

INDUSTRIAL DEVELOPMENT FOR SALE

THREE OAKS MINE OFFICES

7207 FM 696, ELGIN, TX 78621



INDUSTRIAL DEVELOPMENT FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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7207 FARM TO MARKET 696



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FACILITIES

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Approximate Square Footage of Buildings

- Administration Building/Office: 44,811 SF
- Main Shop/Warehouse: 26,051 SF
- Heavy Shop: 16,153 SF
- Wash Facility: 5,116 SF
- Guard Office: 2,476 SF
- Small Office/Rental Building: 5,715 SF

Approximate Size:

- Pond: 2.93 AC
- Laydown Yard: 13 AC

Property:

- Approximately 80 AC

Cranes and other equipment that will remain:

- Main Shop
- (2) 15-Ton Cranes
- (1) 25-Ton Crane
- (1) 40-Ton Crane
- (2) Light Vehicle Lifts
- Heavy Shop
- (2) 15-Ton Cranes

Utilities:

- Electric - Bluebonnet Electric Cooperative
- Water - Aqua Water Supply
- Septic - 2 Septic Systems On-Site
- Gas - No Gas
- Electricity: +/-5,000 kVA (approximately 5MW)
- Internet: T1 Fiber line

Other Amenities:

- (10) Motorized Bay Doors Large
- (2) Motorized Bay Doors Small
- Power Upgrades - 25 KB
- (9) Large Lubricant Racks
- (2) Small Lubricant Racks
- Fuel Station
- (1) Loading Dock
- 24 Hr. Operation Outdoor Lighting
- Cell-Communication Tower

PROPERTY DESCRIPTION

7207 FARM TO MARKET 696



Property Description

The offices of the Three Oaks Mine, situated at 7207 Farm to Market 696 in Elgin, TX, are currently available for purchase! Encompassing approximately 80 acres (additional property may be available if interested), this extraordinary property features three buildings, a security gate, and industrial machinery. Constructed in the late 2000s, these facilities were actively used until August 2023 and are presently utilized intermittently. Although there is no ongoing mining activity, limited reclamation activities are in progress. The Annual Equipment Certifications are up-to-date, mandatory inspections and maintenance will be kept current. The primary office building is semi furnished, showcasing multiple offices, conference rooms, open work spaces, break areas and locker rooms. The property includes a separate building with versatile functional uses and a spacious warehouse for equipment storage. Some of the property highlights include: Outdoor lighting for 24 hour operational needs, state of the art fuel station and large equipment wash facility, Laydown Yard and Cell/Communication Tower This property presents a lucrative investment opportunity for companies seeking office and industrial space in a growing and developing area.

Click below for Virtual Tour!



AERIAL SHOTS

7207 FARM TO MARKET 696



AERIAL SHOTS

7207 FARM TO MARKET 696



ENTRANCE ROAD/GUARD OFFICE

7207 FARM TO MARKET 696



OFFICE/PARKING AREA

7207 FARM TO MARKET 696



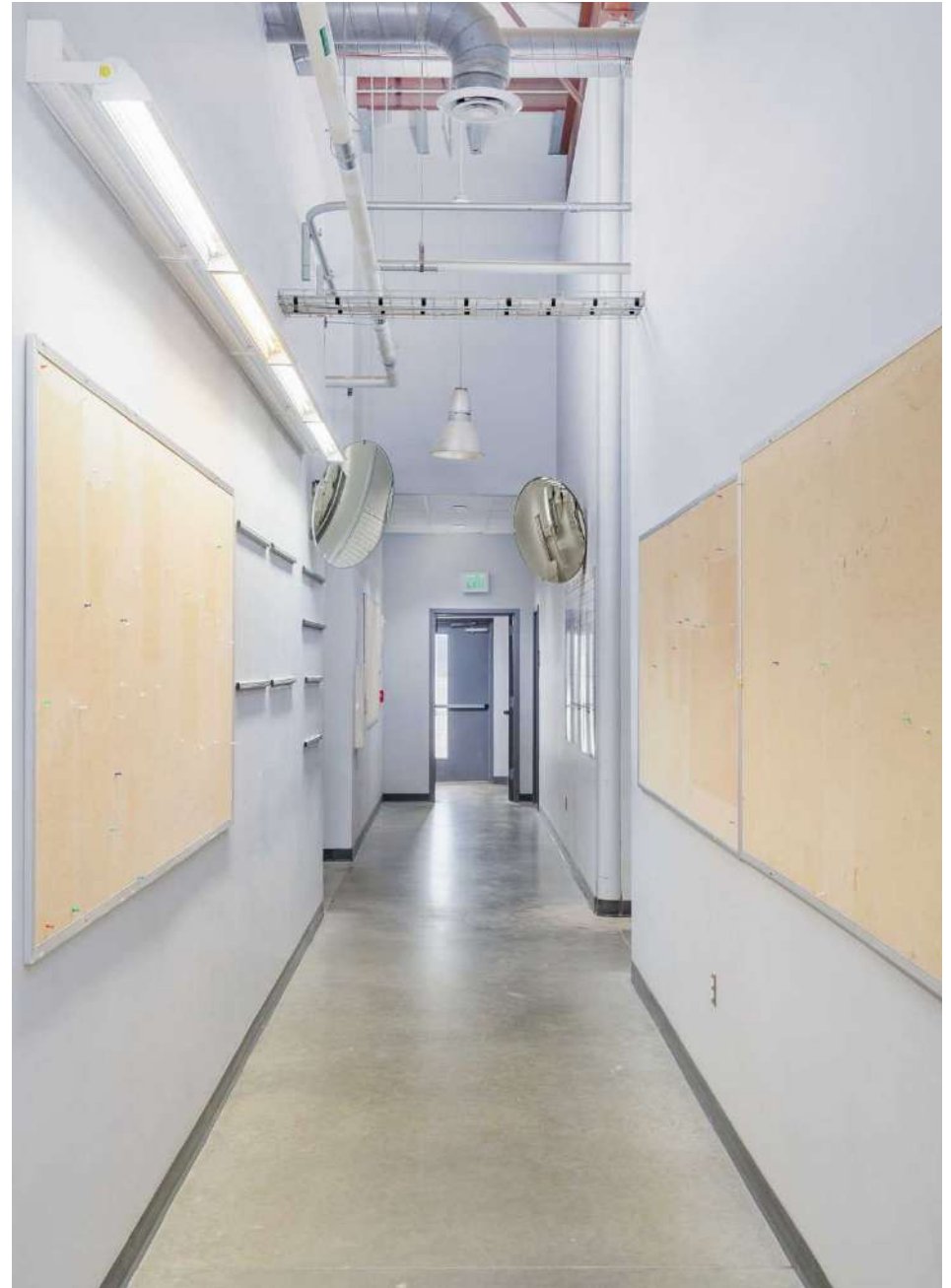
FRONT DESK

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HALLWAY

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SERVER ROOM

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LOCKER/BATHROOM

7207 FARM TO MARKET 696



OFFICE INTERIOR

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OFFICE INTERIOR

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WAREHOUSE

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MAIN SHOP EXTERIOR

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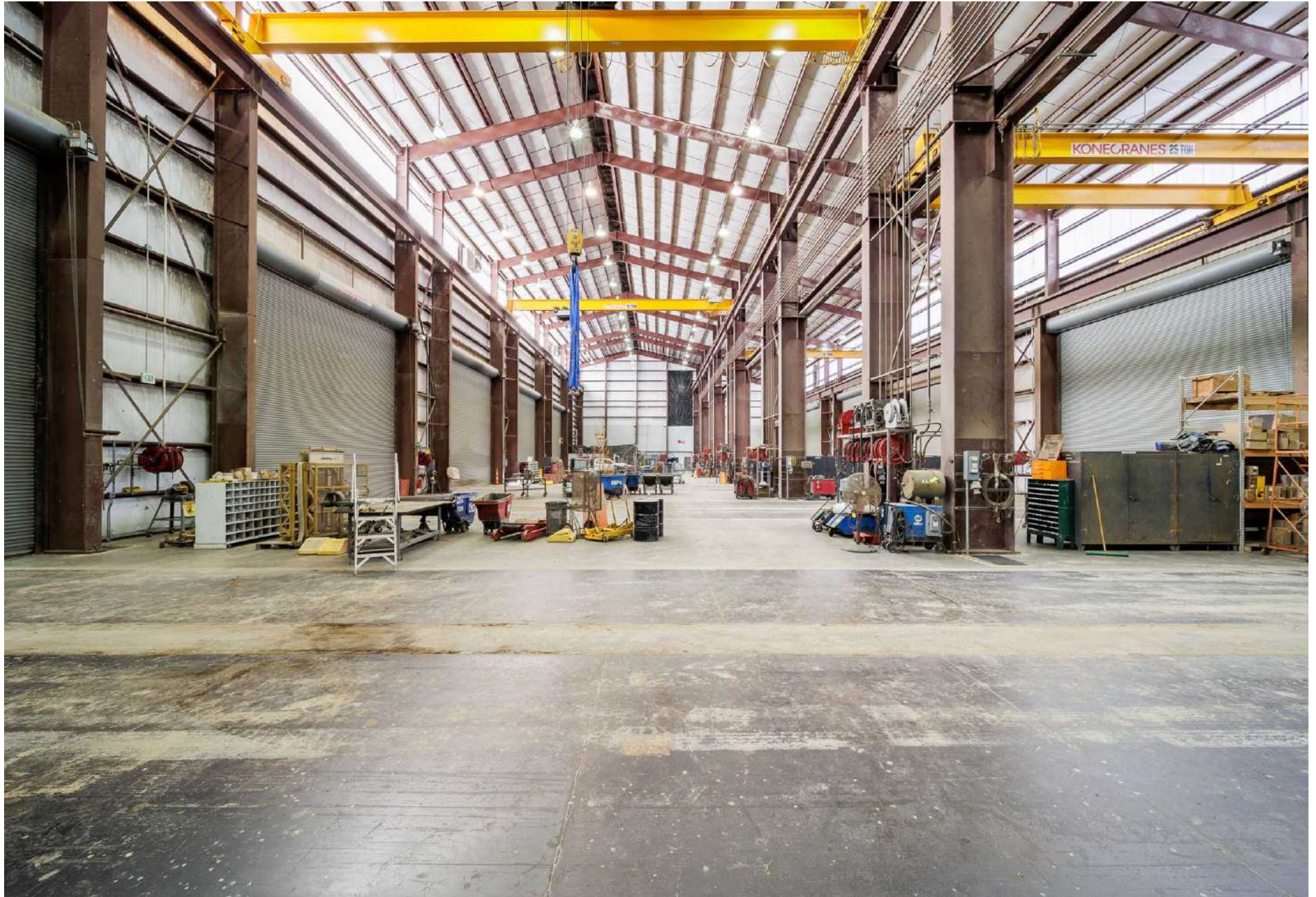
MAIN SHOP DUAL BAY DOOR

7207 FARM TO MARKET 696



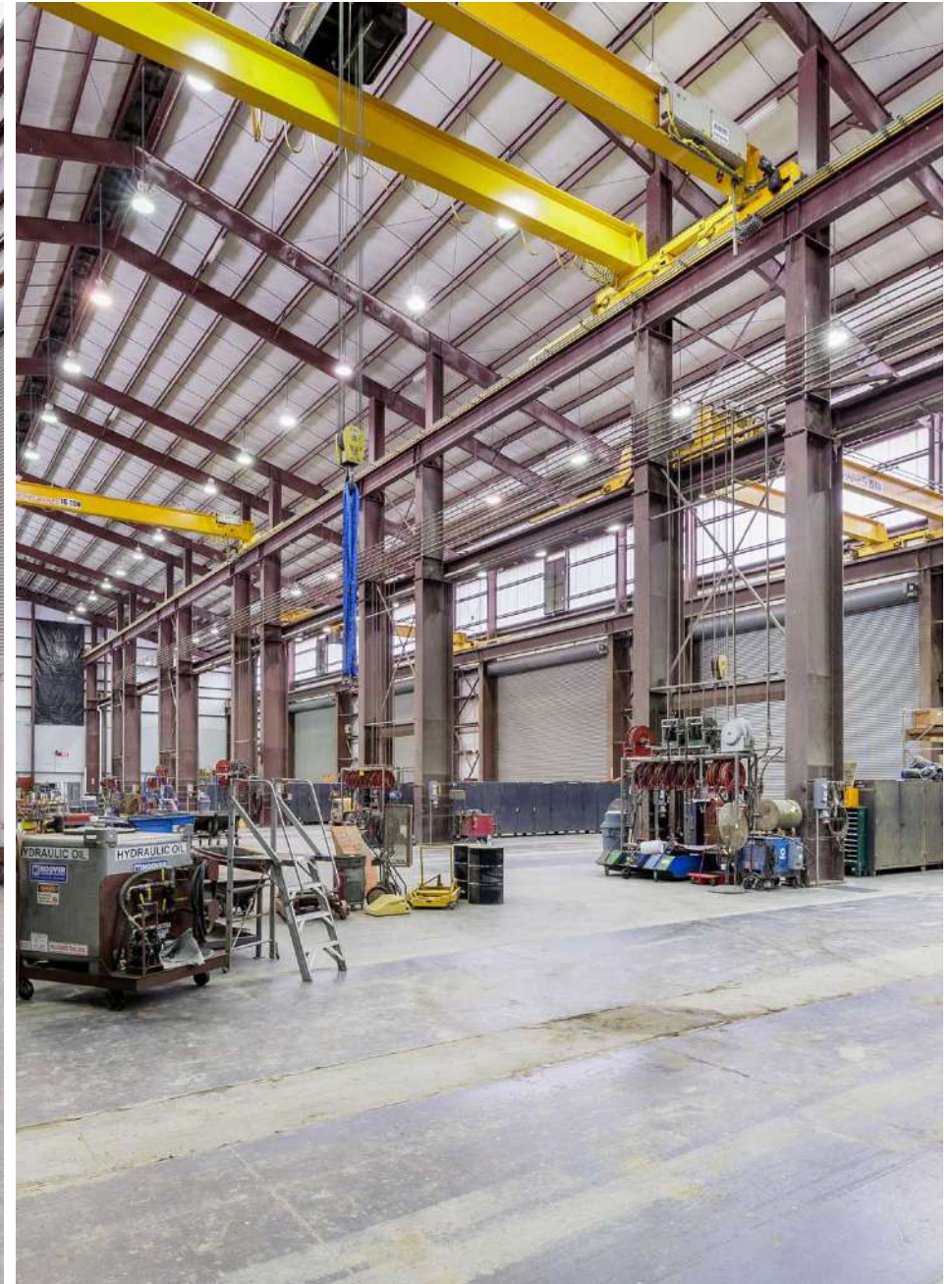
MAIN SHOP INTERIOR

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MAIN SHOP CRANES

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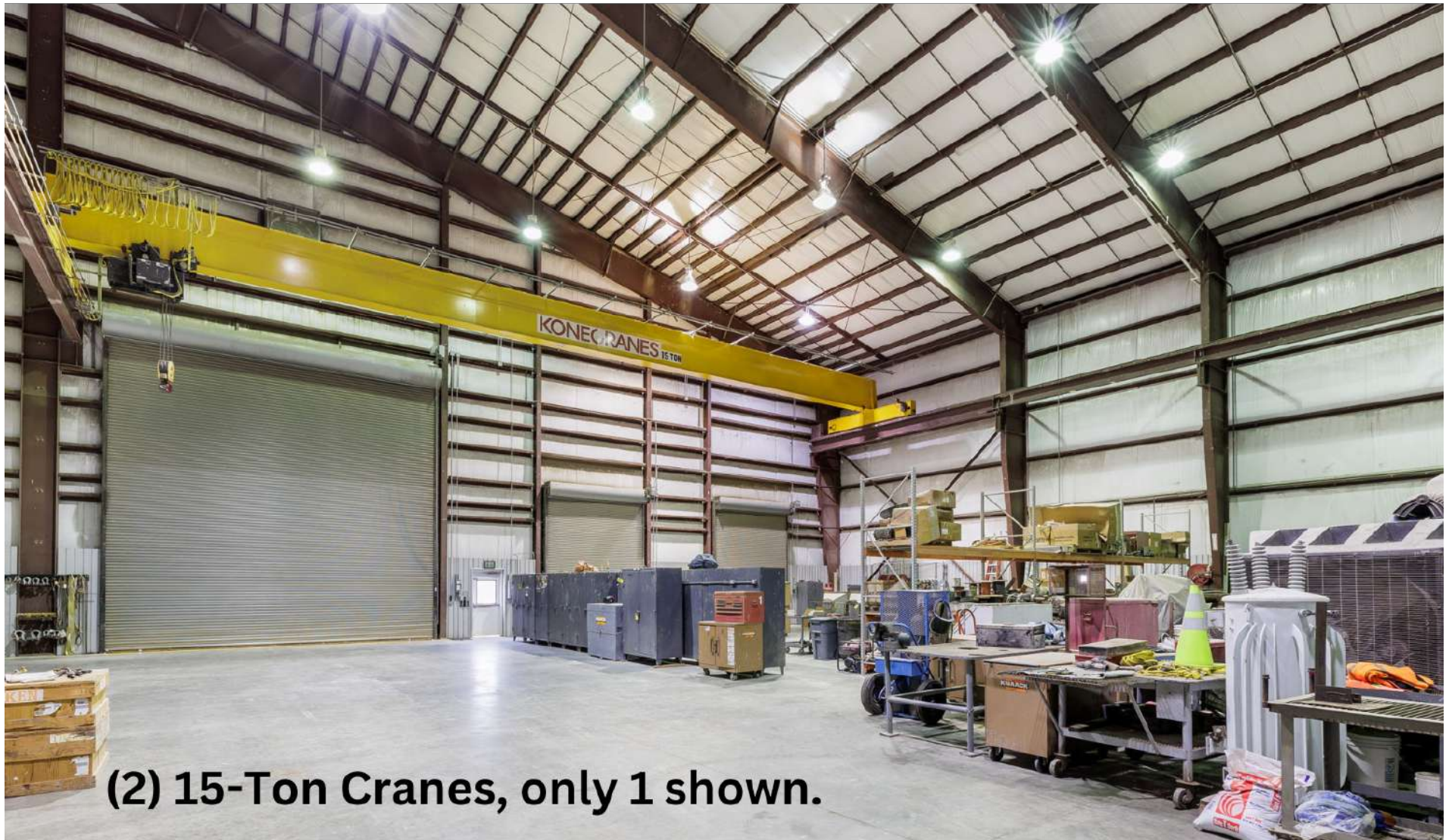
HEAVY SHOP EXTERIOR

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HEAVY SHOP CRANES

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(2) 15-Ton Cranes, only 1 shown.

WASH FACILITY

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FUEL STATION

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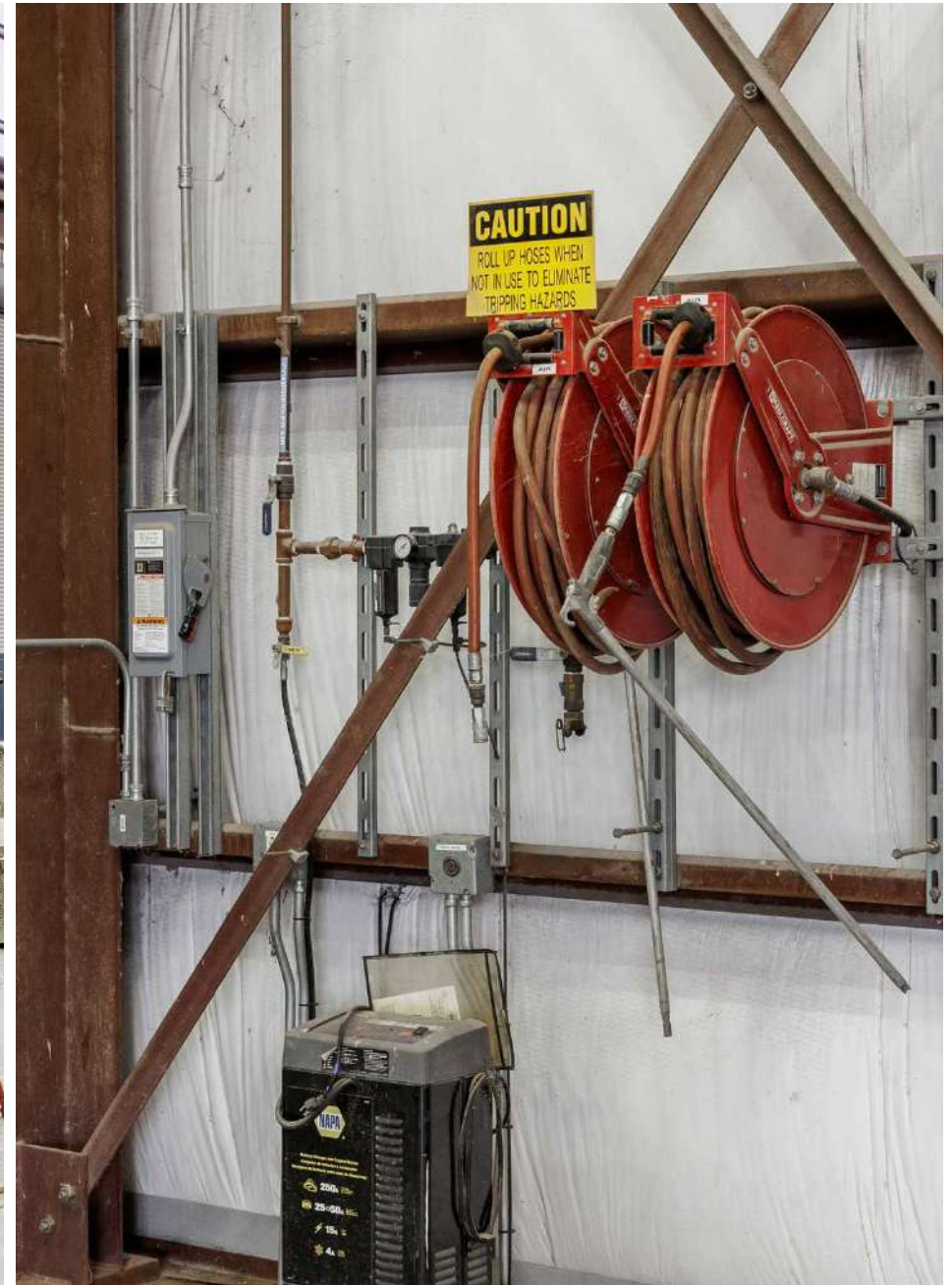
LOADING DOCK

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LUBE STATION

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LIGHT VEHICLE LIFT

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AMPLE POWER SUPPLY

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COMPRESSOR

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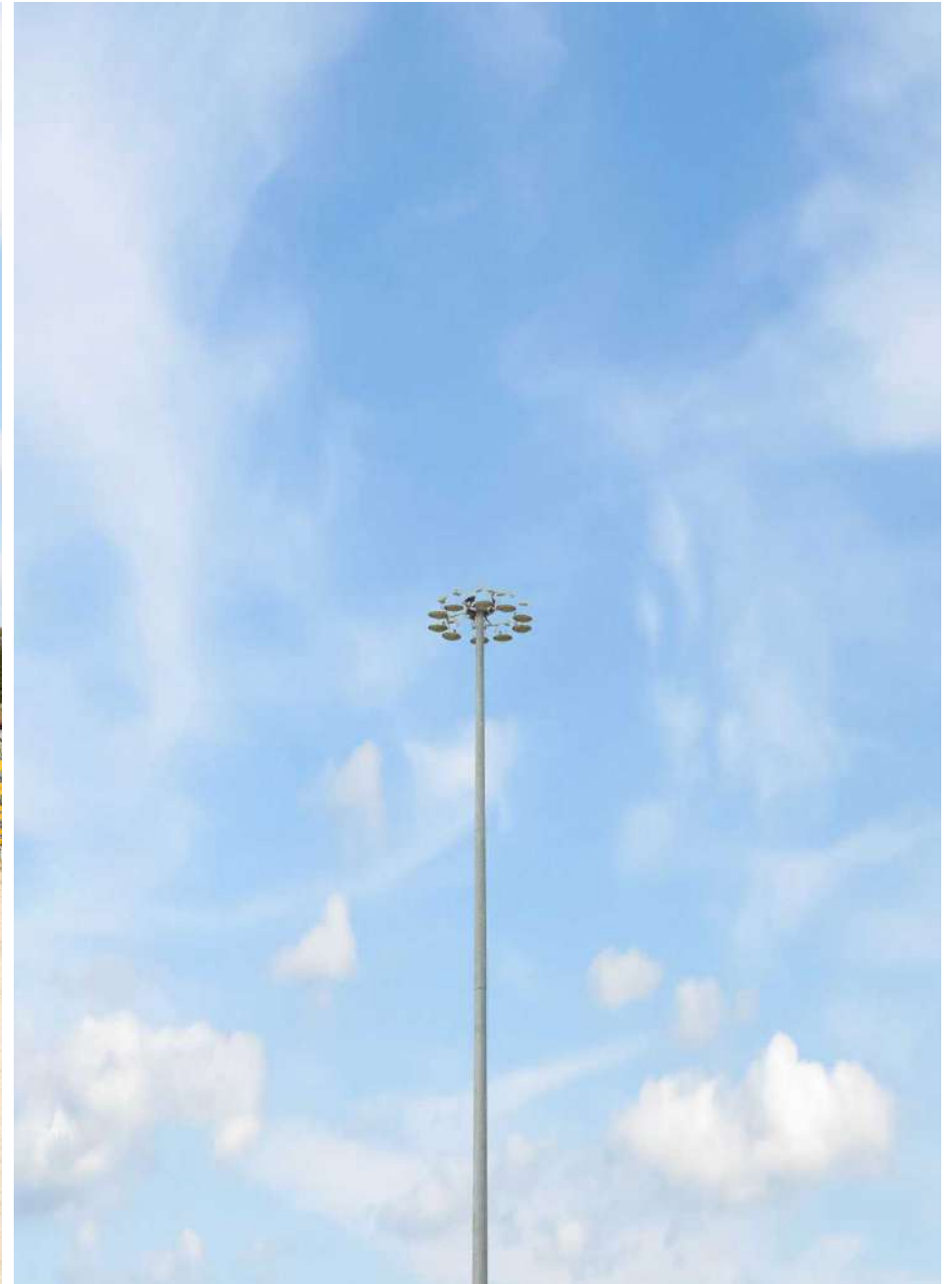
POND & CELL-COMMUNICATION TOWER

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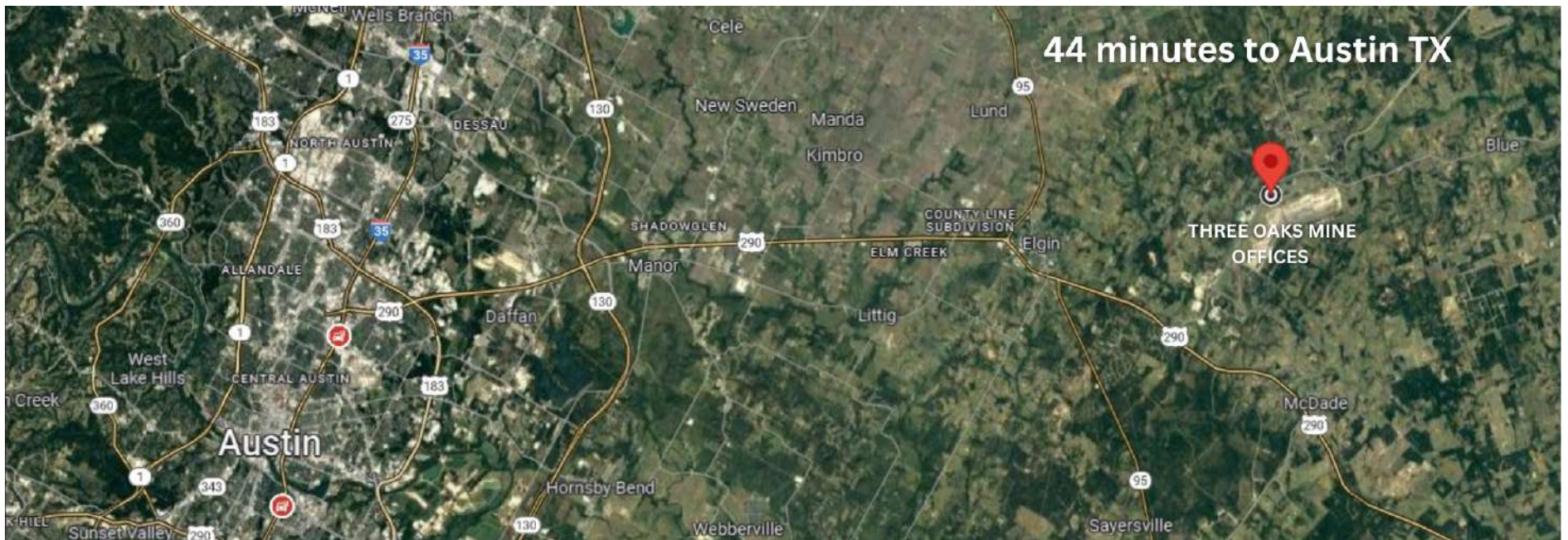
OUTDOOR LIGHTING

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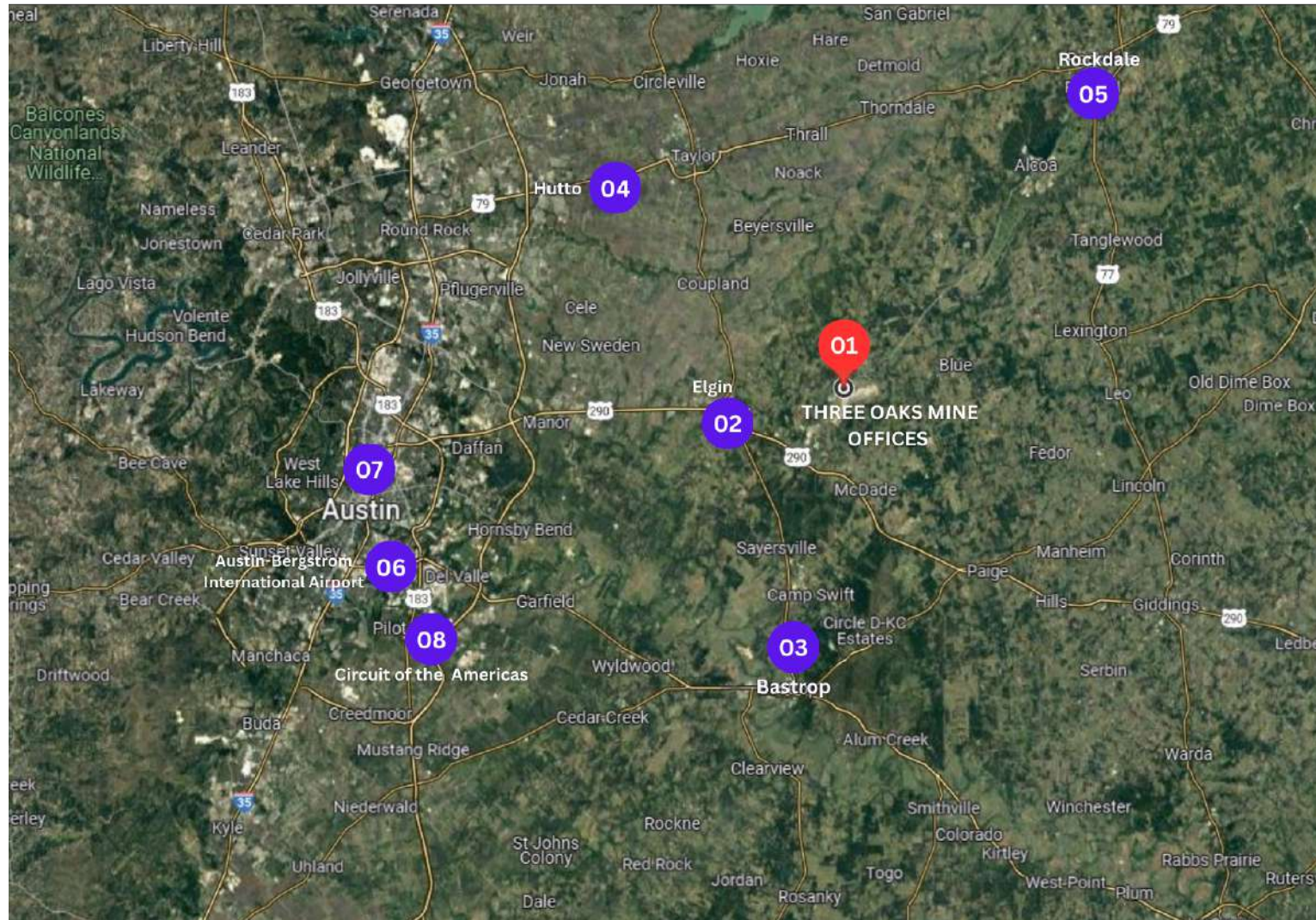
LOCATION MAP

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DRIVE TIMES

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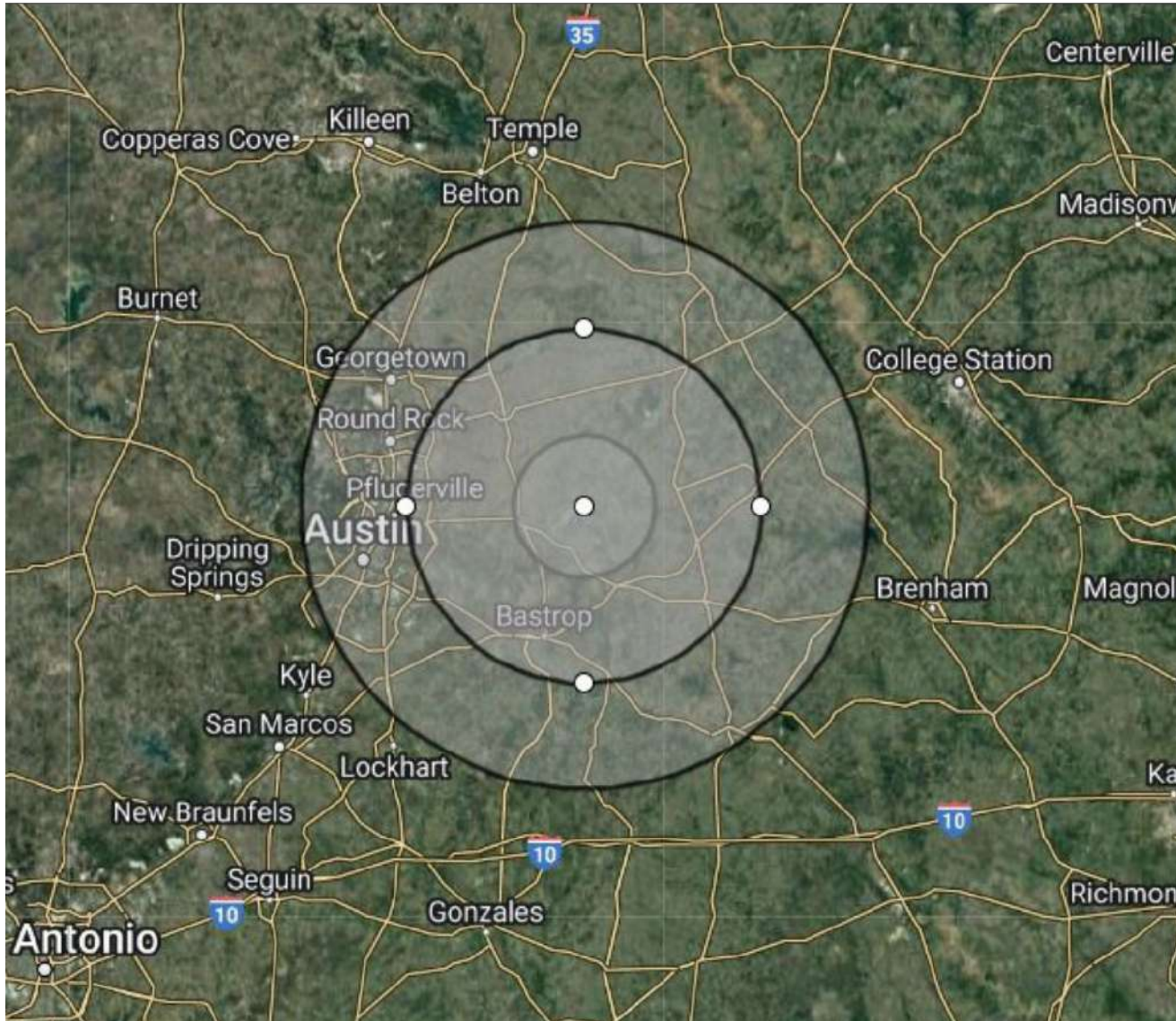
DRIVE TIMES



- 01** THREE OAKS MINE OFFICES
- 02** Elgin, TX - 12 min
- 03** Bastrop, TX - 28 min
- 04** Hutto, TX - 34 min
- 05** Rockdale, TX - 36 min
- 06** Austin-Bergstrom International Airport (ABIA) - 42 min
- 07** Austin, TX - 44 min
- 08** Circuit of the Americas (COTA) - 45 min

DEMOGRAPHICS

7207 FARM TO MARKET 696



10 miles	33.83 MEDIAN AGE
\$85,710 MEDIAN HOUSEHOLD INCOME	47,972 INDIVIDUALS

25 miles	33.26 MEDIAN AGE
\$80,130 MEDIAN HOUSEHOLD INCOME	1,149,346 INDIVIDUALS

40 miles	34.91 MEDIAN AGE
\$87,284 MEDIAN HOUSEHOLD INCOME	2,164,312 INDIVIDUALS

*Source: census.gov

DISCLAIMER

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