

FOR SALE

# ELGIN HIGHWAY 95 S LAND FOR SALE

ACRE ONE  
AUSTIN COMMERCIAL REAL ESTATE

LAND FOR SALE

ASKING PRICE  
**\$3,250,000**

- 15.214 ACRES OF LAND LOCATED IN BASTROP COUNTY
- APPROXIMATE DRIVE TIME TO TESLA (35 MINS), SAMSUNG (25 MINS), BASTROP (18 MINS), AND DOWNTOWN AUSTIN (39 MINS)
- NO ZONING
- 8 INCH WATERLINE LOCATED ALONG 95 AND A 2 INCH LINE ON GRUETZNER LN
- FRONTAGE ON TWO ROADS; HWY 95 S AND GRUETZNER LN
- TOPOGRAPHY: FLAT TO GENTLE SLOPE
- NICE SHAPE FOR DEVELOPMENT
- NO ZONING, BUT POSSIBLE RETAIL AND INDUSTRIAL MIX

BROKER CONTACT:

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PROPERTY DETAILS

15.214 Acres on State Highway 95 S Elgin, Texas

Land (Acres)	Approx. 15.214 acres
Land (Square Feet)	Approx. 662,722 SF
Electric	Bluebonnet Cooperative
Septic	Required
Curb Cuts	Two Curb Cuts on HWY 95
Water	8" Waterline and 2" Waterline
Power	See transformers below



HIGHWAY 95 S







