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**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 Q3 2026 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

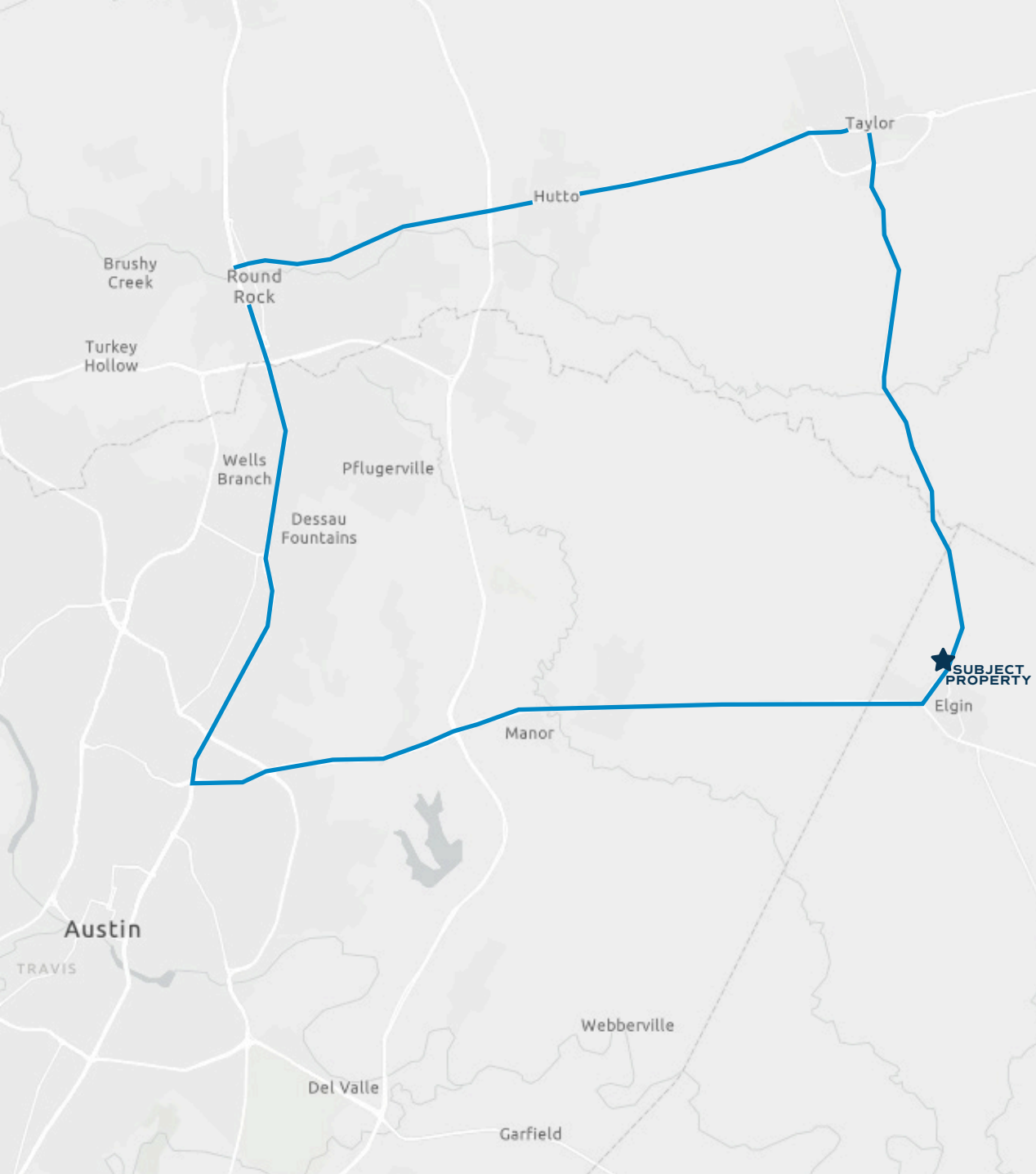
Allowance Negotiable



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## 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.

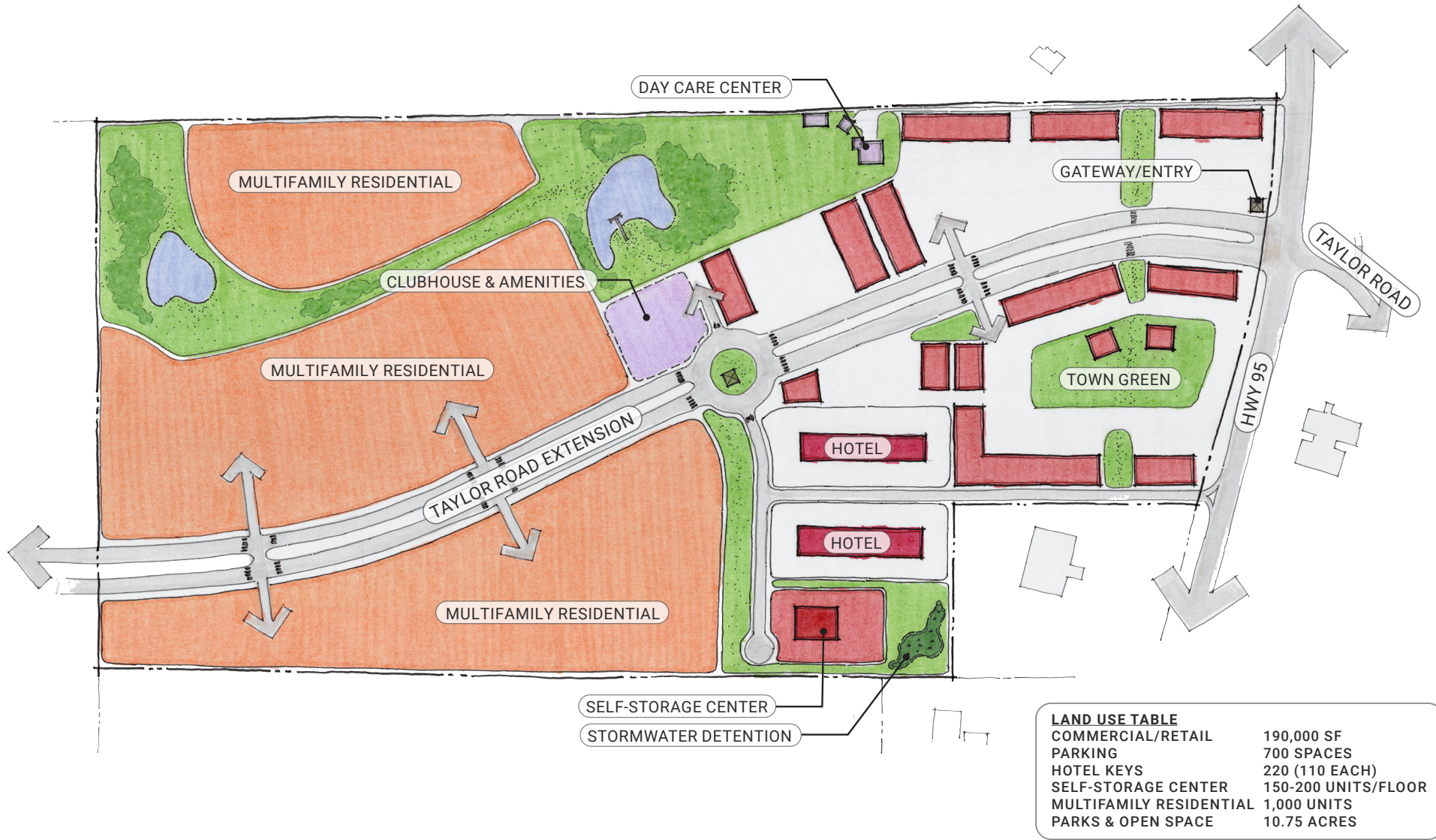
The Elgin Uptown Development will sit on a newly developed piece of land right off State Hwy 95 strategically located near the intersection of Hwy 290 adjacent to multiple developing residential neighborhoods, ensuring easy access for both locals and visitors.

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



LAND USE TABLE	
COMMERCIAL/RETAIL	190,000 SF
PARKING	700 SPACES
HOTEL KEYS	220 (110 EACH)
SELF-STORAGE CENTER	150-200 UNITS/FLOOR
MULTIFAMILY RESIDENTIAL	1,000 UNITS
PARKS & OPEN SPACE	10.75 ACRES

SCALE 1" = 100'

ELGIN, TEXAS | SITE CONCEPT | 2024.09.13



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# AREA MAP



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# REGIONAL MAP



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# ELGIN DEMOGRAPHIC PROFILE

\*WITHIN 5 MILES OF SUBJECT PROPERTY

## EDUCATION



No High School Diploma



35.4%

High School Graduate



26.1%

Some College/  
Associate's Degree



24.0%

Bachelor's/Grad/  
Prof Degree

## EMPLOYMENT



White Collar

53.7%



Blue Collar

26.4%



Services

19.9%

Unemployment Rate

## KEY FACTS

22,626

Population

35.8

Median Age

7,357

Households

\$65,970

Median Disposable Income

## INCOME



\$80,524

Median Household Income



\$31,883

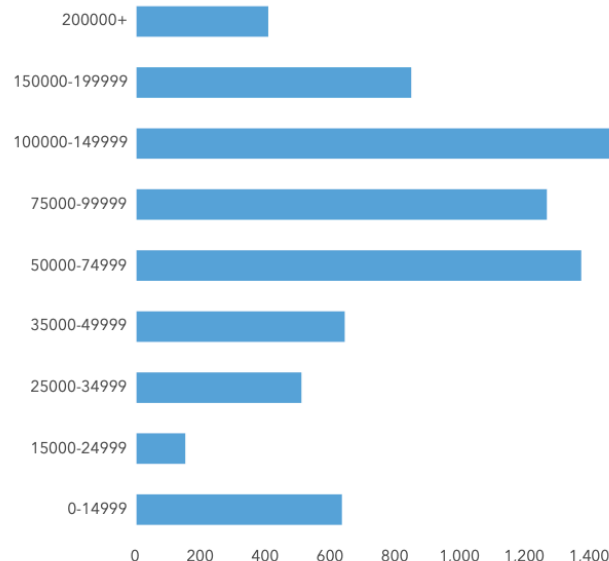
Per Capita Income



\$256,347

Median Net Worth

## HOUSEHOLD INCOME (\$)



# CROMWELL

COMMERCIAL GROUP

## PRESENTED BY:



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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 \_\_\_\_\_