.4%
2020 Two or More Races	4.7%	3.9%	4.3%
2020 Hispanic Origin (Any Race)	51.1%	47.1%	45.4%

Persons of Hispanic origin represent 45.4% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	59	88	88
2000 Households	860	3,432	7,033
2010 Households	1,301	4,987	11,474
2020 Total Households	1,516	6,129	16,781
2025 Total Households	1,605	6,617	19,756
2000-2010 Annual Rate	4.23%	3.81%	5.02%
2010-2020 Annual Rate	1.50%	2.03%	3.78%
2020-2025 Annual Rate	1.15%	1.54%	3.32%
2020 Average Household Size	2.83	3.02	3.13

The household count in this area has changed from 11,474 in 2010 to 16,781 in the current year, a change of 3.78% annually. The five-year projection of households is 19,756, a change of 3.32% annually from the current year total. Average household size is currently 3.13, compared to 3.04 in the year 2010. The number of families in the current year is 12,675 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

July 06, 2020



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Elgin Village
910 W 11th St, Elgin, Texas, 78621
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Prepared by Esri
Latitude: 30.34685
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	1 mile	5 miles	10 miles
Mortgage Income			
2020 Percent of Income for Mortgage	13.0%	12.1%	12.1%
Median Household Income			
2020 Median Household Income	\$51,685	\$64,837	\$66,856
2025 Median Household Income	\$53,747	\$70,496	\$73,658
2020-2025 Annual Rate	0.79%	1.69%	1.96%
Average Household Income			
2020 Average Household Income	\$71,670	\$87,076	\$86,020
2025 Average Household Income	\$78,023	\$95,435	\$94,660
2020-2025 Annual Rate	1.71%	1.85%	1.93%
Per Capita Income			
2020 Per Capita Income	\$23,190	\$28,684	\$27,413
2025 Per Capita Income	\$25,011	\$31,256	\$30,032
2020-2025 Annual Rate	1.52%	1.73%	1.84%

Households by Income

Current median household income is \$66,856 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$73,658 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$86,020 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$94,660 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$27,413 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$30,032 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	141	157	158
2000 Total Housing Units	910	3,720	7,619
2000 Owner Occupied Housing Units	601	2,625	5,722
2000 Renter Occupied Housing Units	258	807	1,311
2000 Vacant Housing Units	51	288	586
2010 Total Housing Units	1,435	5,518	12,691
2010 Owner Occupied Housing Units	862	3,708	9,113
2010 Renter Occupied Housing Units	439	1,279	2,361
2010 Vacant Housing Units	134	531	1,217
2020 Total Housing Units	1,602	6,573	18,073
2020 Owner Occupied Housing Units	1,013	4,582	13,953
2020 Renter Occupied Housing Units	503	1,547	2,827
2020 Vacant Housing Units	86	444	1,292
2025 Total Housing Units	1,713	7,138	21,125
2025 Owner Occupied Housing Units	1,085	5,005	16,580
2025 Renter Occupied Housing Units	520	1,612	3,176
2025 Vacant Housing Units	108	521	1,369

Currently, 77.2% of the 18,073 housing units in the area are owner occupied; 15.6%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 12,691 housing units in the area - 71.8% owner occupied, 18.6% renter occupied, and 9.6% vacant. The annual rate of change in housing units since 2010 is 17.01%. Median home value in the area is \$193,493, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.84% annually to \$233,586.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

July 06, 2020

DISCLAIMER: The information contained herein was obtained from sources believed reliable. However, Durhman & Bassett Realty Group, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

INFORMATION ABOUT REAL ESTATE BROKERS

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you fairly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.