HAYSTACK
REAL ESTATE PARTNERS



ELGIN
TEXAS

NNN RETAIL FOR SALE

2-Unit Grocery Anchored Building - Elgin, TX

250 W US HIGHWAY 290 # A, ELGIN, TEXAS 78621

BARRET ESPE | 512-915-2069 | BARRET@HAYSTACKREP.COM | HAYSTACKREP.COM

HAYSTACK
REAL ESTATE PARTNERS

PRICE	~~$1,800,000~~ $1,500,000
PRICE PER SQ. FT.	$345
NOI	$95,028.96
CAP RATE	6.55%
EXPENSES	$5,200 per year (plus taxes)
COUNTY	Bastrop
TENANTS	Lone Star Pediatric Dental & Braces and Miracle Ice Cream
YEAR BUILT	2001
YEAR RENOVATED	2023
GLA	4,204 SF
LOT SIZE	0.4021 AC (17,515.476 SF)
ZONING	C-1 Neighborhood Shopping District
PARKING	28 total spaces
SIGNAGE	Pylon sign
OWNERSHIP	Fee Simple
TAXES (2023)	$18,311.24
ACCESS	Two direct ingress/egress points on Highway 290
TRAFFIC COUNTS	47,046 vehicles per day on US Highway 290 (TxDot '24)

DRONE FLYOVER VIDEO

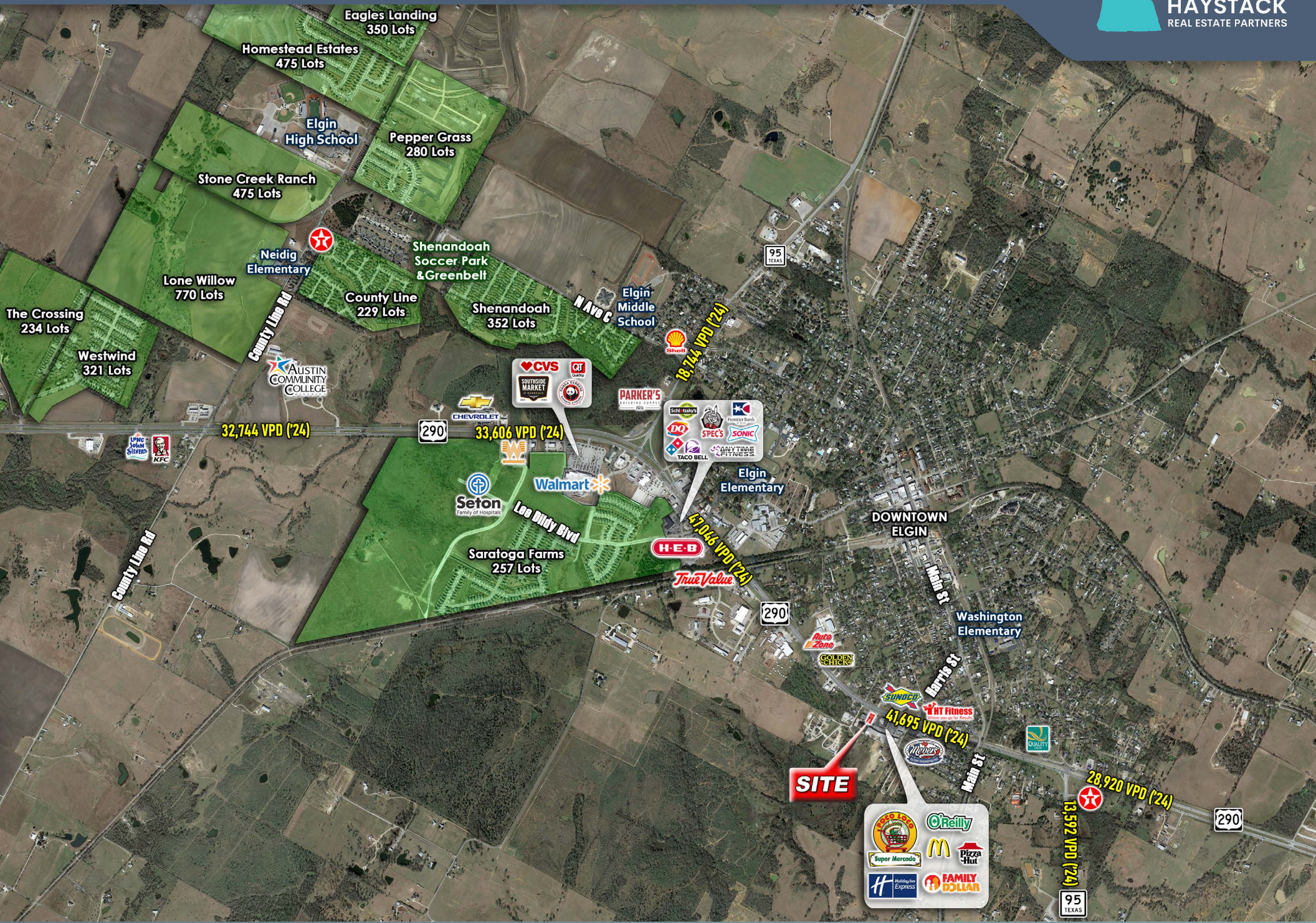








HAYSTACK
REAL ESTATE PARTNERS

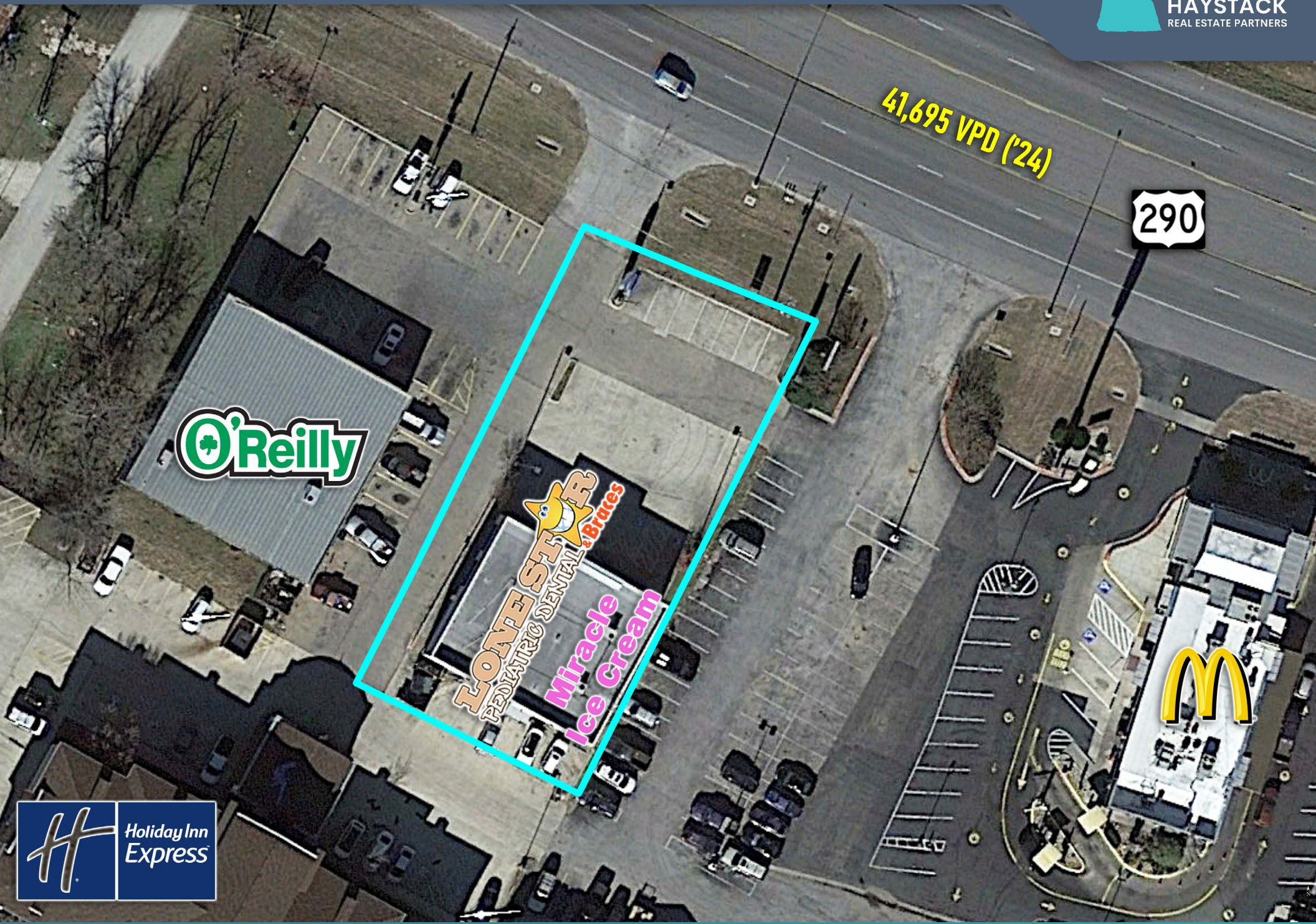


HAYSTACK
REAL ESTATE PARTNERS



BARRET ESPE | 512-915-2069 | BARRET@HAYSTACKREP.COM | HAYSTACKREP.COM

HAYSTACK
REAL ESTATE PARTNERS



BARRET ESPE | 512-915-2069 | BARRET@HAYSTACKREP.COM | HAYSTACKREP.COM

ACTUAL

Tenant	SQ FT	SQ FT %	Start	End	Annual Rent	Annual Rent PSF	Escalations	Options	Lease Type	Guaranty
Miracle Ice Cream	1,418	34%	Q3 2026	Q3 2029	$30,000.00	$21.16	$500/mo increase in YR2	None	NNN	Personal
Lone Star Pediatric Dental & Braces	2,786	66%	5/1/2016	11/30/2028	$63,134.88	$22.66	3% annually	2 5-YR @ FMV w/ minimum 3% escalations	NNN	Corporate

TENANT: Lonestar Pediatric Dental & Braces

LESSEE: D4C Dental Brands, Inc.

LOCATIONS: 198+

PUBLIC/PRIVATE: Private

OVERVIEW:

As the fastest growing and largest pediatric dental and orthodontic specialty network in the United States; our success comes from our focus on supporting high quality patient care and our shared vision of "Raising the Standard in children's oral health."

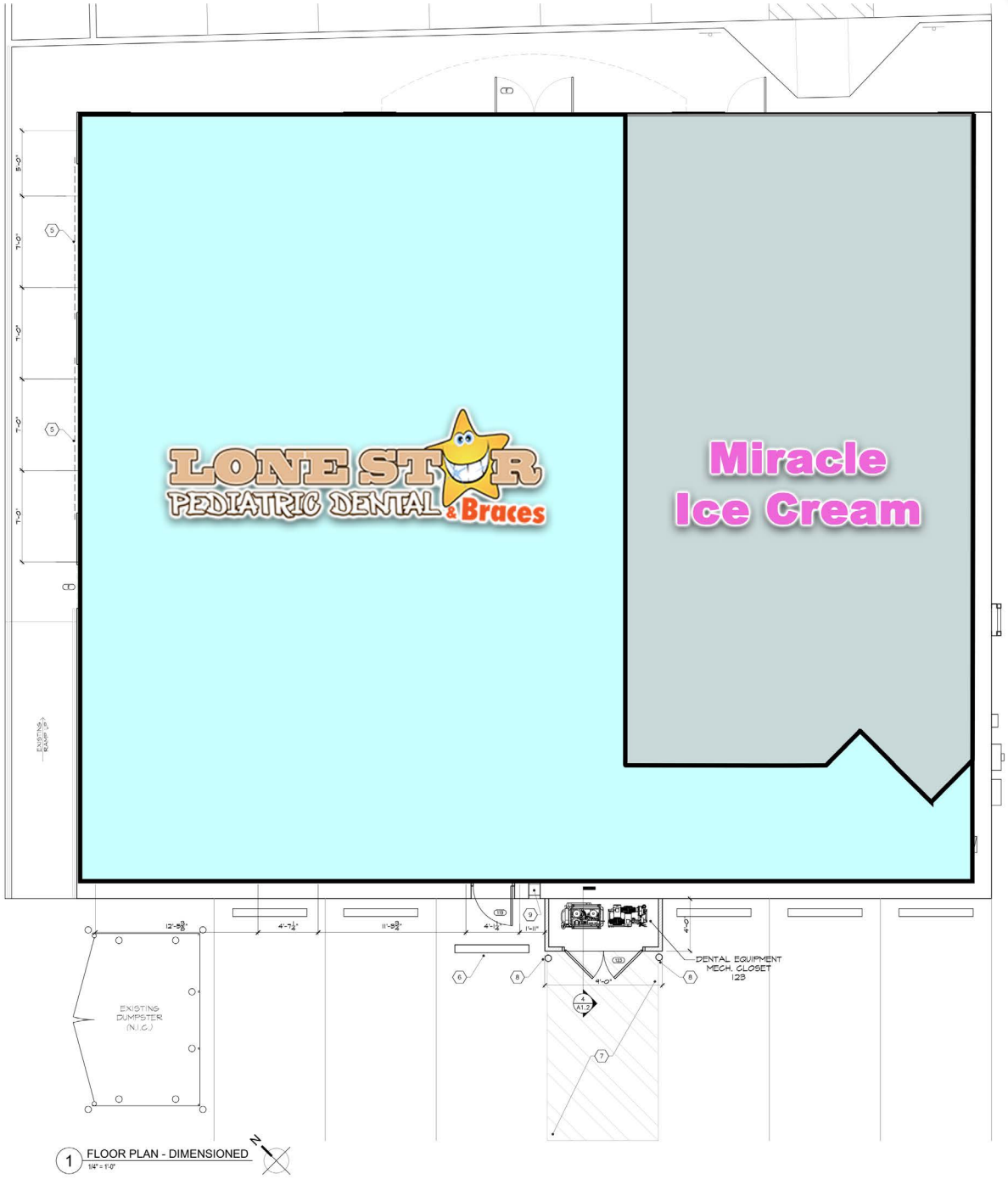
TENANT: Miracle Ice Cream

LESSEE: Miracle's Ice Cream Shop LLC

LOCATIONS: 2

PUBLIC/PRIVATE: Private

HAYSTACK
REAL ESTATE PARTNERS



HAYSTACK
REAL ESTATE PARTNERS

2025 DEMOGRAPHICS	5 MILE	10 MILES	15 MILES
TOTAL POPULATION	25,752	66,361	169,843
2030 PROJ. POP.	31,579	78,203	200,547
DAYTIME POPULATION	18,795	43,032	115,824
MEDIAN AGE	36.4	35.0	35.8
AVG HH INCOME	$103,377	$106,564	$123,436

TRAFFIC COUNTS	2024
US Highway 290	41,694 VPD
State Highway 95	13,592 VPD
S Main St	8,500 VPD



Why Do Business in Elgin?

THERE'S OUR PROXIMITY to Austin. We're in the fastest growing region of the metro area. We're 20 miles from downtown Austin, 10 miles from the SH 130 corridor, and we've got both new roads and future rail links to get from here to there.

THERE'S THE PEOPLE of Elgin. We're smart but well-grounded and committed to seeing our town grow and change in the right way. We love and want to keep Elgin's character while adding new opportunities for progress that make life here better for everyone.

WE'RE PREPARED for what we want to achieve. We've been working hard on our vision for the community and the surrounding area. We've adopted a progressive comprehensive plan and are bringing it to life. And we're working with our economic development program to help firms and investors make the right choices.

The Elgin EDC, the City of Elgin and the Greater Elgin Chamber of Commerce work together to ensure successful business expansion or relocation with cash incentives, discounted property, property tax assistance, small business assistance, and access to state assistance programs.

Source: elgintexas.gov/475/Why-Elgin

EXCELLENT LOCATION

- ◊ 30 MINUTES EAST OF AUSTIN'S DOWNTOWN
- ◊ 30 MINUTES TO AUSTIN'S INTERNAT'L AIRPORT
- ◊ 10 MINUTES EAST OF SH130
- ◊ 19 MILES FROM TESLA GIGAFACTORY
- ◊ 15 MILES FROM SAMSUNG

GREAT MARKET

- ◊ RETAIL TRADE AREA OF 76,110 PEOPLE
- ◊ 10 MILE RADIUS 64,206 PEOPLE
- ◊ MEDIAN HOUSEHOLD INCOME $77,765
- ◊ RETAIL MARKET DEMANDS $455.5 MIL

LARGE LABOR POOL

- ◊ GREATER ELGIN AREA 64,206 PEOPLE
- ◊ QUALITY WORKFORCE

TREMENDOUS OPPORTUNITY

- ◊ AFFORDABLE LAND VALUES
- ◊ ECONOMIC INCENTIVES
- ◊ AVAILABLE UTILITIES

SIGNIFICANT GROWTH

- ◊ 1,850 SINGLE FAMILY PLATTED
- ◊ 12,360 SINGLE FAMILY CONCEPTUAL

UNIQUE CHARACTER

- ◊ TEXAS MAIN STREET CITY
- ◊ SAUSAGE CAPITAL OF TEXAS
- ◊ BRICK CAPITAL OF THE SOUTHWEST

Austin is the capital city of the U.S. state of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas and the second-most-populous state capital city. Austin has been one of the fastest growing large cities in the United States since 2010. As of 2022, Austin had an estimated population of 1,028,225, up from 961,855 at the 2020 census.

WORKFORCE

Austin has become a center for technology and business. A number of Fortune 500 companies have headquarters or regional offices in Austin, including **3M**, **Advanced Micro Devices (AMD)**, **Amazon**, **Apple**, **Facebook (Meta)**, **Google**, **IBM**, **Intel**, **NXP semiconductors**, **Oracle**, **Tesla**, **Texas Instruments**, and **Whole Foods Market**. **Dell**'s worldwide headquarters is located in the nearby suburb of Round Rock.

EDUCATION

Austin is the home of the **University of Texas at Austin**, which is one of the largest universities in the U.S., with over **50,000 students**. Other institutions of higher learning in Austin include **St. Edward's University**, **Huston–Tillotson University**, **Austin Community College**, **Concordia University**, and several more.

#1

AUSTIN IS AMERICA'S MOST AFFORDABLE CITY FOR STARTUPS IN 2022
(clever.com)

#1

OVERALL BEST MARKET FOR COMMERCIAL REAL ESTATE INVESTMENT IN 2022
(crowdstreet.com)

#1

BEST HOUSING MARKETS FOR GROWTH AND STABILITY - 2022 EDITION
(smartasset.com)

#2

2022 BEST PERFORMING CITIES
(milkeninstitute.org)

#2

2022 HOUSING WEALTH GAINS FOR MIDDLE CLASS MARKETS
(cdn.nar.realtor)

#5

BEST CITIES FOR JOBS IN 2022
(wallethub.com)

#11

2022'S BEST LARGE CITIES TO START A BUSINESS
(wallethub.com)

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

BARRET ESPE	638497	BARRET@HAYSTACKREP.COM	512-915-2069
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date