

FOR SALE



RETAIL/ OFFICE SPACE | 2.02 AC

201 Roy Rivers Rd, Elgin, TX 78621



Headwater Commercial Realty, LLC

☎ 512.763.4444
✉ info@hw-companies.com
🌐 www.hw-companies.com

Brittnee Gregoire

Brokers Agent
512.864.5620
britt@hw-companies.com

Developed by:



PROPERTY DETAILS



Positioned on a **2.02-acre** corner tract with dual access from **Roy Rivers Rd** and **Lee Dildy Blvd**, this site offers excellent visibility, strong traffic counts, and the parking capacity retailers demand. With rapid residential and commercial growth in Elgin, the location is primed for a destination retail or restaurant concept.



**ALL UTILITIES
TO SITE**



**EXPEDITED
PERMIT**



**IDEALLY
LOCATED**

- Corner lot with great visibility and access
- Centrally located with access to multiple major byways
- Development support from the Elgin EDC



The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.

LOCATION AND **DEMOGRAPHICS**

- Over **15,000** new construction homes are planned to start in 2025 in Elgin
- Top employees around Elgin: Tesla (22 Miles), Dell (20 Miles), IBM (24 Miles), Apple (26 Miles) and Samsung (19 Miles)
- 3,121** Elgin residencies have a 25+ min commute to work
- 31%** population increase from 2020
- Expected **6.97%** growth rate within next 4 years
- About **15** Miles East of Austin. Elgin combines affordability and reasonable commute times
- 44** retail trade businesses with new large box retailer braking ground next door in 2025
- The traffic count on Highway 290 was **42,765** as of 2023.

ONE MILE			
36	12,831	4,509	\$87,719
Median Age	Population	Households	Average Income
THREE MILES			
36.2	16,861	5,533	\$93,029
Median Age	Population	Households	Average Income
FIVE MILES			
35	24,538	8,113	\$100,022
Median Age	Population	Households	Average Income