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FOR SALE

COMMERCIAL DEVELOPMENT POTENTIAL

605 US-290, ELGIN, TX 78621

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	34,804 SF
Year Built:	1968
Building Size:	20,807 SF
Renovated:	1988
Zoning:	C1
Market:	Elgin
Submarket:	Manor, Austin

PROPERTY OVERVIEW

Excellent redevelopment potential located directly on US-290. The 20,807sf building sits on just under 0.80 acres or commercially zoned land. Building was originally constructed in 1968 undergoing expansion and renovation in 1988. Space operated as Eldercare business until the early 2000's.

Owner financing is available for qualified buyers. Please bring all offers!

Contact:
Martha Denham - (512) 831-8586

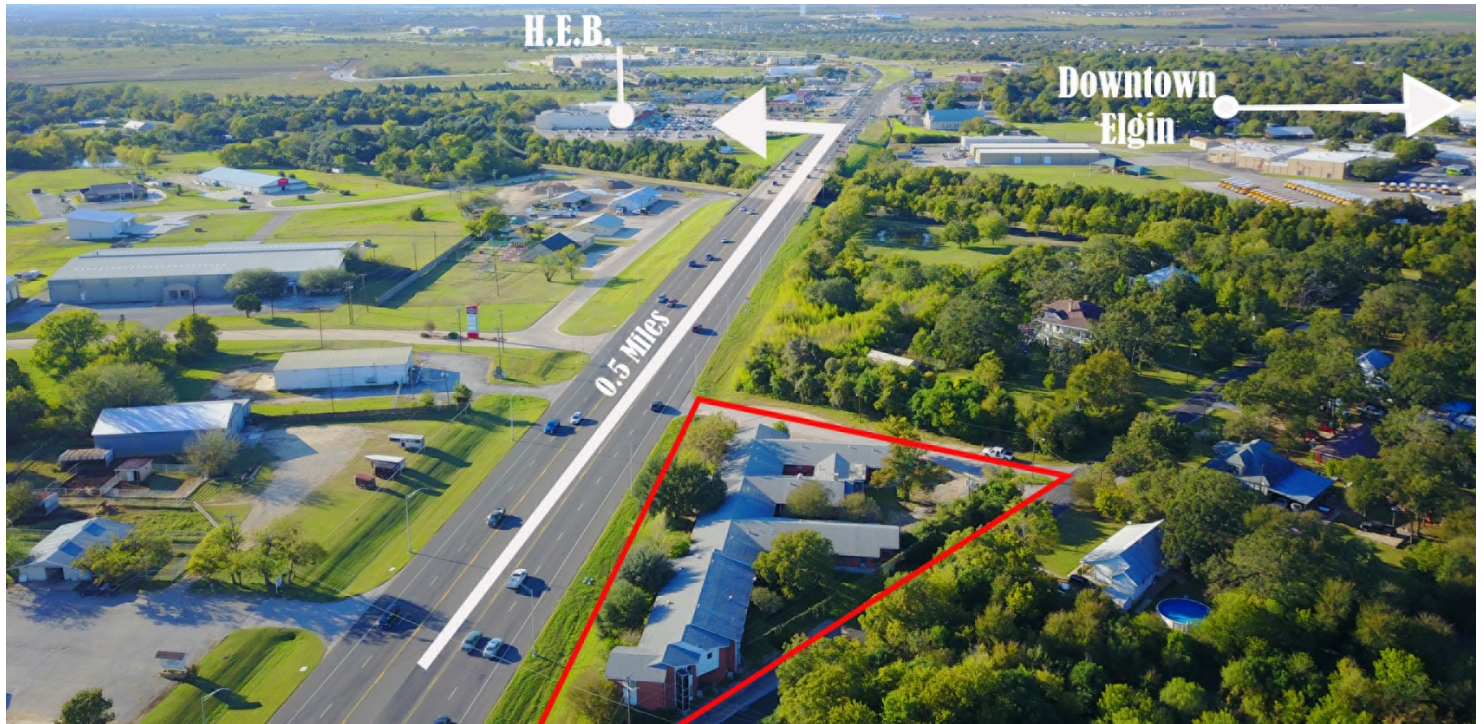
LOCATION OVERVIEW

Property is adjacent to US - 290 on the westbound side. Downtown Elgin is a 3 minute drive to the North East and HEB's Elgin home is less than 0.5 miles to the Northwest.

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SURROUNDING AMENITIES



UNIQUE DEVELOPMENT POTENTIAL ON HWY 290

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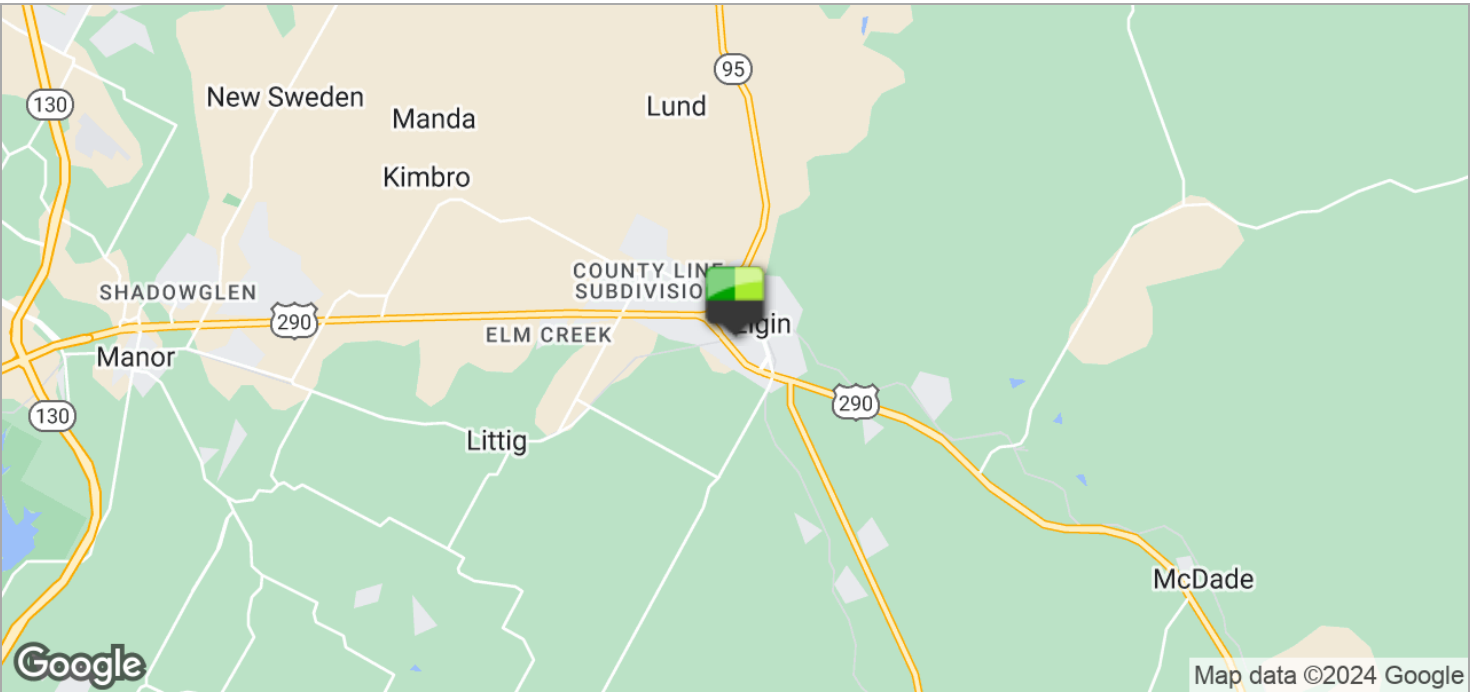
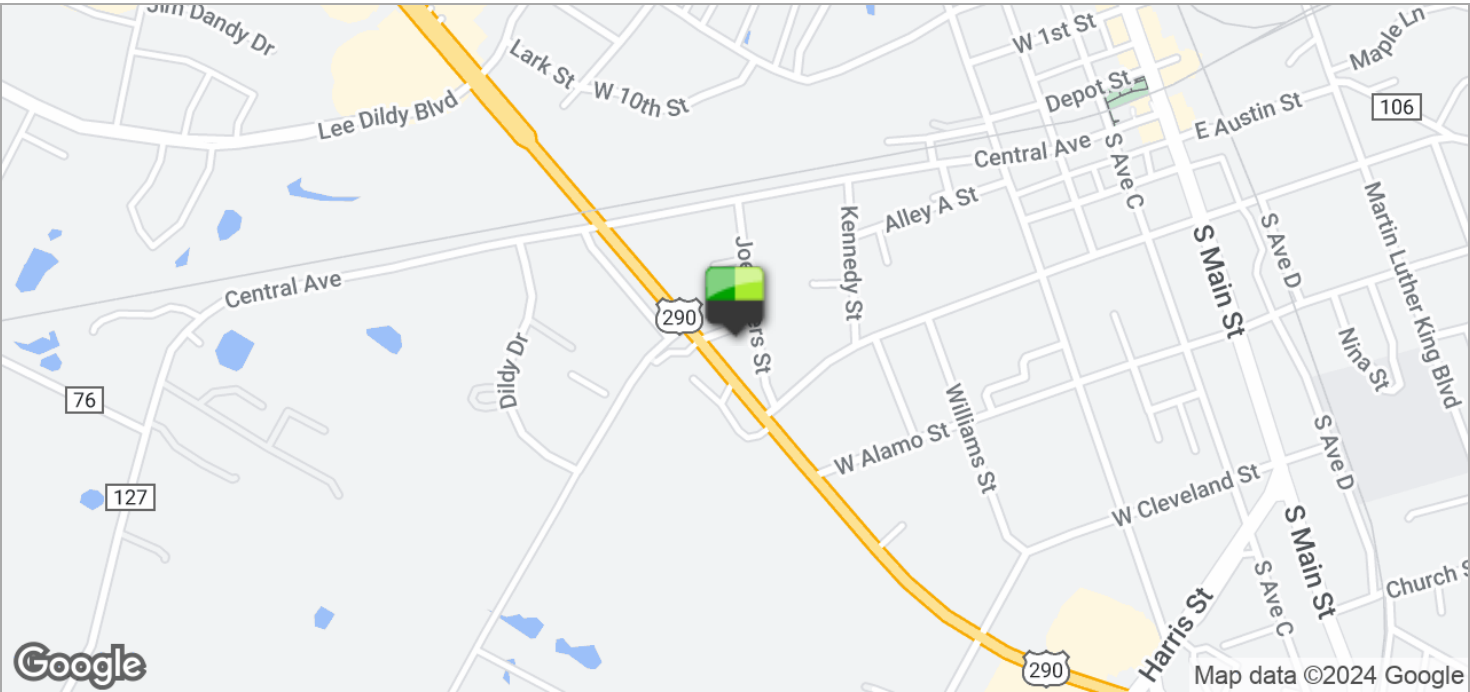
TRAFFIC COUNTS



UNIQUE DEVELOPMENT POTENTIAL ON HWY 290

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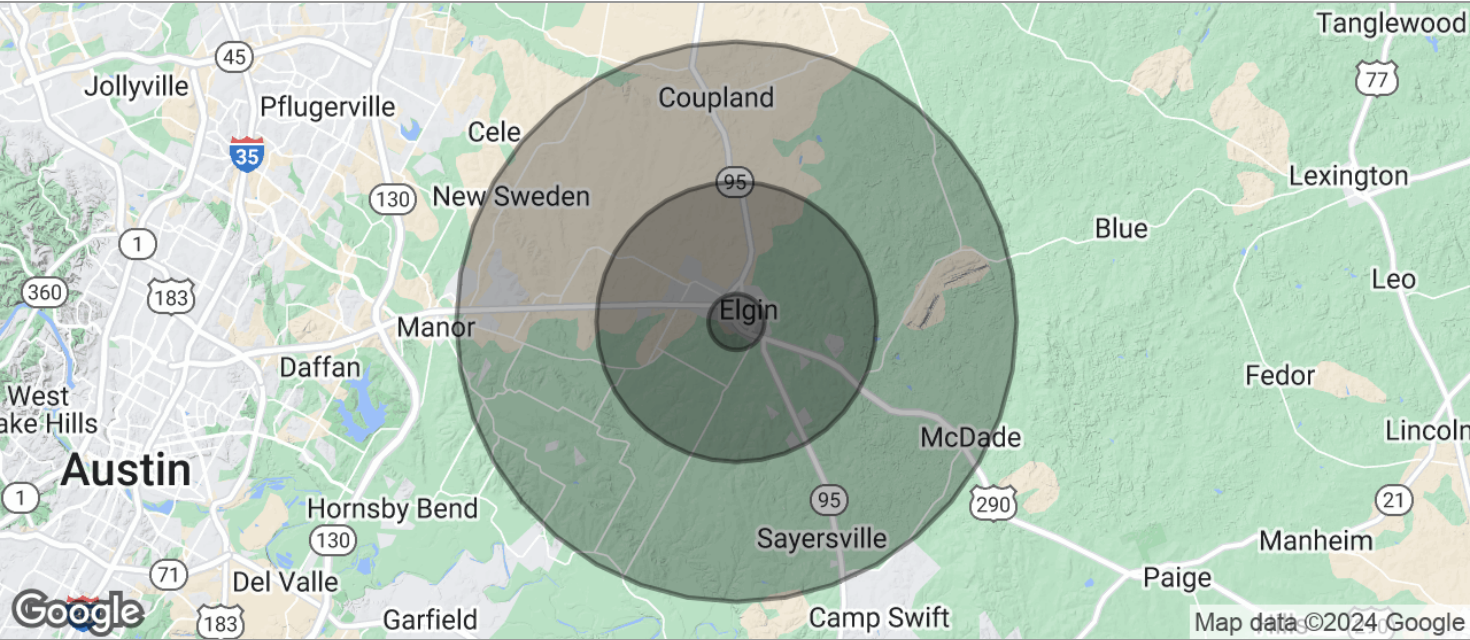
LOCATION MAPS



UNIQUE DEVELOPMENT POTENTIAL ON HWY 290

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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,686	14,359	32,949
MEDIAN AGE	36.0	35.4	34.7
MEDIAN AGE (MALE)	37.1	35.9	34.4
MEDIAN AGE (FEMALE)	35.6	35.4	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	588	4,938	11,038
# OF PERSONS PER HH	2.9	2.9	3.0
AVERAGE HH INCOME	\$56,959	\$59,543	\$60,951
AVERAGE HOUSE VALUE		\$158,077	\$144,204

* Demographic data derived from 2020 ACS - US Census

