

PRE-LEASE

Industrial/Flex Space | ~120k sf | \$14 S/F
Innovation Way, Elgin, TX 78621



Headwater Commercial Realty, LLC

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PROPERTY DETAILS

Ideally positioned off of a major East/West corridor (290), we are offering a 120K SF Class A industrial, flex warehouse. Surrounded by established residential, retail, and medical developments, it provides strong visibility and easy accessibility. This will be the only available industrial project of its kind in Bastrop County and will be available for occupancy in 18-24 months. This project is ideal for light manufacturing, showroom, last mile distribution at a competitive price.

- Centrally located with access to multiple major byways
- Development support from the Elgin EDC
- Multiple utility providers available
- Located in a Triple Freeport Zone
- Divisible to $\pm 30,000$ SF
- Clear Height: 28'–32'
- Parking Ratio: 3.03 / 1,000 SF
- Power: 480V, 3-Phase
- Loading Dock-high and grade-level doors
- Full HVAC Throughout
- Excellent 18-Wheeler Access with paved pass-through
- IOS & Yard Space Available

Total acreage: 10.46 ac
Building SF: 120,000
Parking stalls: 364 (3.03 spots per 1,000SF)



PROPERTY RENDERINGS



LOCATION AND DEMOGRAPHICS

42,765 VEHICLES PER DAY



SUBJECT



42.67%

2020-2025 Growth Rate

13,976

Projected 2025 population

\$91,144

Median Household Income

~5,000

Households

36

Median Age

LOCATION AND DEMOGRAPHICS

- **Prime Location:**
 - ~15 miles east of Austin, combining metro access with small-town charm. Hwy 290 traffic: 42,765 (2023)
- **Rapid Residential Growth:**
 - Over 15,000 new construction homes planned by 2025, showing strong housing demand
- **Strong Workforce Base:**
 - 3,121 local residents commute 25+ minutes, highlighting potential for local employment and commercial opportunities
- **Top Employers Nearby:**
 - Tesla (22 mi), Dell (20 mi), IBM (24 mi), Apple (26 mi), Samsung (19 mi)
- **Projected Population Growth:**
 - Elgin expected to grow 6.36% over 4 years, driving increasing demand for services and amenities
- **Affordable Living with Commuting Ease:**
 - Balances affordability with reasonable Austin access
- **Retail Expansion:**
 - 44 existing retail businesses; new large-box retailer breaking ground in 2025



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