

LOCATION

17115 N. Lund Rd, Travis County, TX

AVAILABLE

±84 Acres

SALES PRICE

Contact Broker

ZONING

None, Outside City Limits

MASSIVE VIEWS (HIGH ELEVATION)

Downtown Austin, Taylor, Coupland, Elgin, Manor, Round Rock, and Pflugerville

UTILITIES

Water & Electric Onsite (Prospective buyer should use a professional to closely examine the availability & capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.)

SCHOOLS

Elgin ISD

DEMOGRAPHICS

:	3 Mile	5 Mile	7 Mile
2023 Population	1,343	7,700	22,136
2028 Proj. Population	1,576	8,051	23,627
Average HH Income	\$111,370	\$89,089	\$89,732



CLOSE PROXIMITY TO:

- John Deere - bought 100s of acres of land next door
- Hutto Mega Tech Center - 188 Acre Industrial Park
- Skybox/Prologis - 220 Acre Data Center Campus
- RCR Taylor Rail Logistics Park - a ±750 Acre Master
- Planned Rail-Served Logistic & Industrial Park
- Samsung Austin Semiconductor campus under construction - \$17B investment
- 1-5 miles from 570-Acre Lund Farm SFR Development
- Newly developed Kaufman Broad & Brohn homes next to Elgin High School
- HEB, Walmart, and other national retailers in Elgin
- Austin metro area with massive high-tech presence
- Tesla, SpaceX, Neuralink, Starlink, Boring Co.

MICHAEL D. GONZALEZ | 281.772.4482
Michaelgonzalez21@gmail.com

YULIANA GONZALEZ | 832.540.0655
yuliana@evolve-realestate.com

EVOLVE REAL ESTATE | 281.907.6339
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18732 Centro Main St, Shenandoah, Texas 77385



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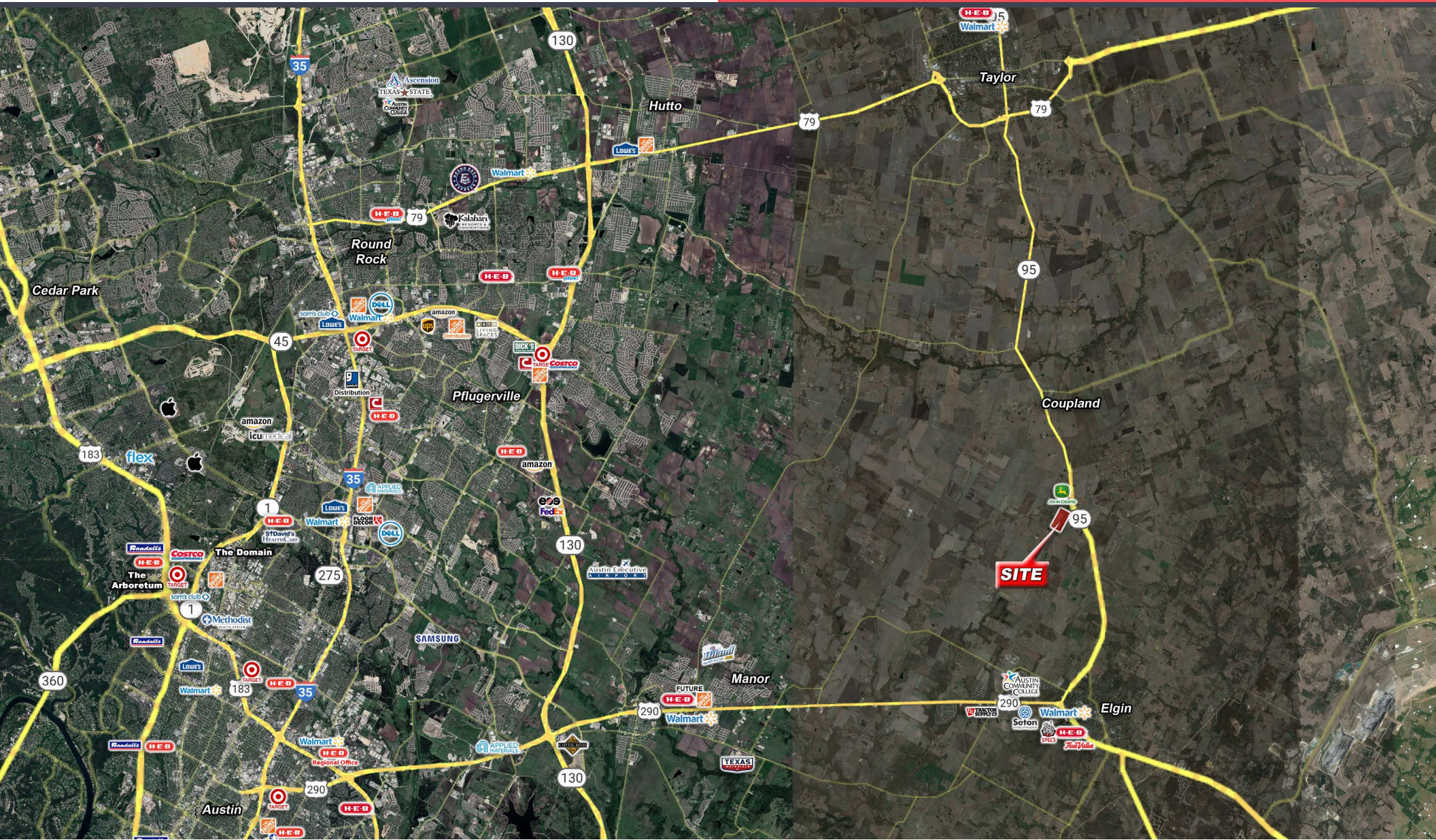


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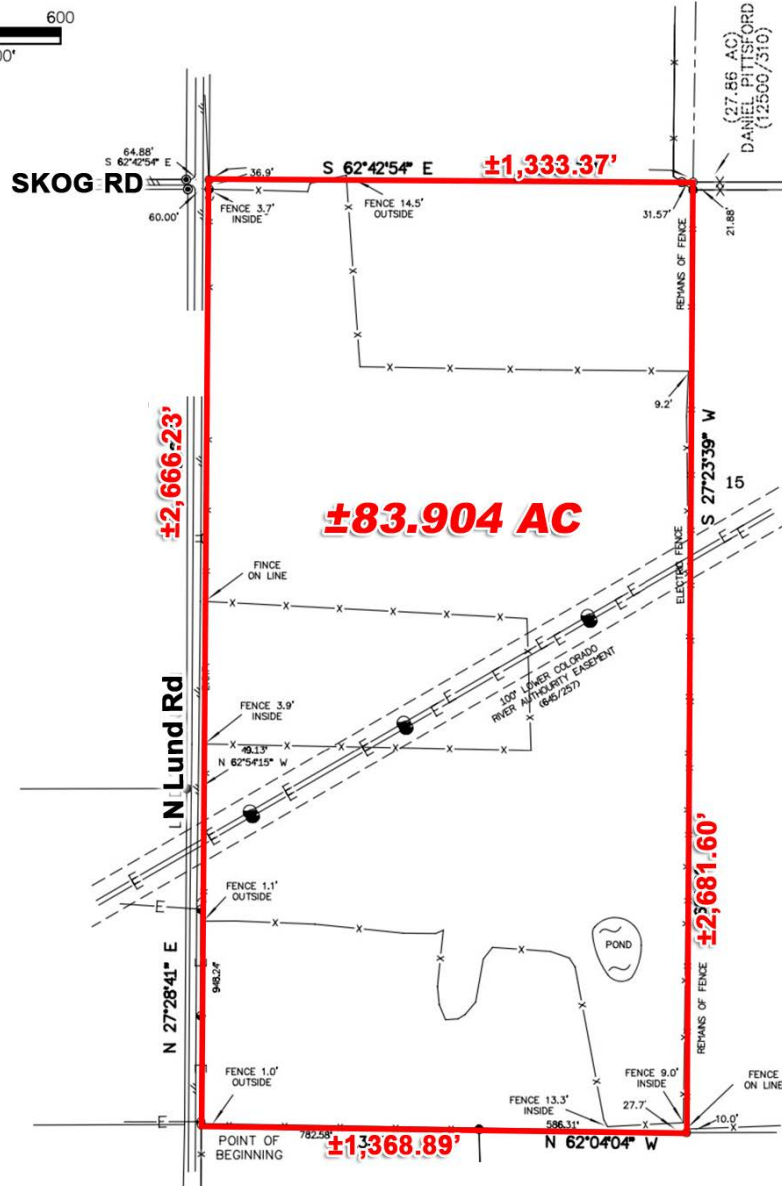
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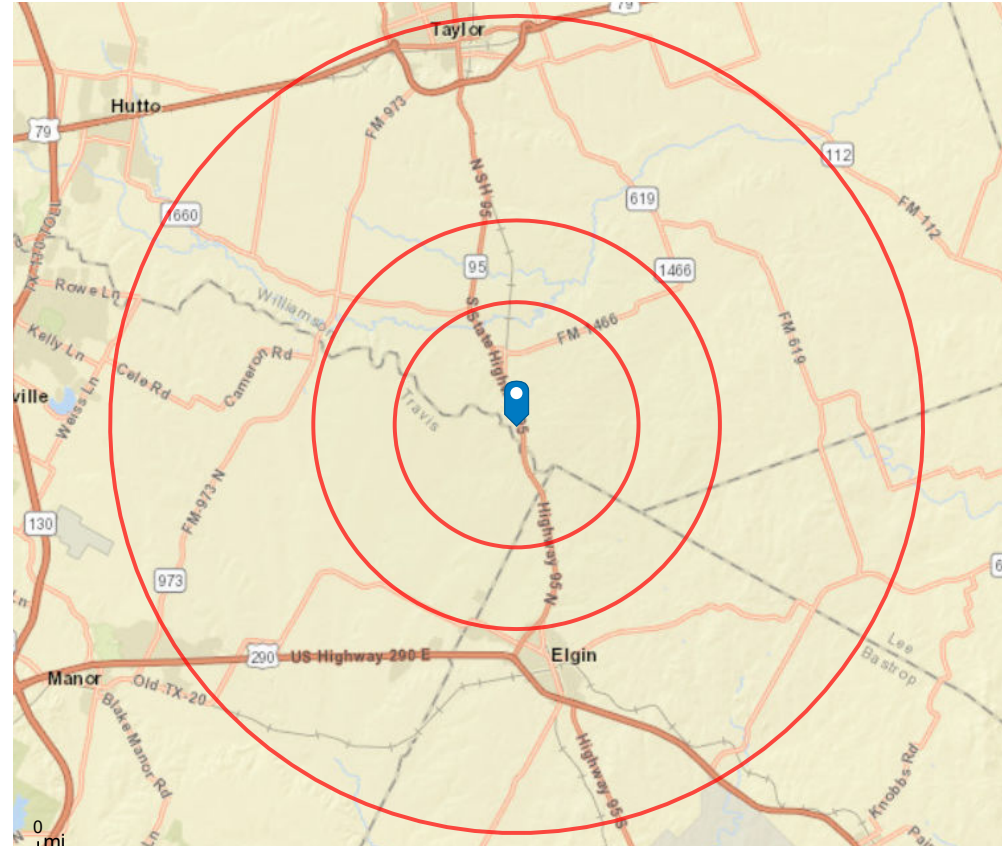
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	3 miles	5 miles	10 miles
Population Summary			
2010 Total Population	890	2,561	30,348
2020 Total Population	1,291	3,659	44,847
2020 Group Quarters	12	56	500
2023 Total Population	1,332	4,853	53,652
2023 Group Quarters	12	55	497
2028 Total Population	1,537	6,322	62,046
2023-2028 Annual Rate	2.90%	5.43%	2.95%
2023 Total Daytime Population	844	3,257	39,451
Workers	237	1,003	12,582
Residents	607	2,254	26,869
Household Summary			
2010 Households	289	870	10,068
2010 Average Household Size	3.08	2.91	2.95
2020 Total Households	392	1,201	14,824
2020 Average Household Size	3.26	3.00	2.99
2023 Households	419	1,582	17,818
2023 Average Household Size	3.15	3.03	2.98
2028 Households	495	2,078	20,710
2028 Average Household Size	3.08	3.02	2.97
2023-2028 Annual Rate	3.39%	5.61%	3.05%
2010 Families	224	667	7,544
2010 Average Family Size	3.47	3.29	3.40
2023 Families	313	1,173	13,037
2023 Average Family Size	3.65	3.52	3.51
2028 Families	368	1,537	15,143
2028 Average Family Size	3.58	3.51	3.49
2023-2028 Annual Rate	3.29%	5.55%	3.04%
Housing Unit Summary			
2000 Housing Units	274	768	8,069
Owner Occupied Housing Units	74.5%	75.4%	67.0%
Renter Occupied Housing Units	14.6%	16.4%	24.7%
Vacant Housing Units	10.9%	8.2%	8.4%
2010 Housing Units	340	987	11,249
Owner Occupied Housing Units	69.4%	70.8%	65.7%
Renter Occupied Housing Units	15.6%	17.3%	23.9%
Vacant Housing Units	15.0%	11.9%	10.5%
2020 Housing Units	441	1,297	15,720
Owner Occupied Housing Units	74.6%	75.5%	73.5%
Renter Occupied Housing Units	14.3%	17.1%	20.8%
Vacant Housing Units	7.0%	6.6%	5.9%
2023 Housing Units	457	1,683	18,760
Owner Occupied Housing Units	79.0%	83.6%	75.7%
Renter Occupied Housing Units	12.7%	10.4%	19.3%
Vacant Housing Units	8.3%	6.0%	5.0%
2028 Housing Units	543	2,244	21,833
Owner Occupied Housing Units	80.8%	85.0%	78.5%
Renter Occupied Housing Units	10.3%	7.6%	16.4%
Vacant Housing Units	8.8%	7.4%	5.1%
2023 Households by Income			
Household Income Base	419	1,582	17,818
<\$15,000	6.9%	6.1%	6.8%
\$15,000 - \$24,999	6.7%	4.9%	6.8%
\$25,000 - \$34,999	8.6%	10.7%	7.2%
\$35,000 - \$49,999	8.6%	7.2%	8.6%
\$50,000 - \$74,999	12.4%	15.2%	16.2%
\$75,000 - \$99,999	16.7%	18.2%	16.9%
\$100,000 - \$149,999	21.2%	17.6%	20.3%
\$150,000 - \$199,999	12.6%	14.9%	13.2%
\$200,000+	6.2%	5.1%	6.3%
Average Household Income	\$102,907	\$100,828	\$103,834



	1 mile	3 miles	5 miles
2023 Population 25+ by Educational Attainment			
Total	950	3,376	34,973
Less than 9th Grade	10.7%	12.6%	8.8%
9th - 12th Grade, No Diploma	3.9%	3.3%	5.6%
High School Graduate	32.5%	32.7%	26.3%
GED/Alternative Credential	3.8%	3.9%	4.9%
Some College, No Degree	18.9%	19.7%	19.7%
Associate Degree	6.2%	5.2%	6.2%
Bachelor's Degree	15.6%	13.9%	19.0%
Graduate/Professional Degree	8.3%	8.7%	9.5%
2023 Population 15+ by Marital Status			
Total	1,098	3,924	41,647
Never Married	26.1%	31.0%	31.3%
Married	60.4%	54.9%	54.1%
Widowed	5.2%	4.6%	4.8%
Divorced	8.3%	9.5%	9.8%

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