

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:

Lots 5, 6a and 6b. Zoning: Industrial

For information contact:

Dennis Sheehan, Economic Development Director
or Jeff Coffee, City Manager
512-281-5724

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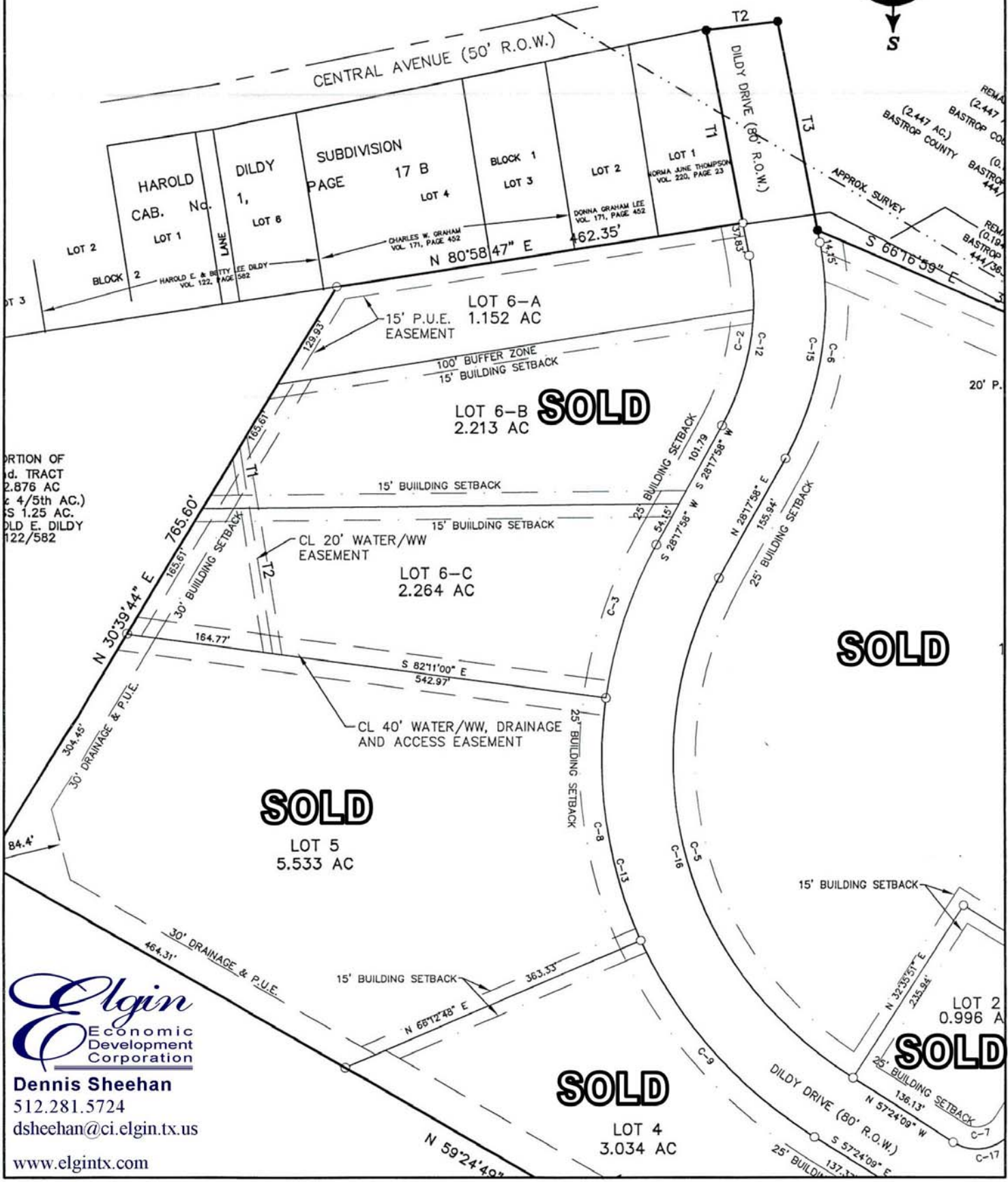
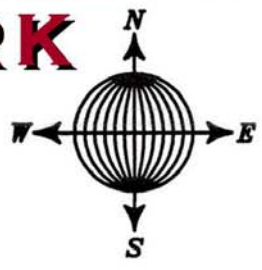
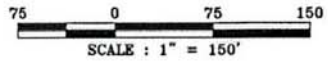
www.elgintx.com



Elgin, Texas

ELGIN BUSINESS PARK

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SOLD

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