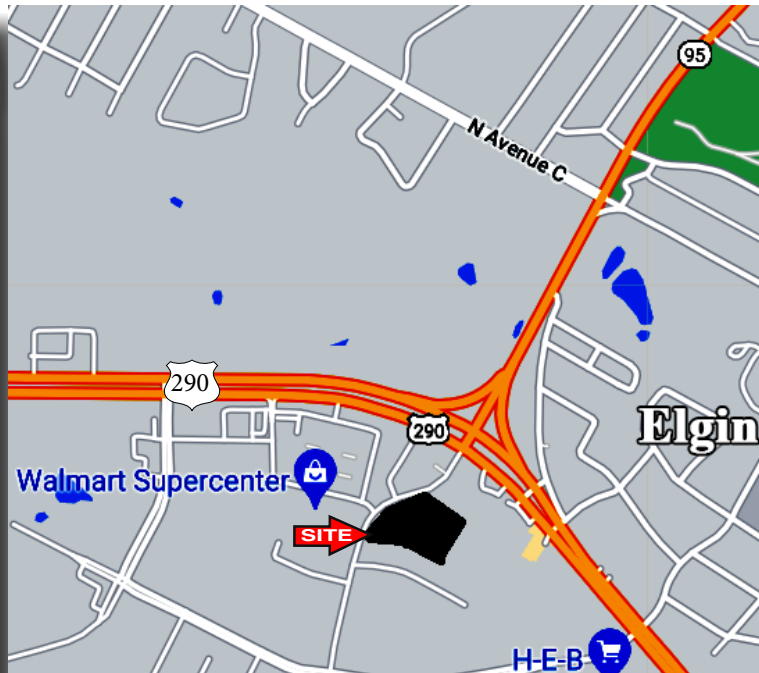


# FOR SALE: +/- 3.25 ACRE LOT EAST OF AUSTIN ON 290 CORRIDOR

## Saratoga Farms Blvd. Elgin, TX 78621



**LOCATION** 1/2 mile south of the intersection of State Hwy 95 and Highway 290 in the heart of Elgin, on Saratoga Farms Blvd directly behind the venerable Southside Market & Barbeque on W Hwy 290 in Elgin and directly across the street from the Super Walmart. QuikTrip and CVS are located 1/2 block away on the corner of Saratoga Farms and West Hwy 290.

**FRONTAGE/ACCESS** Fronts Saratoga Farms Blvd, the entry to Saratoga Farms, a residential development currently being built out with 257 residential lots.

**ZONING** C-1, allows for bank, retail shop, medical facility, office, pharmacy, and more. City would entertain a more intensive commercial zoning like C-3, or a rezone to PUD, adhering to city's long term land use plan.

**UTILITIES** All utilities are available to the site.

**SIZE** Approximately 3.25 acres

**TOPOGRAPHY** Slightly sloping

**FLOOD HAZARD** No part of the site lies within the 100 year floodplain.

**JURISDICTION** City of Elgin

**PRICE** \$12/sf

Tucked away in the outskirts of Austin, Elgin is growing steadily. Austin's growth is moving quickly east thru Manor to the benefit of Elgin, its businesses and residents. Acc to the City's website, Elgin has a lower unemployment rate than the national average and expects future job growth over the next 10 years of 47.2%. This site lies in the heart of Elgin, next to the Super Walmart, and behind Southside Market and Barbeque off the busy W Hwy 290. The site also lies in a Federally designated "Opportunity Zone". The site has a variety of Commercial and Retail uses, and the City is open to rezone to a more intensive commercial zoning, or even a PUD, as long as the planned use is in sync with the City's long term Land Plan. Join HEB, Super Walmart, Spec's, Starbucks, QuikTrip, First National Bank of Bastrop, CVS Pharmacy, Frontier Bank, Sonic, and Panda Express among others in this busy corridor of Elgin off Hwy 290.

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704  
(512)472-2100 FAX: (512)472-2905

**CONTACT Brad Campbell**  
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**Brad@matexas.com**

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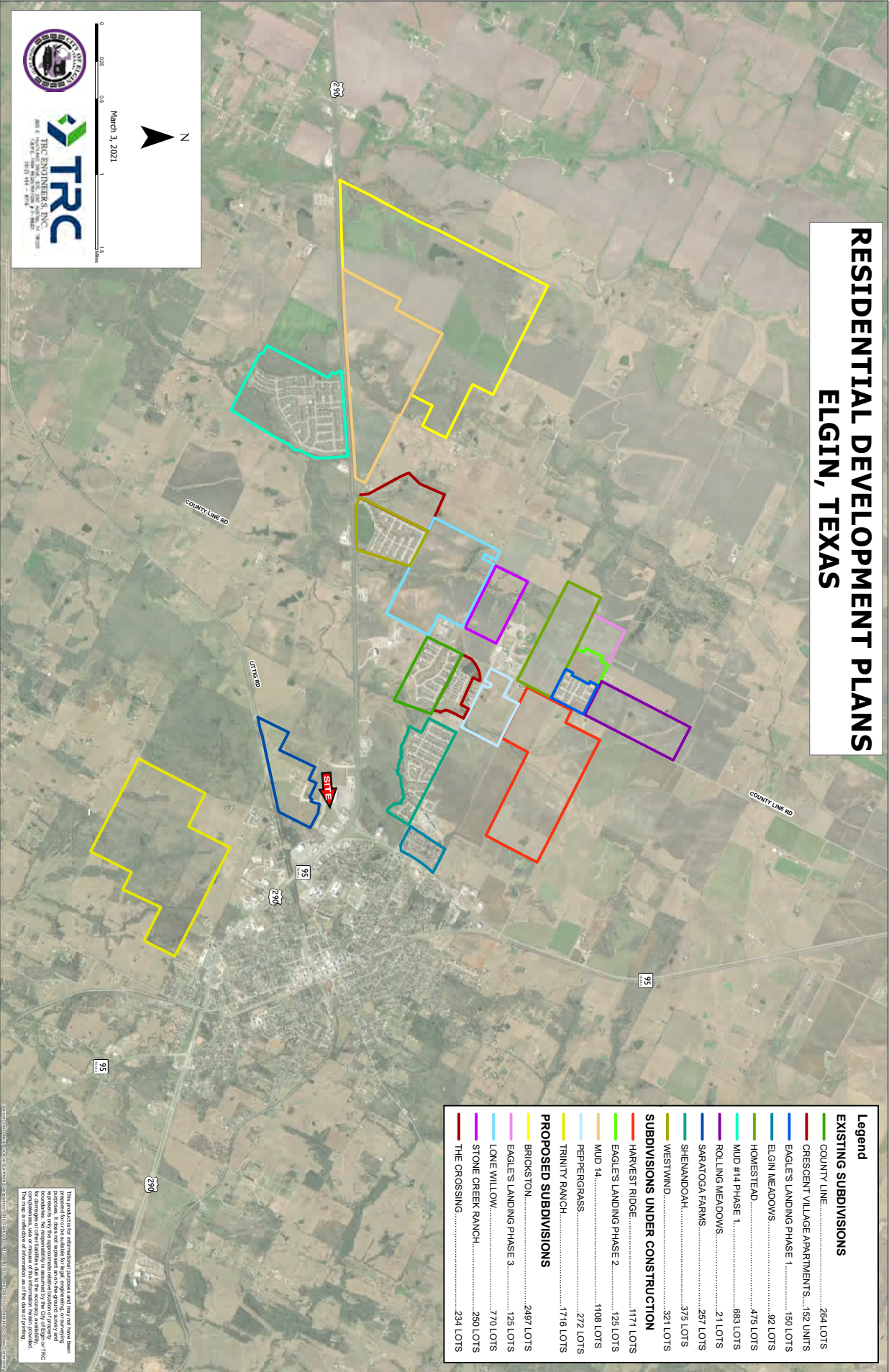






# RESIDENTIAL DEVELOPMENT PLANS ELGIN, TEXAS

Legend	
EXISTING SUBDIVISIONS	
COUNTY LINE	264 LOTS
CRESCENT VILLAGE APARTMENTS	152 UNITS
EAGLE'S LANDING PHASE 1	160 LOTS
ELGIN MEADOWS	92 LOTS
HOMESTEAD	475 LOTS
MUD #14 PHASE 1	683 LOTS
ROLLING MEADOWS	21 LOTS
SARATOGA FARMS	257 LOTS
SHEMADOH	375 LOTS
WESTWIND	321 LOTS
SUBDIVISIONS UNDER CONSTRUCTION	
HARVEST RIDGE	1171 LOTS
EAGLE'S LANDING PHASE 2	125 LOTS
MUD 14	1108 LOTS
PEPPERGRASS	272 LOTS
TRINITY RANCH	1716 LOTS
PROPOSED SUBDIVISIONS	
BRICKSTON	2497 LOTS
EAGLE'S LANDING PHASE 3	125 LOTS
LOVE WILLOW	770 LOTS
STONE CREEK RANCH	250 LOTS
THE CROSSING	234 LOTS





## 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<b>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John T. Baker II</b>	<b>517348</b>	<b>johntbaker2@gmail.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Brad Campbell</b>	<b>594036</b>	<b>brad@matexas.com</b>	<b>512-472-2100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date