



OFFERING MEMORANDUM

26.367 ACRES - 2017 FM 969 ROAD

Elgin, Texas 78621

Marcus & Millichap

OVERVIEW AND HIGHLIGHTS

2017 FM 969 ROAD

A 26.367-acre site that sits at 2017 FM 969 Road in Elgin, Texas. The property features rolling topography with no floodplain or pipeline easements. Utilities are not located at the site but there is a neighboring CCN for potential connection. This location is dominated by ranchettes and heavy industry including Starlink, The Boring Company, Travis Materials, Alamo Cement, Ocean Blockchain data center.



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|---------------|--------------------------------------|
| ADDRESS | 2017 FM 969 Road, Elgin, Texas 78621 |
| PROPERTY SIZE | 26.367 Acres |
| PRICE | Contact Broker |
| SCHOOL | Elgin ISD |
| FLOODPLAIN | None |
| UTILITIES | None |
| FRONTAGE | +/- 1,284.16' on FM 969 |
| DETENTION | To Be Determined |

| DEMOGRAPHICS | 2 | 5 | 10 |
|----------------------------|----------|----------|----------|
| Residential Count | 1,883 | 10,873 | 86,006 |
| Avg HH Income | \$81,515 | \$98,504 | \$98,665 |
| 2024-2029 Projected Growth | 2,029 | 12,479 | 97,227 |

FOR MORE INFORMATION CONTACT:

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CAPITAL OF TEXAS ZOO

SAN ANTONIO, TEXAS
101.2 MILES

OLD CASTLE

ALAMO CEMENT

TRAVIS MATERIALS

🚗 FM 960 8,420 VPD



HOUSTON, TEXAS

146.3 MILES

**VITAL-LEDESMA
CONSTRUCTION**

**CEDAR VALLEY
BAPTIST CHURCH**

🚗 FM 960 8,420 VPD



DOWNTOWN ELGIN, TEXAS
11.5 MILES

PANDA EXPRESS
WHATABURGER
TACO BELL
PROSPERITY BANK
H-E-B
STARBUCKS
WALMART
SONIC

**AUSTIN WILDLIFE
RESCUE & REHAB CENTER**

HOPE HILL RV PARK

GREENPORT ENERGY



TRAVIS MATERIALS



FM 960 8,420 VPD

AUSTIN, TEXAS

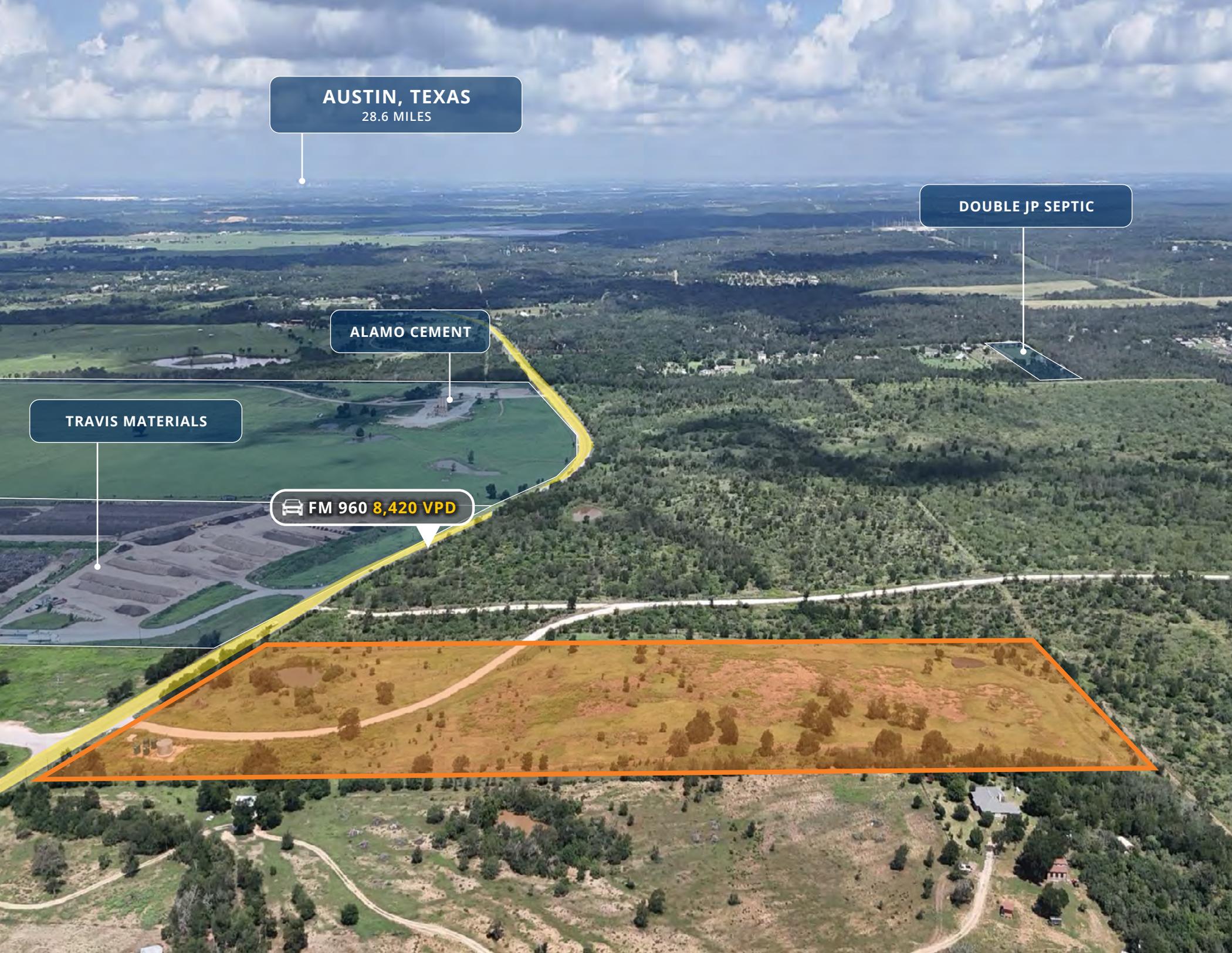
28.6 MILES

DOUBLE JP SEPTIC

ALAMO CEMENT

TRAVIS MATERIALS

🚗 FM 960 8,420 VPD



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers.

All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID ZAG0040383

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

Marcus & Millichap

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Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders 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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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|---|-------------|-------------------------------|--------------|
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| _____ | _____ | _____ | _____ |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

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