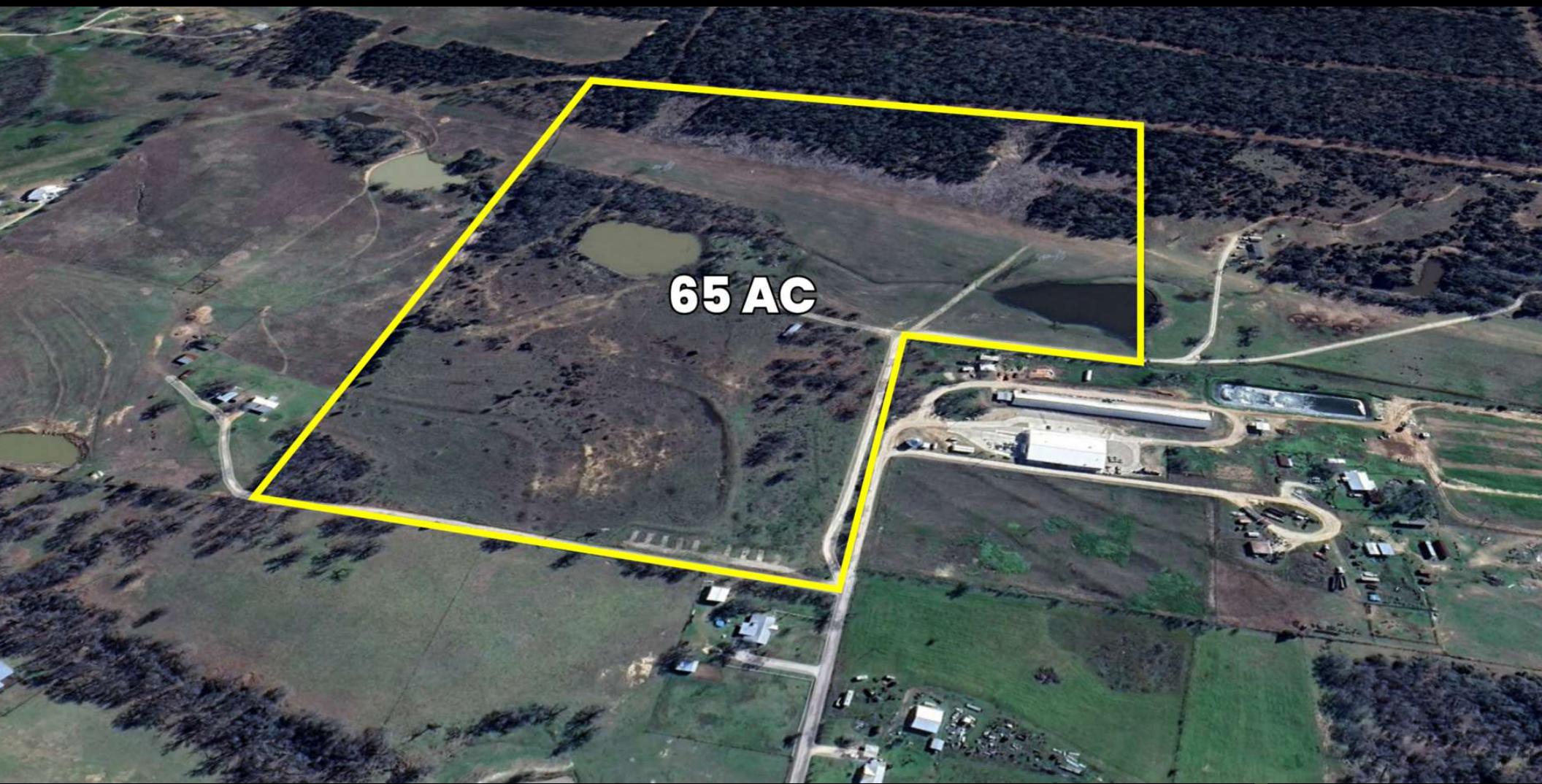


ELGIN DEVELOPMENT SITE – 65 ACRES

295 BLISARD RD UNIT A, ELGIN, TX 78621



JARED VINCENT

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jvincent@stcroixca.com

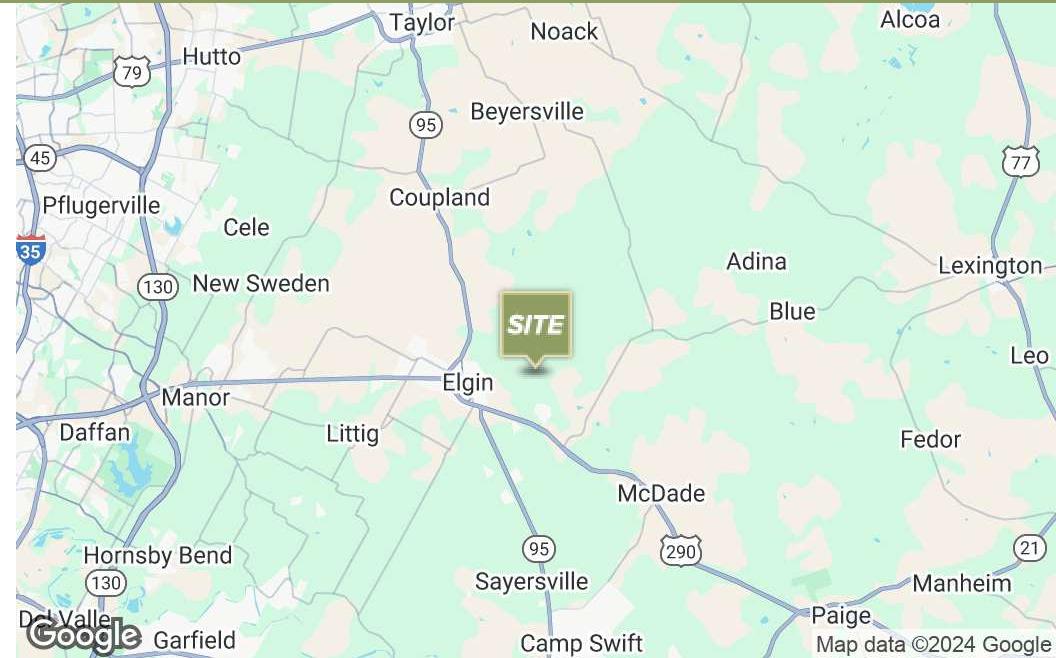
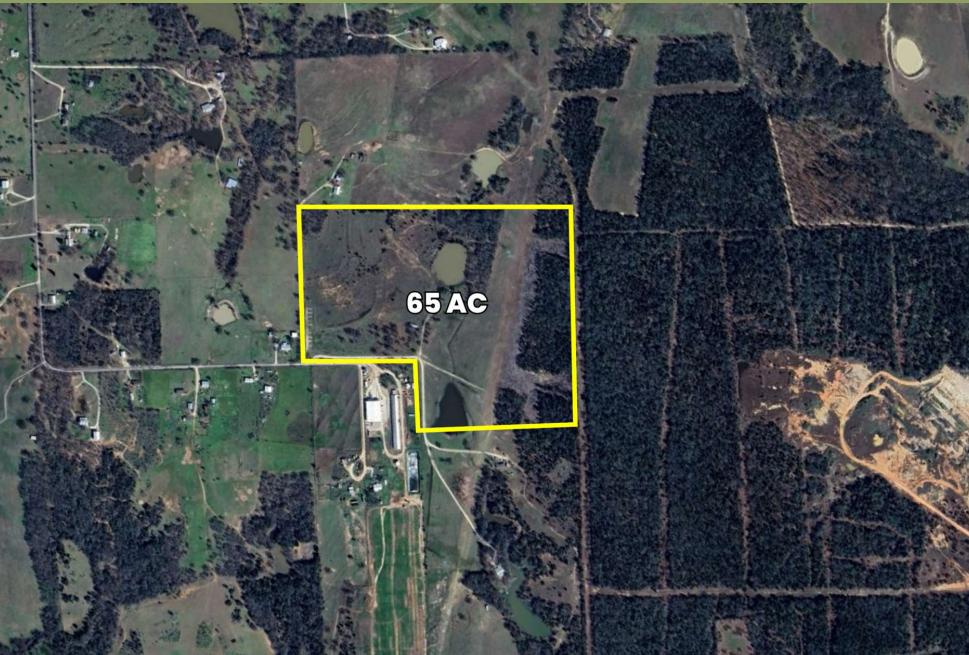
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FOR SALE

ELGIN DEVELOPMENT SITE - 65 ACRES

295 BLISARD RD UNIT A, ELGIN, TX 78621



PROPERTY DESCRIPTION

This 65 acre development site with 2 points of access, and 2 natural detention ponds. A 4" water line runs to the site. Feasibility study to pull 8" water line. Septic would be the wastewater solution. No deed restrictions.

PROPERTY HIGHLIGHTS

- 65 acre development site
- 2 points of access
- 4" water line at site
- 4 Borewells on site
- Septic wastewater solution
- In Bastrop County ETJ

OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	2,837,063 SF
Total AC:	65 AC

FOR MORE
INFORMATION:

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AUSTIN ACCOLADES

Austin is the 11th largest city in the United States and now boasts a population of over 1 million people within the Austin City Limits. The Austin Metropolitan Statistical Area (MSA), which consists of five counties and eight cities, had the fastest population growth for large metros between 2010 and 2019, according to the U.S. Census Bureau.

- No. 1 Best Place to Live in the U.S. in 2020.
[Bankrate]
- Best State Capital to Live In.
[WalletHub]
- Best City in the U.S. for Overall Real Estate Prospects in 2020.
[ULI/PwC]
- 2nd Hottest City for Commercial Real Estate Investing in 2020.
[Forbes]
- No. 2 Best Metro for Millennials.
[Commercial Café]
- Fastest Growing Large City in Ranking based on Population and Economic Variables.
[WalletHub]
- Fastest Growing Large Metro from 2017 to 2018 and Fastest Growing Since 2010.
[U.S. Census Bureau]
- In the Top 5 Among Metros for Net Gain from Other Metros.
[Commercial Café]
- No. 1 Hottest Job Market.
[Wall Street Journal]
- Fastest Growing Population of Skilled Independent Workers, largely driven by Skilled Independents in Creative Services.
[Fiverr]
- No. 4 Best Place to Find a Job.
[WalletHub]
- No. 5 Metro with Most Durable Jobs.
[GlobeSt]

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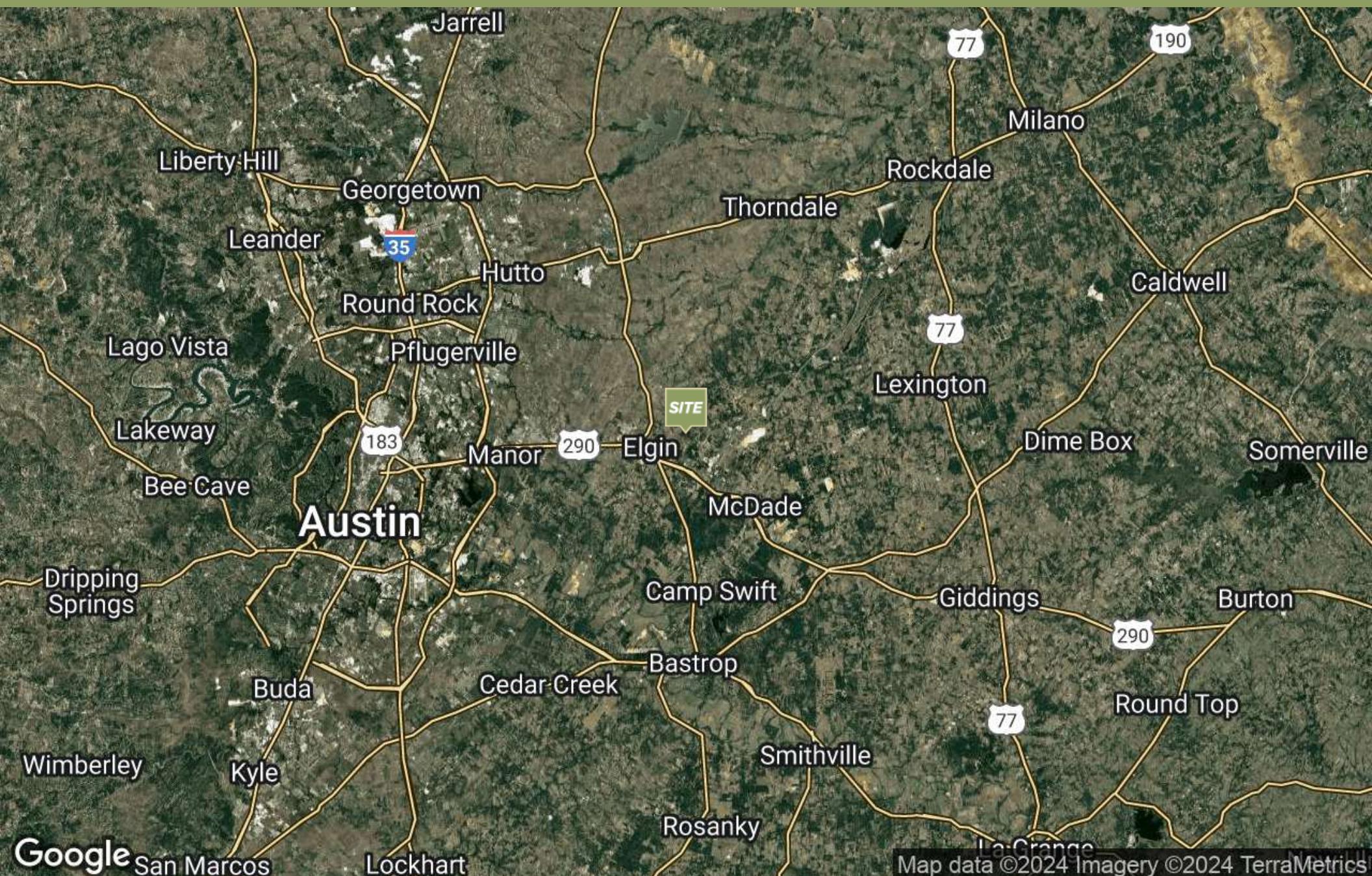
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Google San Marcos

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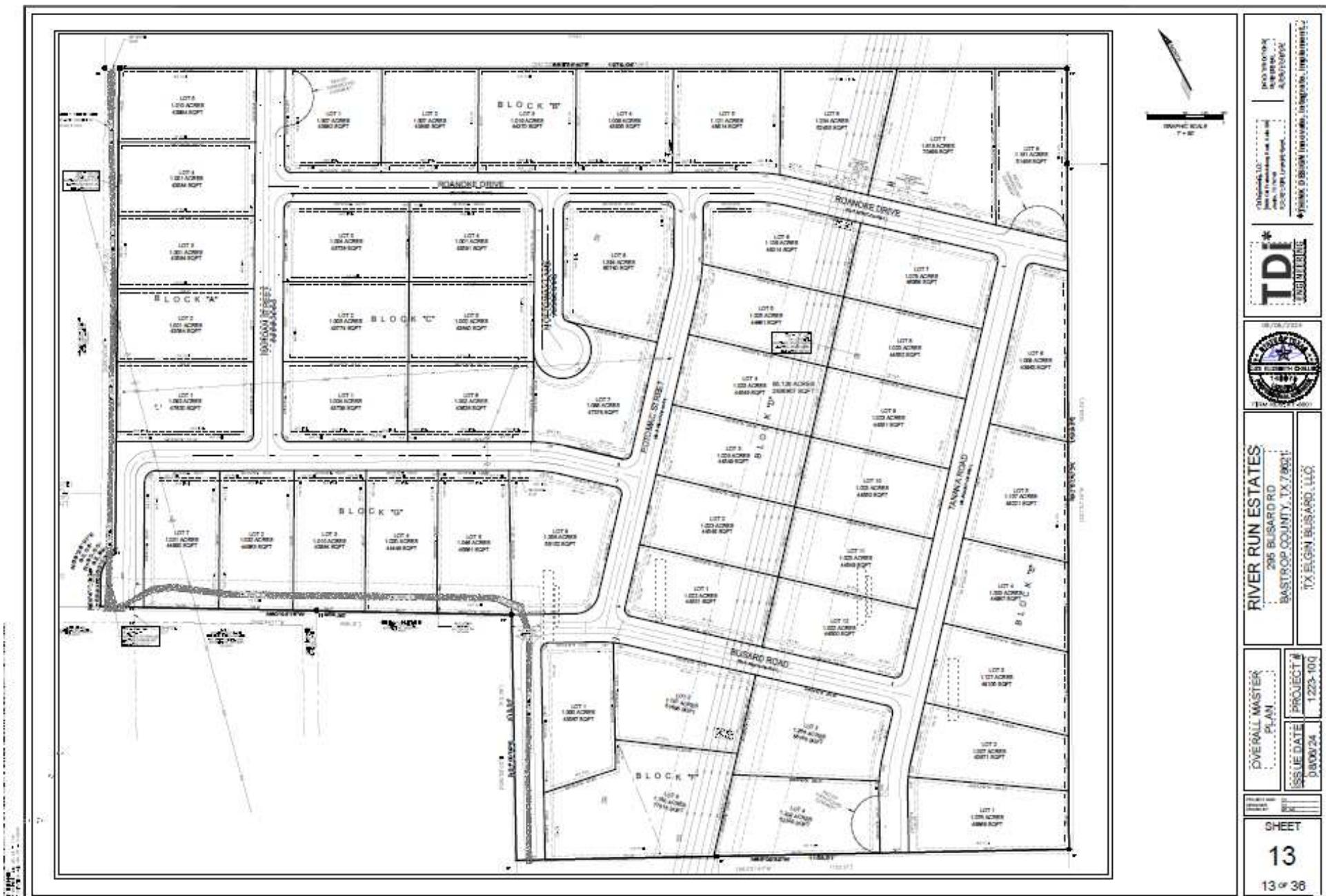
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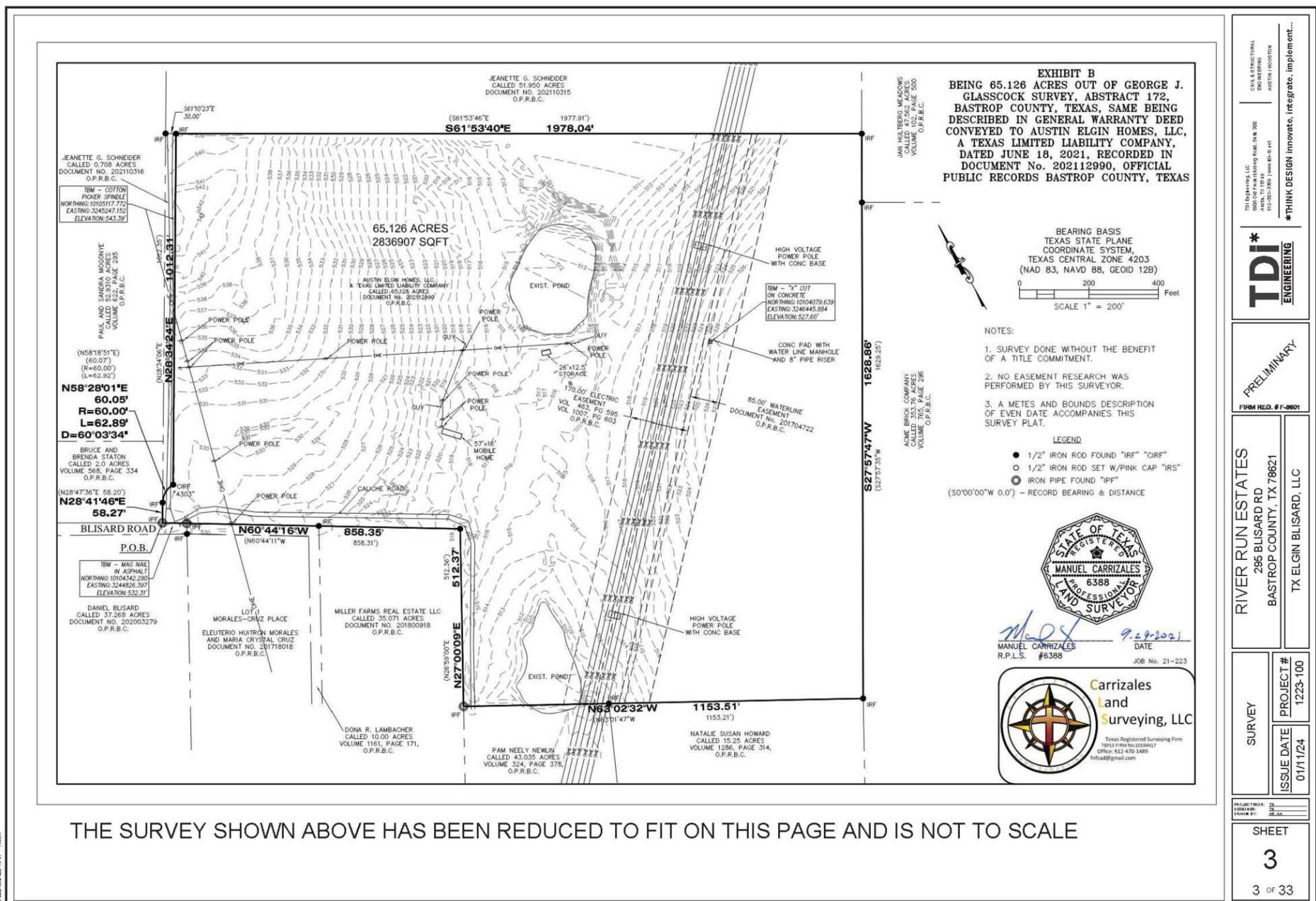


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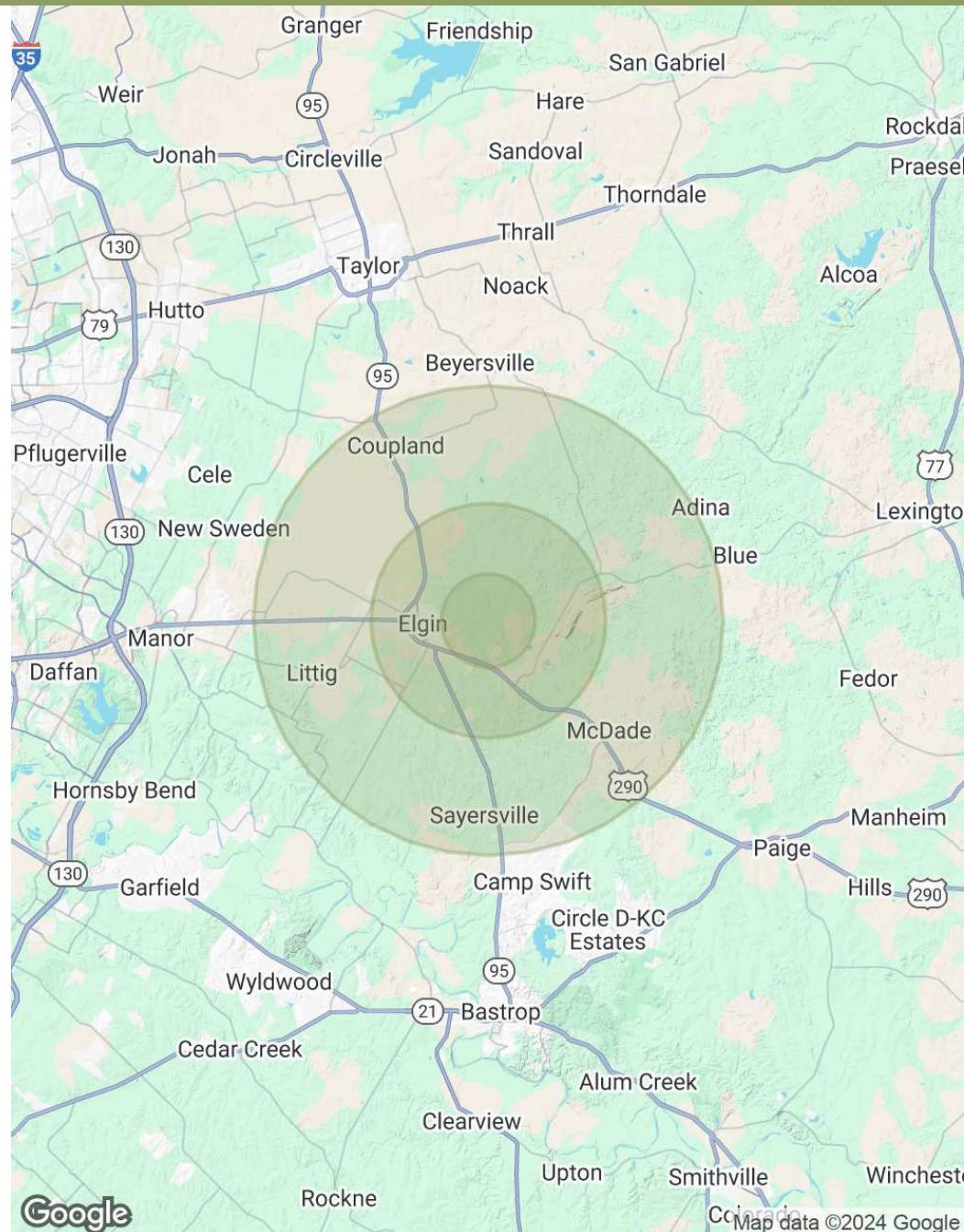
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	3,071	17,521	31,111
Average Age	38	38	38
Average Age (Male)	37	38	38
Average Age (Female)	38	39	39
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	988	5,856	10,423
# of Persons per HH	3.1	3	3
Average HH Income	\$108,663	\$111,764	\$109,860
Average House Value	\$362,187	\$326,811	\$332,944

Demographics data derived from AlphaMap



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

St. Croix Capital Realty Advisors, LLC	9003153	jcollins@stcroica.com	(512)391-0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	(512)391-0718
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jared Vincent	758362	jvincent@stcroixca.com	(512)391-0718
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

St Croix Capital Realty Advisors, 901 S Mopac Expressway Austin, TX 78746

Jared Vincent

Information available at www.trec.texas.gov

IABS 1-0 Date

IABS Form

Phone: 512391071846

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www.lwolf.com

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201