




# Elgin 34

**Elgin 34**   
 US Hwy 290  
 Elgin, TX 78621  
 County: Bastrop

**CONTACT LISTING BROKER**  
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**McClung Properties, Inc.**

Photos	For Sale	Active	Options
<p>Image 1 of 1</p>  <p>Elgin 34 Aerial - <a href="#">Click to Enlarge</a> (1,005 KB)</p>	<p><b>Type:</b> Land Commercial/Other (land)</p> <p><b>Date Last Verified:</b> 8/22/2008</p> <p><b>Property ID:</b> 15814149</p> <p><a href="#">Find Out More...</a></p>		<p> <a href="#">Comparables</a></p> <p> <a href="#">Email Listing</a></p> <p> <a href="#">Map / Aerial</a></p> <p> <a href="#">Demographics</a></p> <p> <a href="#">Print Summary</a></p> <p> <a href="#">Print ALL</a></p> <p> <a href="#">Get Financing</a></p> <p> <a href="#">Feedback</a></p> <p><a href="#">Save Property</a></p>

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## Available Lots

More Info	Lot #	Price	Price Per	Lot Size	Lot Type	Status
		\$3,565,000	(\$47,533.33/AC)	75.00 AC	Commercial/Other (land)	

**Commission Split:** 3%

## Additional Information

### Property Description:

The Crossings at Elgin, this 34 acres is part of a 75 acre commercial parcel with 1,100 lineal feet of frontage on US 290 and 1,600 lineal feet of frontage on County Line Road, close to Neidig Elementary School and the Elgin High School and football stadium. Commercial tract, suitable for a variety of development-retail, mini-storage, medical officed, regional clinic, residential and apartments, office/warehouse, day care, other uses - this site has the potential for many different commercial uses. Contains 3 Parcels. West 17 acres on US 290, East 17 acres on US 290 and 41 acres (County Line). Will sell all 3 parcels as one 75 acre tract to one buyer or will sell each parcel seperatly.

### Location Description:

Located on the South side of US 290 (on the "going home side"), appx 1/4 mile west of the intersection of US 290 with County Line Road. New traffic signal at this intersection. Located inside the full purpose city limits City of Elgin.

**Water is available:** City of Elgin  
**TaxID/APN:** 237082