

Unlock Endless Development Potential off HWY 290

COMMERCIAL
MARKET EXCHANGE

605 W HWY 290 | Elgin, TX 78621



Retail Property For Sale

ELGIN, TEXAS

0.5 Miles

H.E.B.

Downtown
Elgin

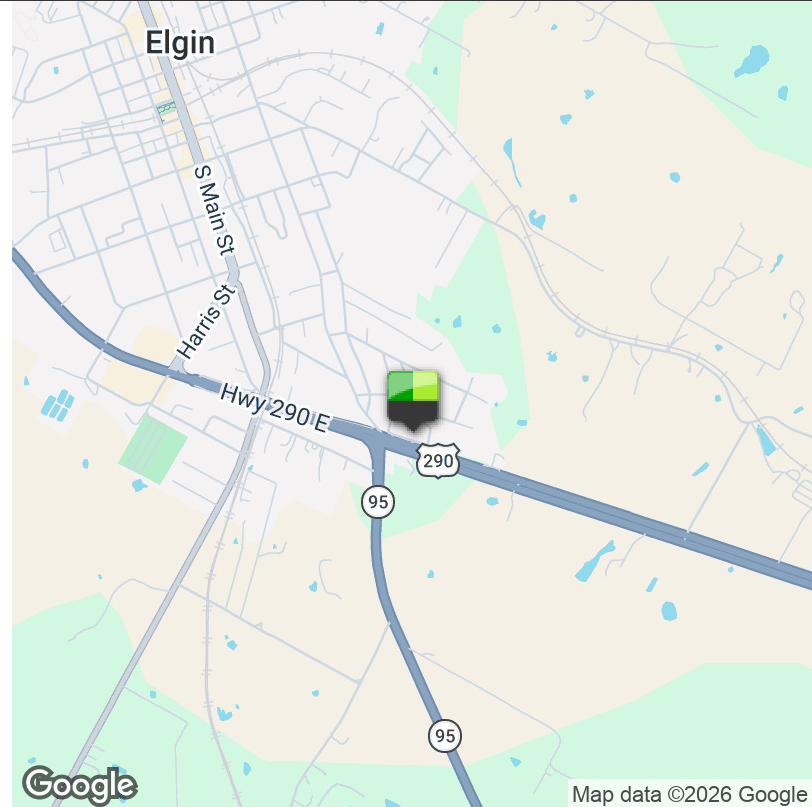
MARTHA DENHAM

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	N/A
Building Size:	20,807 SF
Available SF:	
Lot Size:	34,804 SF
Price / SF:	-
Year Built:	1968
Renovated:	1988
Zoning:	C3
Market:	Elgin
Submarket:	Manor, Austin
Traffic Count:	47,046

PROPERTY OVERVIEW

This 20,807 SF building, built in 1968 and thoughtfully expanded in 1988, presents an outstanding redevelopment opportunity in Elgin's vibrant Highway Commercial District.

Adjacent to US 290 in Highway Commercial District (C-3), with 200' frontage R.O.W. (per survey), this property supports a wide variety of commercial uses. Imagine transforming this space into a modern retail hub, professional offices, or a mixed-use development that draws from the area's growing population.

- * High-traffic location with redevelopment upside
- * Strategic Proximity to Austin's expanding metro area
- * Owner financing available
- * Contact the city for possible development incentives

For more information about this unique property, please contact:

Martha Denham
Broker Associate
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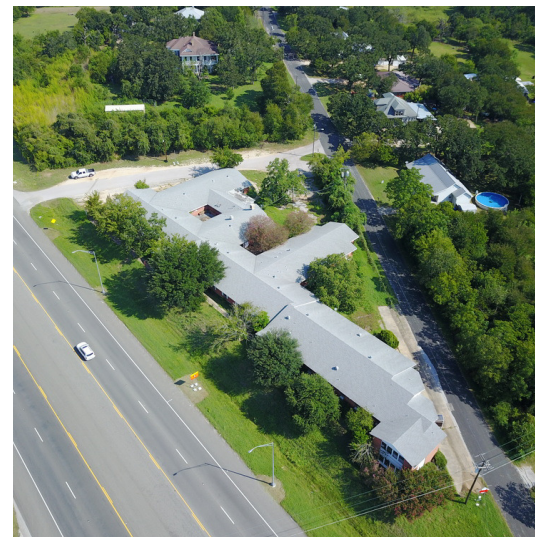
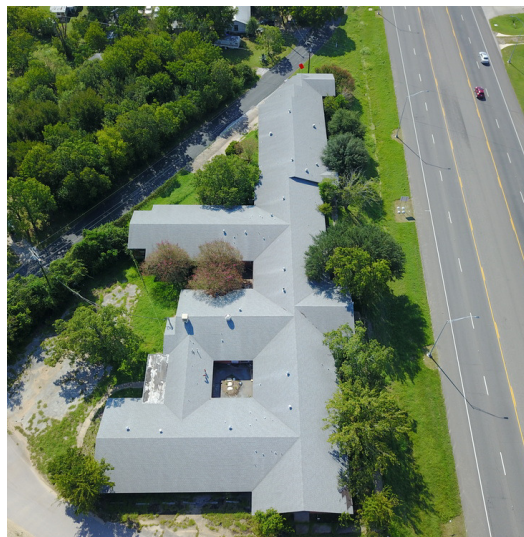
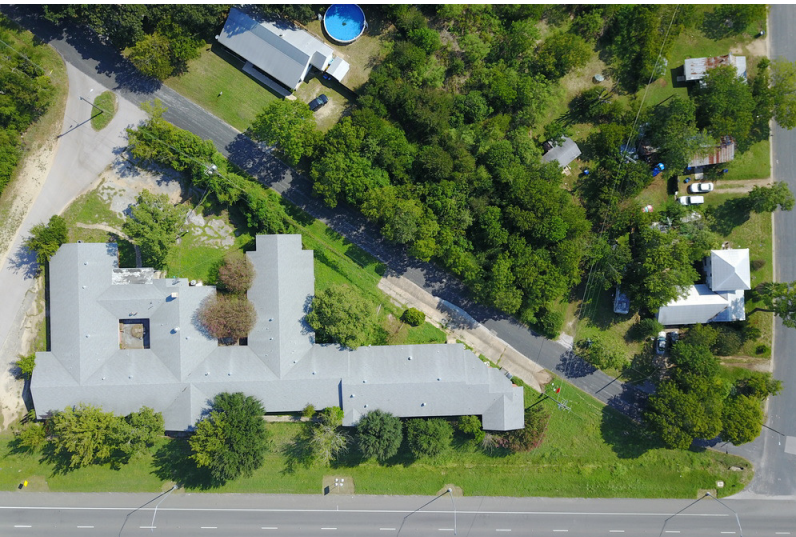
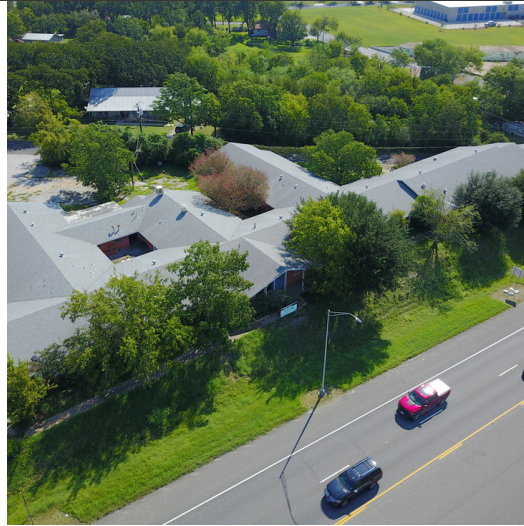
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ADDITIONAL PHOTOS



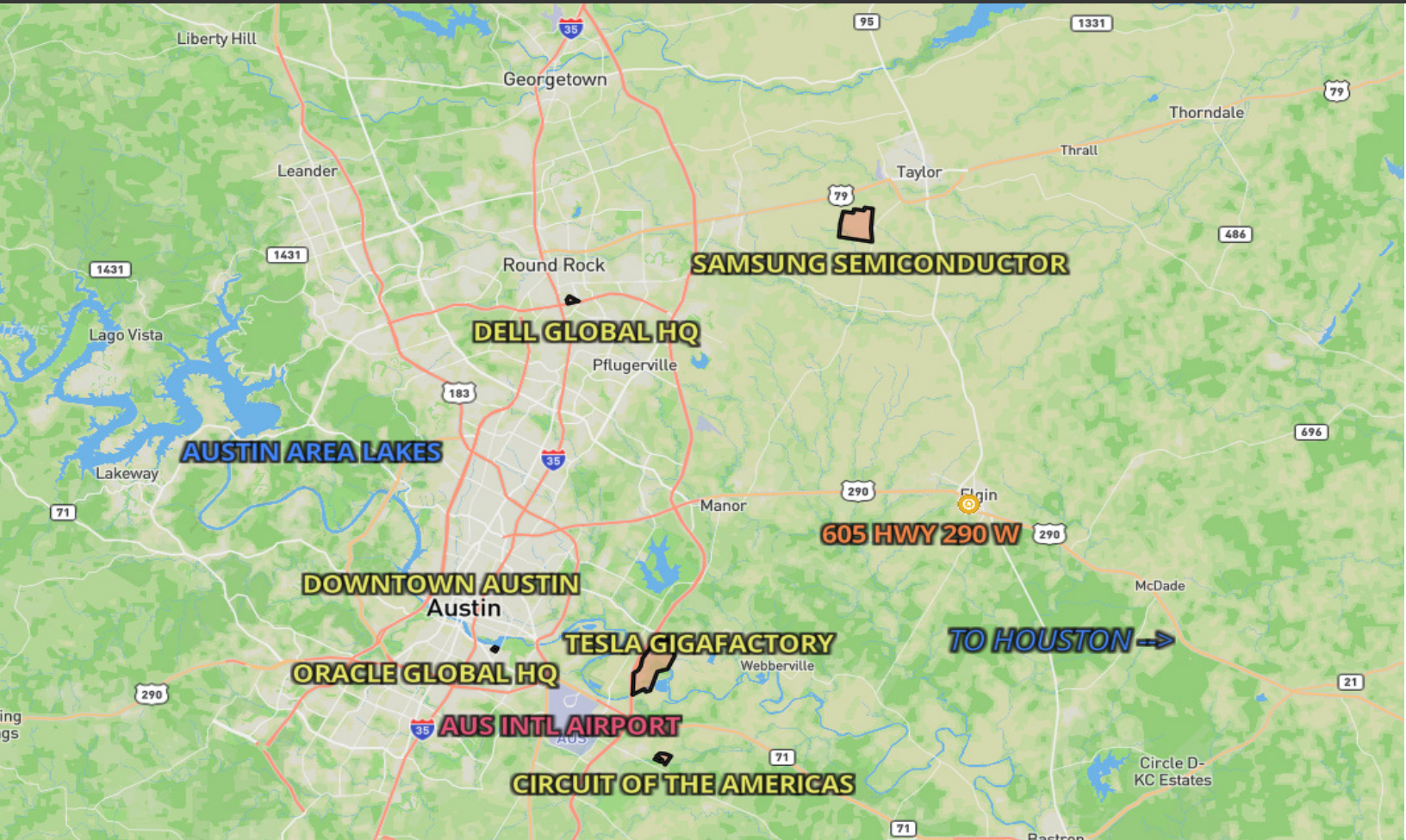
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GREATER AUSTIN AREA LOCATION



LOCATION OVERVIEW

Elgin, Texas, is perfectly situated in Central Texas along the major highway travel route between Austin and Houston. The area provides a small town feel yet provides convenient access to nearby attractions and high tech employers.

Within 30 - 45 minutes from:

- > Downtown Austin
- > Austin-Bergstrom International Airport
- > Tesla HQ
- > Samsung Austin Semiconductor
- > Oracle HQ
- > Dell HQ
- > Circuit of the Americas (F1 Racing and major entertainment venue)



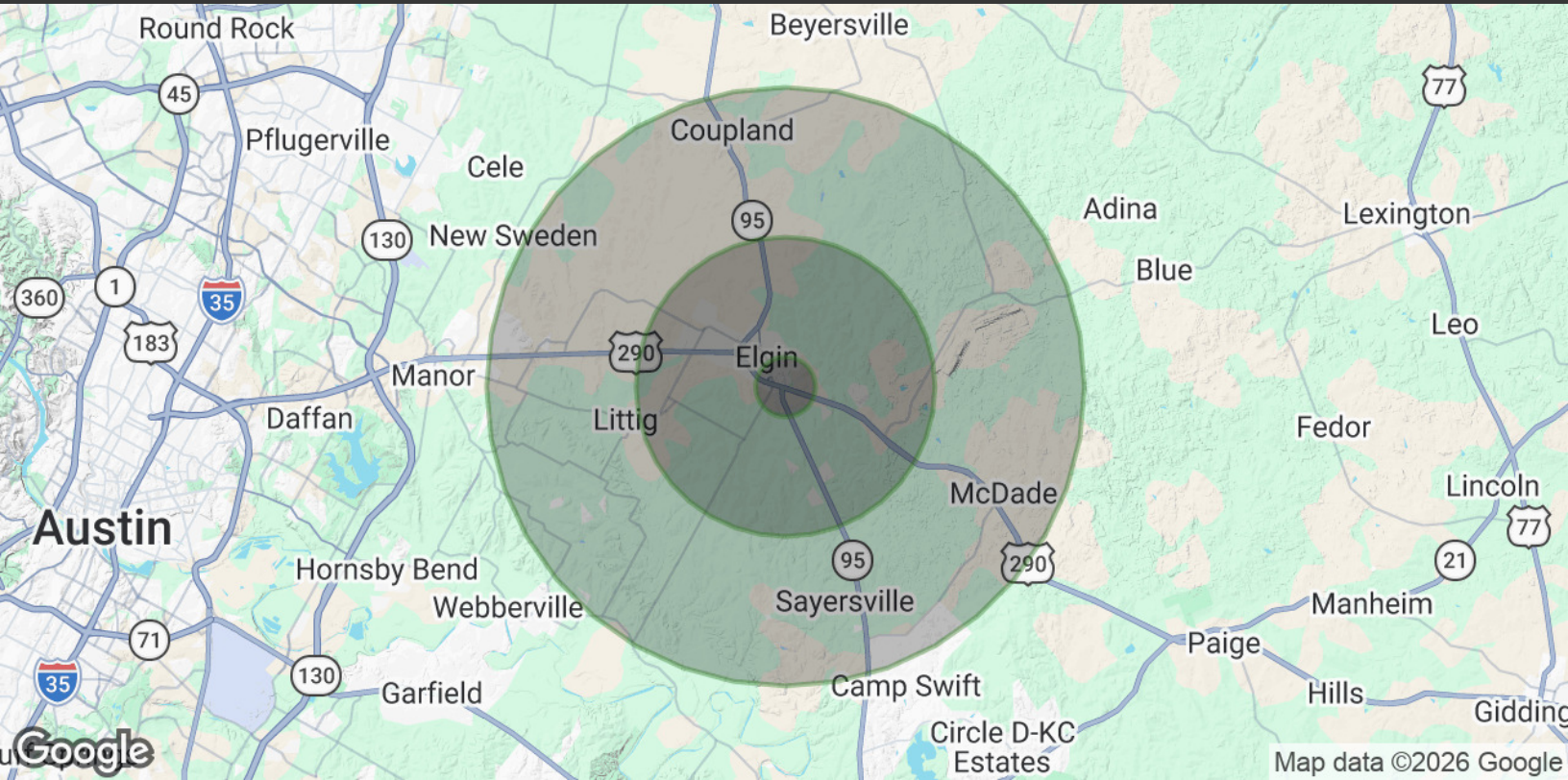
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,438	22,300	61,328
Average Age	38	38	36
Average Age (Male)	36	37	36
Average Age (Female)	39	38	37

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,486	7,370	19,724
# of Persons per HH	3	3	3.1
Average HH Income	\$110,655	\$111,956	\$110,536
Average House Value	\$333,635	\$327,188	\$331,209

Demographics data derived from AlphaMap

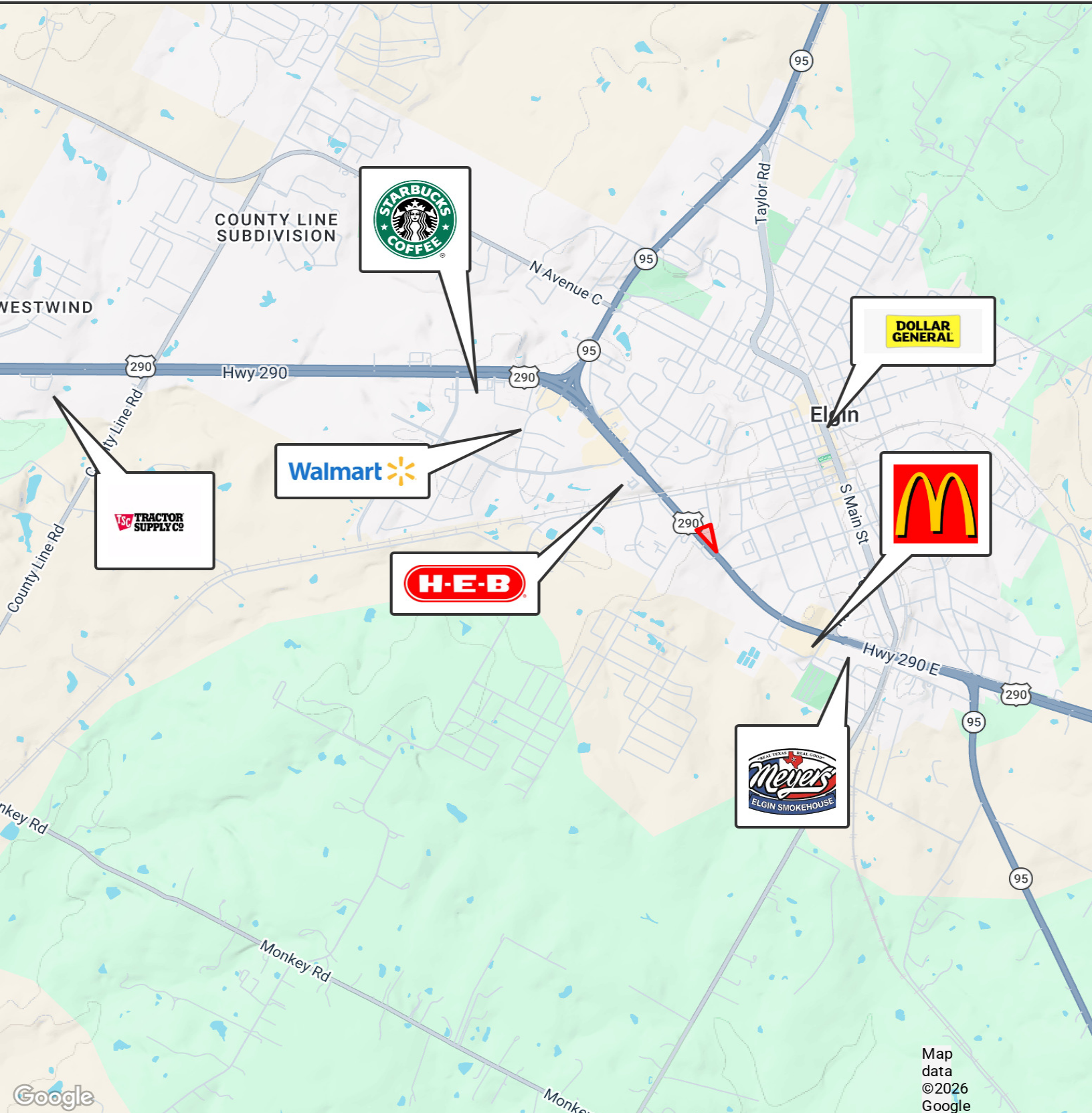
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LOCAL RETAILER MAP



Map data ©2026 Google

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ELGIN ECONOMIC DEVELOPMENT

Investment in the Community

15,000 new homes being built

\$100 million+ in new investment

\$53 million in infrastructure improvements

\$45 million in commercial development

\$3 million in park expansions

Source: <https://www.elginedc.com/>



INCENTIVE PROGRAMS

380 Agreements

City-Wide Business Enhancement Grant

Destination Entertainment Incentives

Real Estate Agreement - Land Sales

Elgin Opportunity Zone - Census Tract 9502

Workforce Skills Development Fund

Foreign Trade Zone 183

Texas Enterprise Fund

Texas Enterprise Zone Program

Texas Economic Development

Source: <https://www.elginedc.com/business-toolbox/incentives>

Desirable Place to Live

10 excellent post-secondary options within an hour's drive

6 parks

4 golf courses

56% cheaper housing than Austin

\$80,021 median household income

Source: <https://www.elginedc.com/site-selection/target-industries>

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