

Elgin **BUSINESS PARK**

TEXAS

Location Elgin, Bastrop County, Texas
19 miles east of Austin on Hwy. 290

Developer Elgin Economic Development Corporation

Features

- 33 acre Park with 2 to 5 acre lots
- Central detention and storm drainage system
- Concrete streets for heavy truck traffic
- Zoned Industrial
- All utilities in place
- 6" water and wastewater lines
- 2" natural gas line
- Fiber optics, electricity

Benefits

- Development Standards for the Elgin Business Park insure quality construction and protection of property values for all tenants in the Business Park.
- Elgin Business Park sign provides visibility and name recognition for each business at the park entrance on Hwy. 290.
- Located on Hwy. 290, 19 miles east of Austin, 9 miles east of SH 130 and Parmer Lane, 30 minutes from Downtown Austin or Austin Bergstrom International Airport, 2 hours from Houston and San Antonio.
- Enterprise Zone – Makes company eligible for incentives from the State of Texas such as reimbursement of sales tax incurred during construction.
- Lots in the Park are available for reduced prices based on job creation and capitol investment of the business. The list price is \$25,000 per acre.

Current Tenants

- Accurate Elastomer Products, Inc., rubber products manufacturer, 43,000 sq. ft. facility.
- City of Elgin, Planning and Development Department, 3,000 sq. ft. facility.
- Silverado Business Systems, software development & general store, 5,000 sq. ft. facility.

Available

- Lot 6C. Zoning: Industrial



For information contact:

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