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ELGIN, TEXAS

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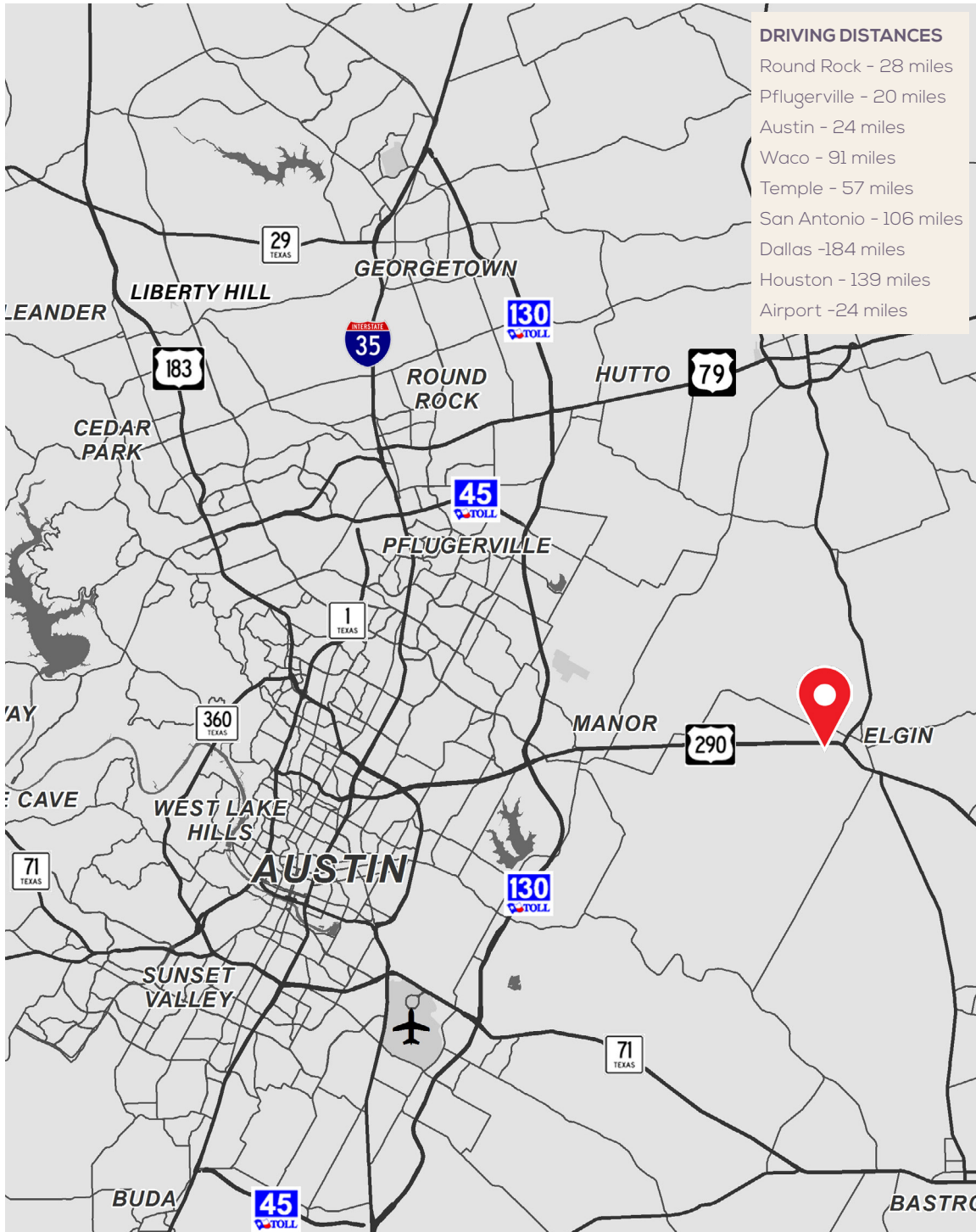
# RIVER'S MARKETPLACE

60 ACRE DEVELOPMENT PROJECT

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PADS • ANCHOR • JUNIOR BOX • SMALL SHOP RETAIL • HOTEL

HIGHWAY 290 , ELGIN , TEXAS



# ABOUT

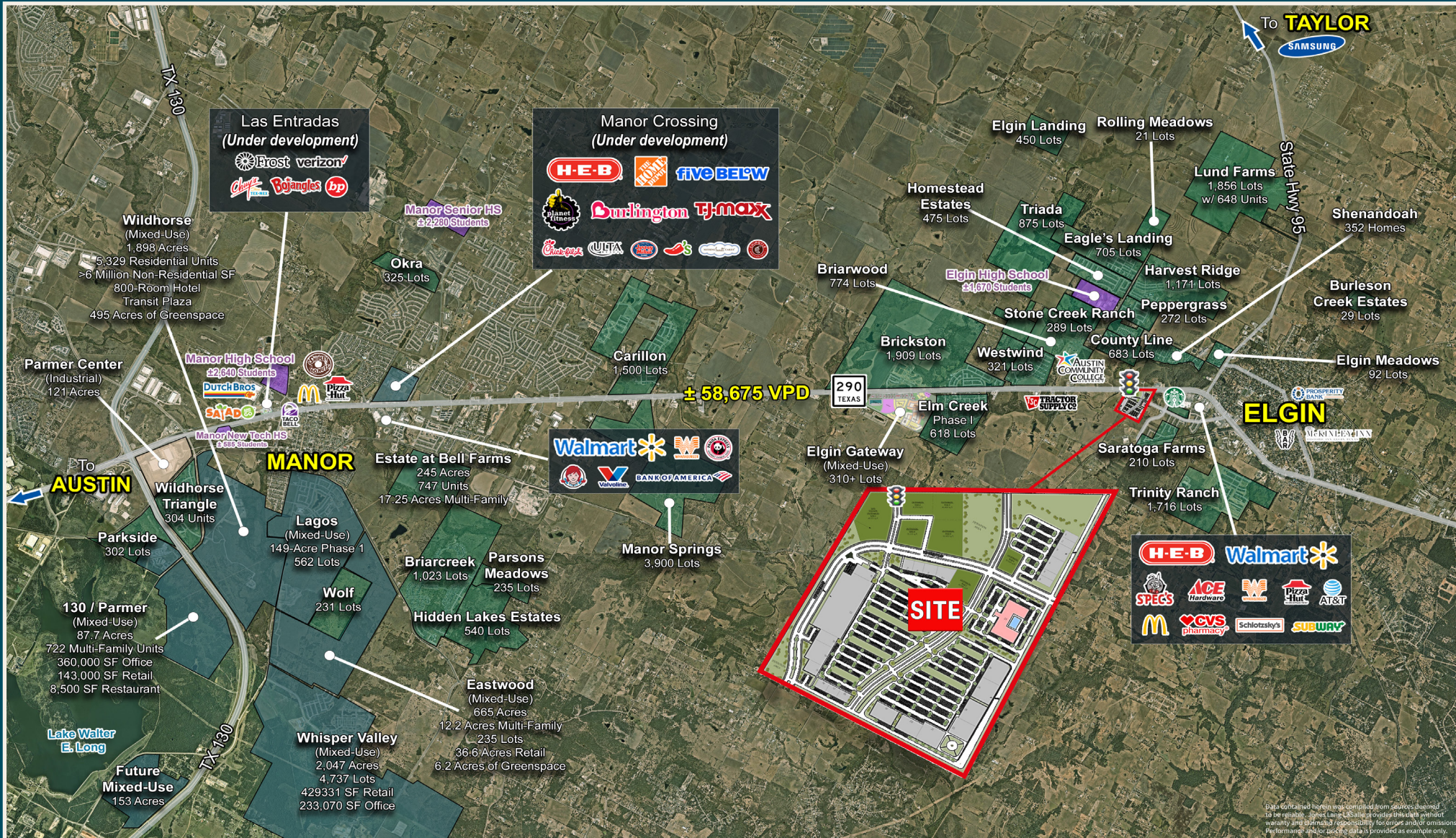
ELGIN, TX

Elgin, Texas is located in Bastrop County, approximately 30 minute drive to Downtown Austin. The city, founded in 1872, has grown from its origins as a railroad town into a charming community that blends rural charm with modern amenities. Elgin's downtown area features historic buildings and local businesses, reflecting its commitment to preserving its heritage while embracing growth. The city is also known for its excellent public schools, community events like the Western Days Festival, and its proximity to natural attractions such as Bastrop State Park. It is also only 30 minutes from the new Tesla plant & less than 20 minutes to the Samsung plant.

- Population has grown **33%** since 2020
- Population is forecast to grow **40%** by 2029
- **15,000** new homes being built
- **\$45M** in new commercial development planned

(source: [Elgin EDC](#))

# ELGIN TRADE AREA



Data contained herein was compiled from sources deemed to be reliable. Jones Lang LaSalle provides this data without warranty and assumes no responsibility for errors and/or omissions. Performance of the property data is provided as examples only.

# SITE LOCATION



# S I T E P L A N



# S I T E P L A N



Elgin Business Park

**Carr Lane**  
MANUFACTURING CO.

Southside Market Corporate Headquarters

# RENDERINGS

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# RENDERINGS





# LOCATION & DEMOS

LOCATION, COMMUNITY, QUALITY LIVING. IT STARTS HERE!

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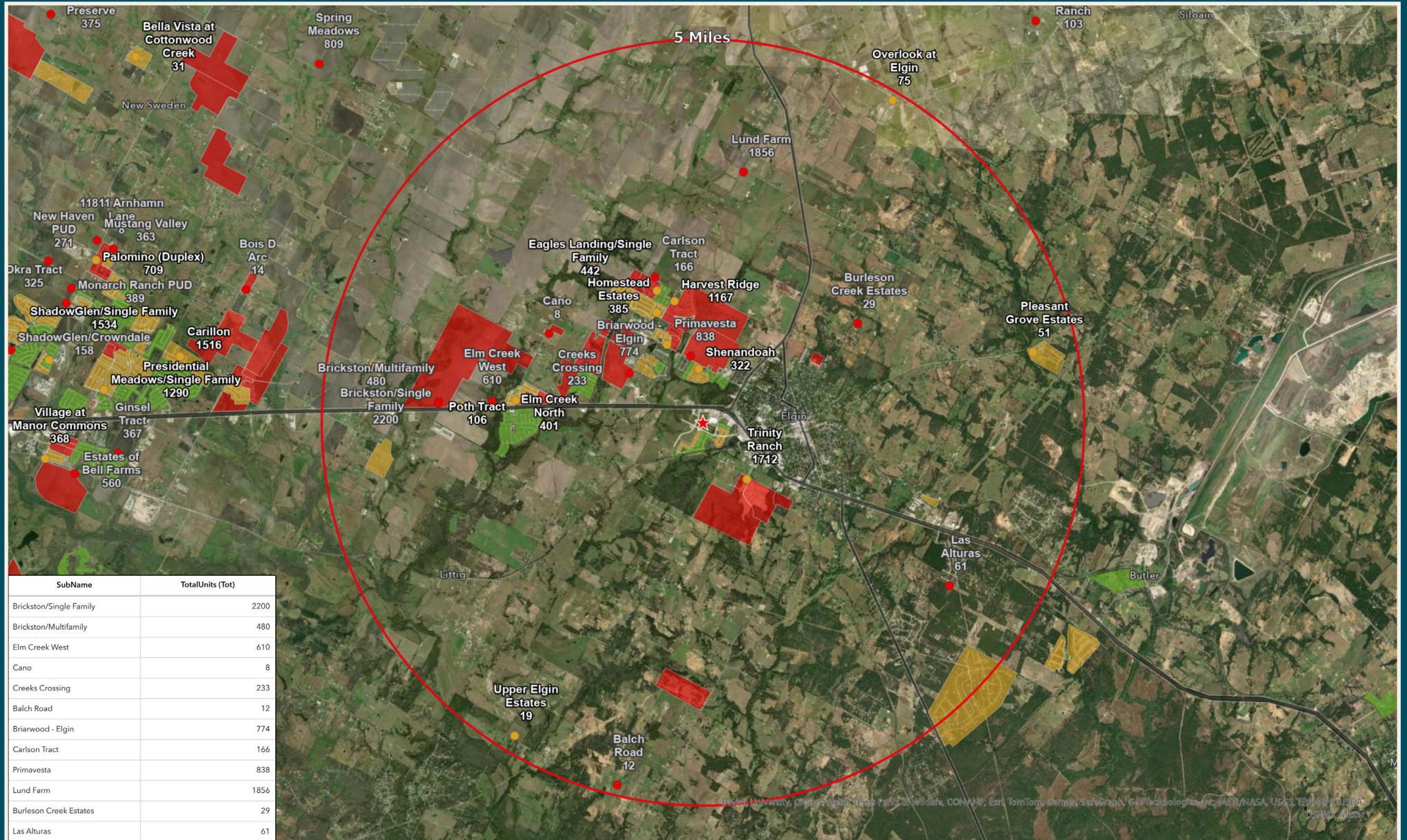
- Along major arterial: Hwy 290
- Lighted intersection to access site
- Access and frontage along Highway 290
- Space available for retail, service, medical, and restaurant uses

<b><u>2024 DEMOS</u></b>	<b><u>3-MILE</u></b>	<b><u>5-MILE</u></b>	<b><u>10-MILE</u></b>
Total Population	16,861	22,109	72,936
Households	5,533	7,149	23,497
Daytime Population	12,516	15,712	48,557
Average HH Income	\$93,029	\$97,400	\$111,129

<b><u>TRAFFIC COUNTS</u></b>	<b><u>CPD</u></b>
Highway 290	33,733

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# HOUSING GROWTH STUDY





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