

FOR SALE



INDUSTRIAL/FLEX SPACE | 3.66-17.95 AC

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

Shovel-Ready Lots | 3.66-17.95 AC



**EXPEDITED
PERMIT**



**ALL UTILITIES
TO SITE**

Ideally positioned, this property is perfect for industrial, flex, or warehouse use. Surrounded by established residential, retail, and medical developments, it provides strong visibility and easy accessibility. Fully serviced with all utilities, the site is competitively priced and ready for immediate development.

- Centrally located with access to multiple major byways
- Development support from the Elgin EDC
- Multiple utility providers available allowing competitive rates
- Located in a Triple Freeport Zone



Image is illustrative only and not representative

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.

PROPERTY DETAILS

Shovel-Ready Lots | 3.66-17.95 AC



290

42,765 VEHICLES PER DAY

290

COMING SOON

RIVER'S MARKETPLACE 60 Acre Development

with a hotel, small retail, junior box stores, pad sites and an anchor store opportunity site



COMING SOON
Southside Market
Headquarters



Lot 8	17.95 Acres
Lot 10	5.66 Acres
Lot 11	3.66 Acres
Lot 12	5.88 Acres
Lot 13	11.52 Acres

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LOCATION AND DEMOGRAPHICS

- **Prime Location:**

- ~15 miles east of Austin, offering proximity to a major metro while maintaining small-town charm.
- The traffic count on Highway 290 was 42,765 as of 2023.

- **Rapid Residential Growth:**

- Over 15,000 new construction homes planned by 2025, signaling strong housing demand.

- **Strong Workforce Base:**

- 3,121 local residents currently have a 25+ minute commute, highlighting potential for local employment and commercial opportunities.

- **Top Employers Nearby:**

- Tesla (22 miles), Dell (20 miles), IBM (24 miles), Apple (26 miles), and Samsung (19 miles).

- **Projected Population Growth:**

- Elgin is expected to grow at 6.36% over the next 4 years, creating increasing demand for services and amenities.

- **Affordable Living with Convenient Commutes:**

- Offers a balance of affordability and reasonable access to Austin for commuters.

- **Retail Expansion:**

- 44 existing retail trade businesses with a new large-box retailer breaking ground in 2025, signaling a thriving retail market.

42.67%

2020-2025 Growth Rate

13,976

Projected 2025 population

\$85,667

Median Household Income

4,371

Households

36

Median Age