



WILL PHIPPS CCIM

GREGG GLIME SIOR, CCIM

BRANDON DAVIS

800 STATE HWY 95 N, ELGIN, TX 78621

Silo Ranch

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



Renderings for illustrative purposes only

PROPERTY OVERVIEW

Cromwell Commercial Group is pleased to present the only currently planned new retail development in Elgin, Tx. Now pre-leasing over 190,000+/- SF Neighborhood Retail Development delivering Q4 2025 in shell. Stand alone pads, multi-tenant buildings, and end cap drive-thru spaces available.

- 1,000 - 10,000 SF spaces available
- Neighborhood retail including restaurants, medical offices, grocery store, fitness studio, coffee, nail salon, home decor etc.
- Taylor Road extension crossing State Hwy 95 underway
- Anticipated signalized intersection
- Monument and facade signage available
- City sewer & water utilities
- Economic development incentives available

PROPERTY HIGHLIGHTS

PROPERTY

Silo Ranch

LOCATION

800 State Hwy 95 N, Elgin, TX 78621

PROPERTY TYPE

Retail, Restaurant, Medical Office, etc

RETAIL CENTER

190,000 +/- SF

MINIMUM DIVISIBLE

1,000 SF

MAXIMUM CONTIGUOUS

10,000 SF

LEASE TYPE

NNN

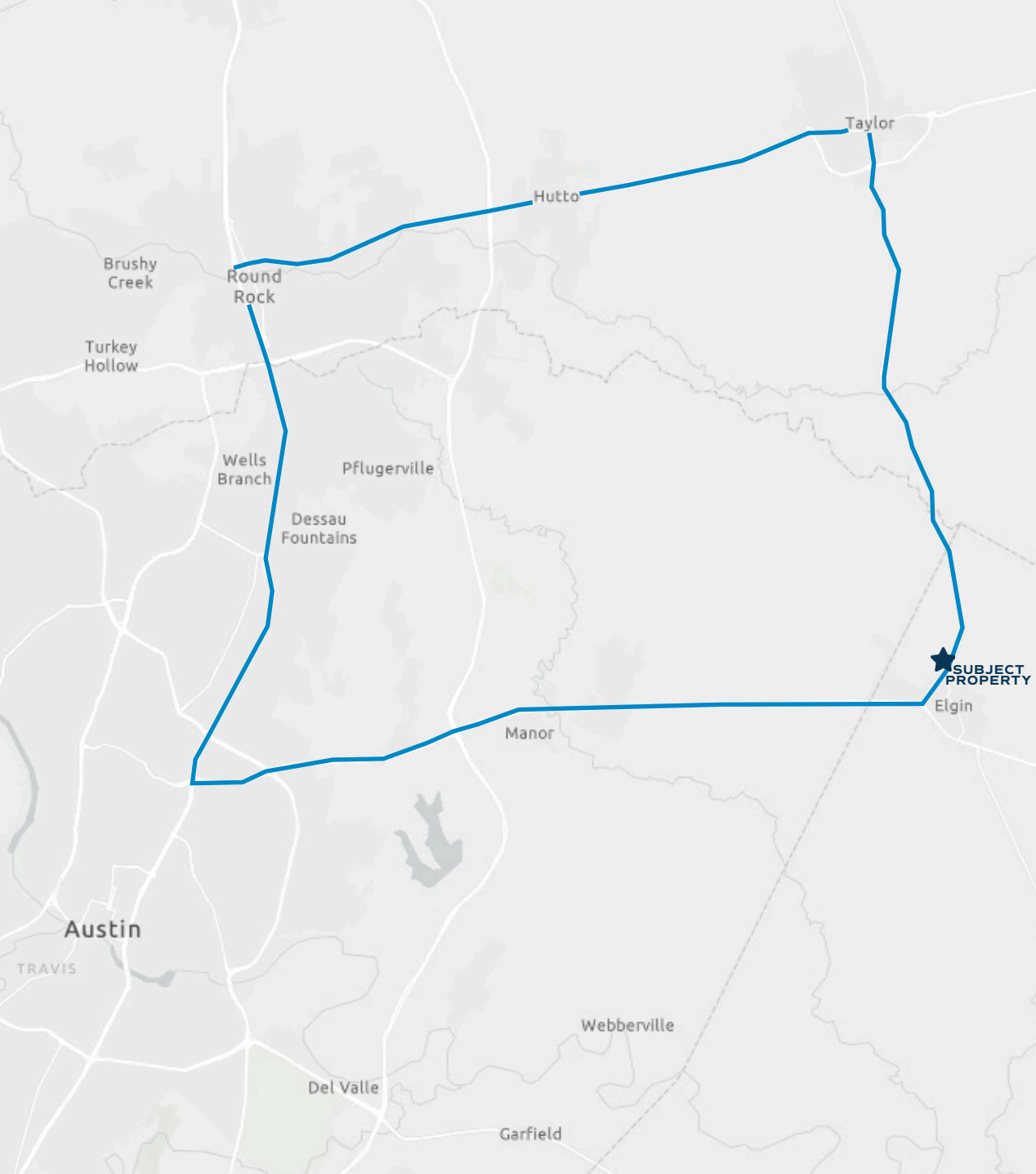
LEASE RATE

Negotiable

TENANT IMPROVEMENT

Allowance Negotiable





PROPERTY SUMMARY

Elgin is a small town in Central Texas, known for its rich history, local culture, and proximity to Austin. Famous for its “sausage capital of Texas” reputation, Elgin’s population is steadily growing, with many families and young professionals moving to the area due to its mix of small-town charm and proximity to the big city.

Regional Industrial development is exponentially expanding, with Tesla, SpaceX and Samsung plants finalizing construction and beginning production.

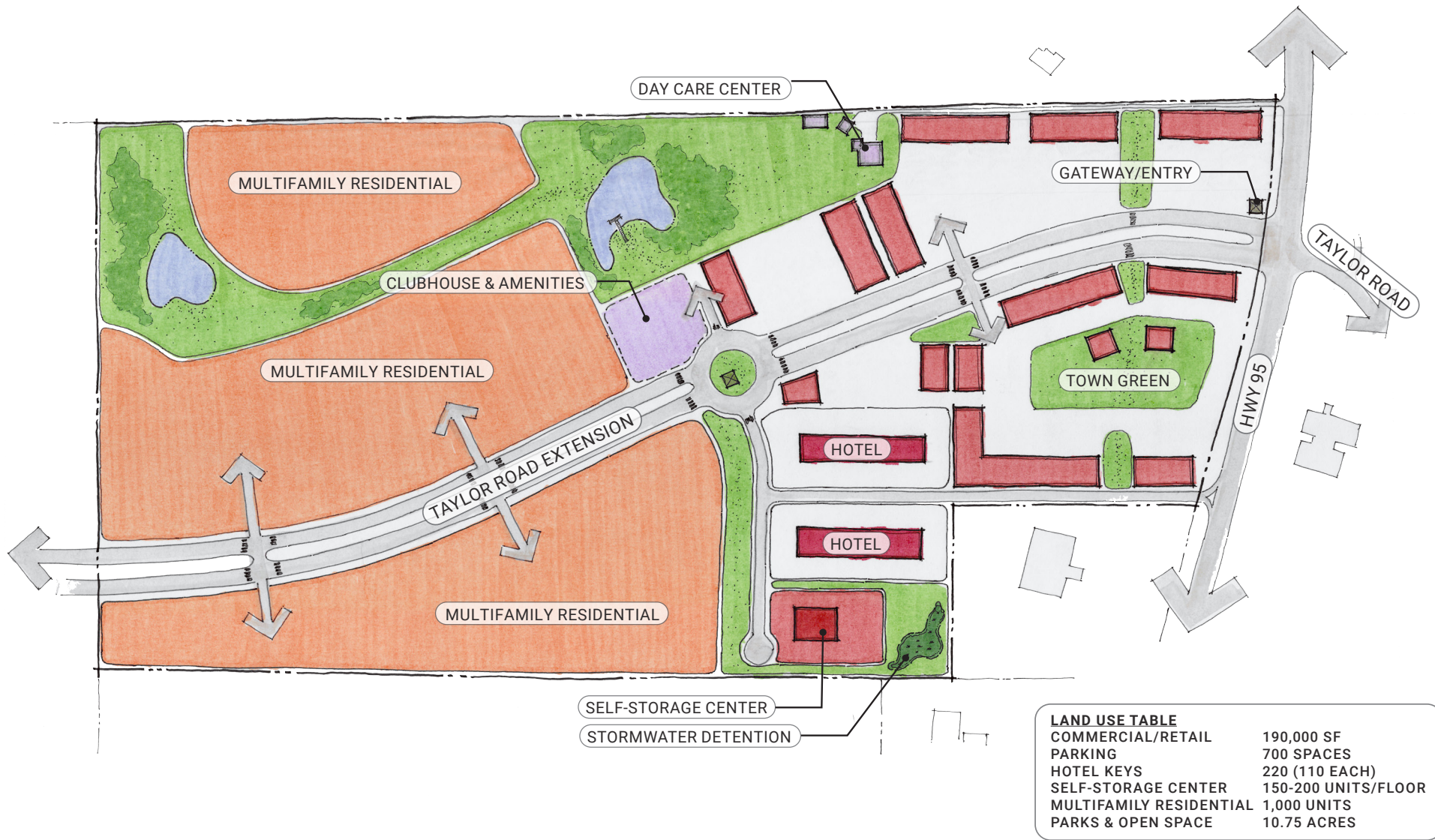
The Elgin Uptown Development will sit on a newly developed piece of land right off State Hwy 95 strategically located near the intersection of Hwy 290 adjacent to multiple developing residential neighborhoods, ensuring easy access for both locals and visitors.

New city parks and schools are under development in the surrounding area.

Projected 45% growth rate, estimating 50,000+ population at full buildout with currently approved housing permits.



CONCEPT PLAN



SCALE 1" = 100'

ELGIN, TEXAS | SITE CONCEPT | 2024.09.13



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AREA MAP



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REGIONAL MAP



ELGIN DEMOGRAPHIC PROFILE

EDUCATION



No High School Diploma



40.8%

High School Graduate



33.2%

Some College/
Associate's Degree



23.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$63,565

Median Household Income



\$26,260

Per Capita Income



\$160,228

Median Net Worth

EMPLOYMENT



White Collar

63.2%



Blue Collar

14.1%

2.9%



Services

22.6%

Unemployment Rate

KEY FACTS

2,950

Population

38.6

Median Age

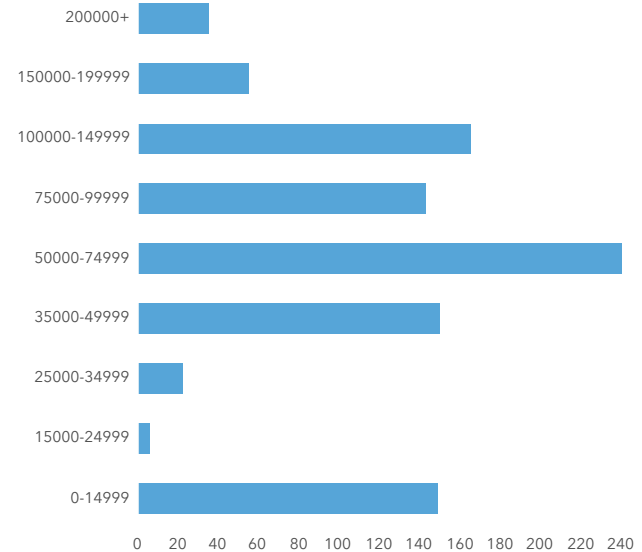
964

Households

\$54,589

Median Disposable Income

HOUSEHOLD INCOME (\$)



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____