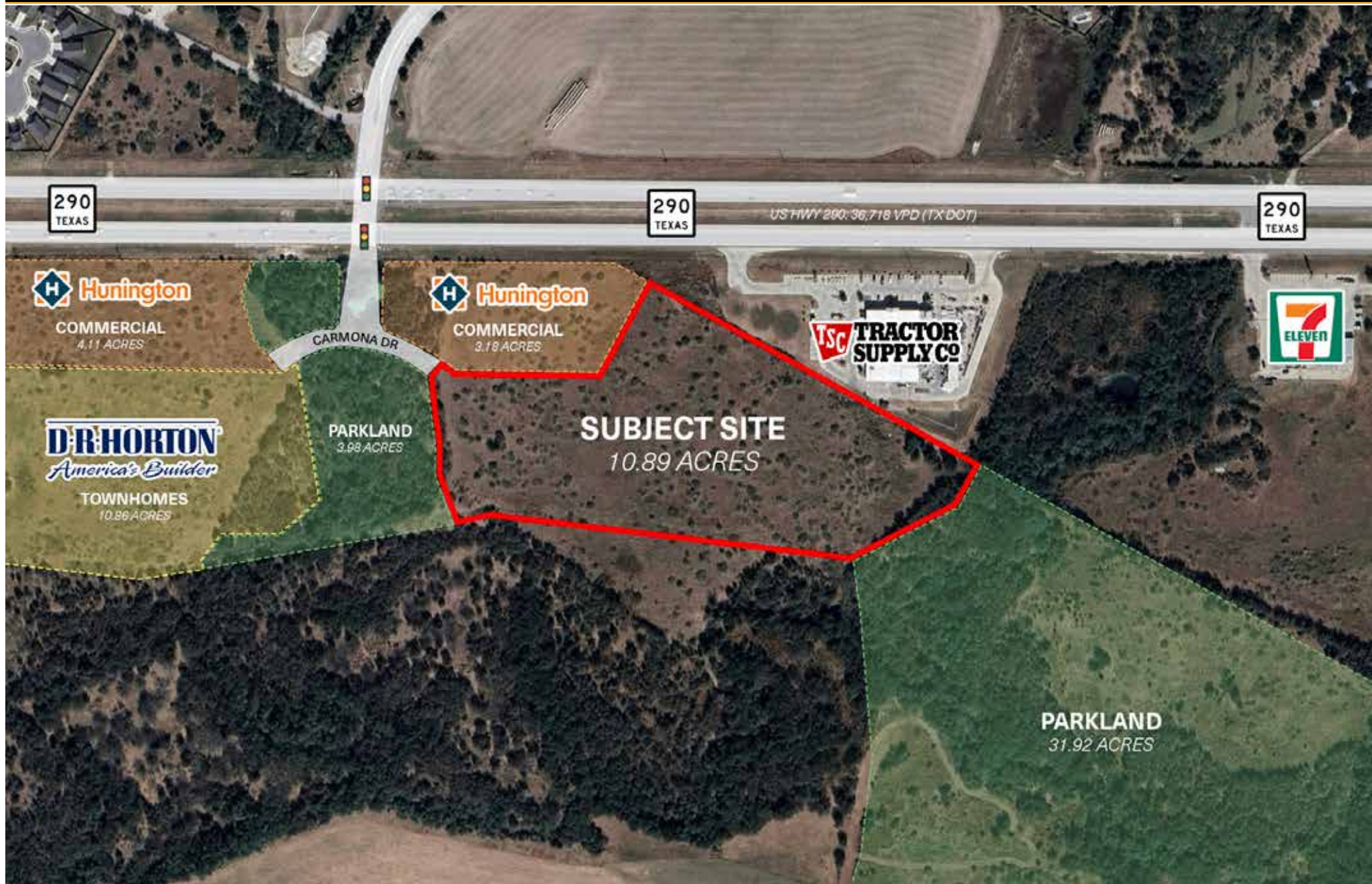


For Sale: 10.89 Acre Elgin Multifamily Site



PRIME 300 UNIT MULTIFAMILY DEVELOPMENT SITE | 18401 E US HWY 290, ELGIN, TEXAS





GOLD TIER

EXCLUSIVELY LISTED BY

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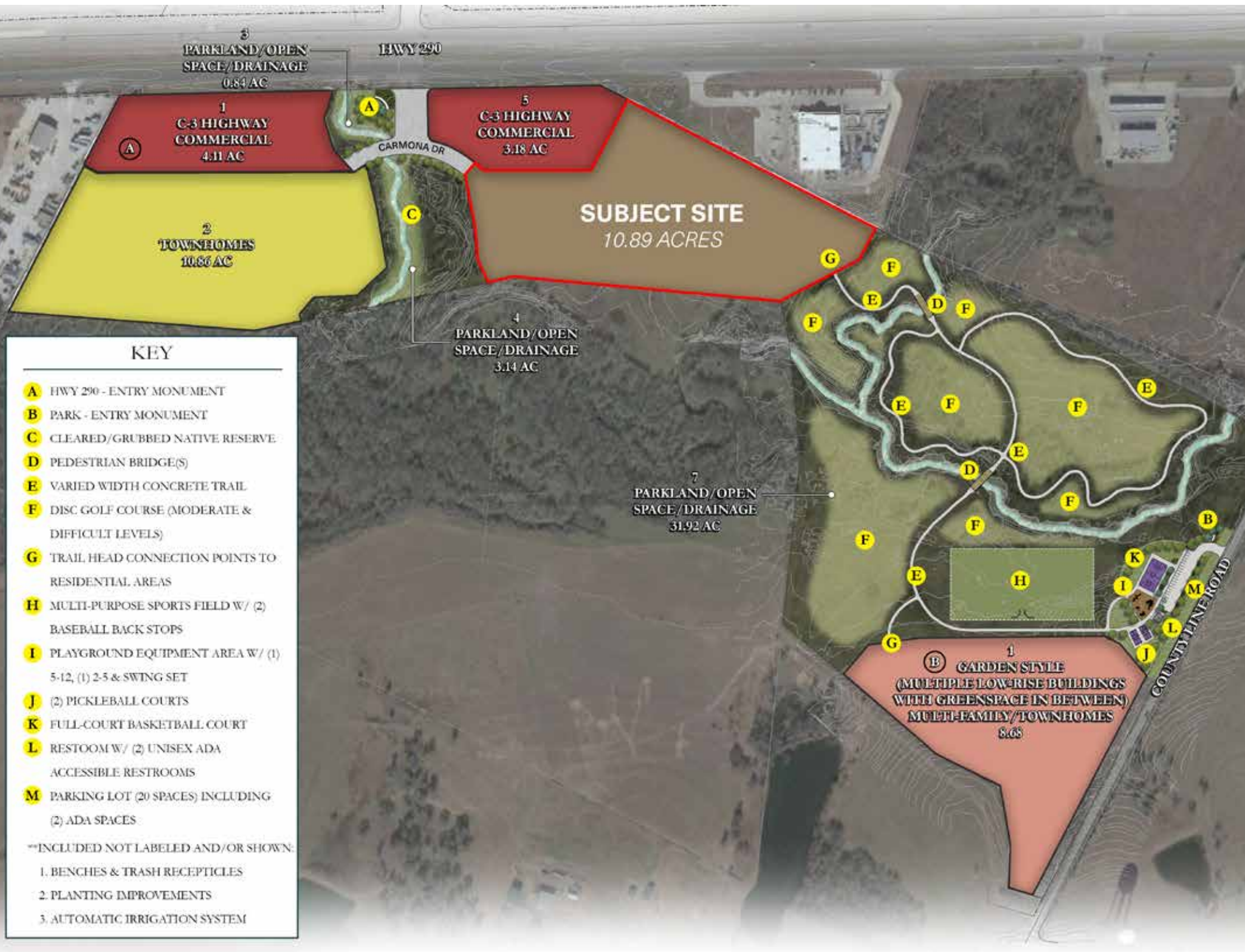
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Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.





3
PARKLAND/OPEN
SPACE/DRAINAGE
0.84 AC

HWY 290

1
C-3 HIGHWAY
COMMERCIAL
4.11 AC

5
C-3 HIGHWAY
COMMERCIAL
3.18 AC

2
TOWNHOMES
10.86 AC

SUBJECT SITE
10.89 ACRES

4
PARKLAND/OPEN
SPACE/DRAINAGE
3.14 AC

7
PARKLAND/OPEN
SPACE/DRAINAGE
31.92 AC

1
GARDEN STYLE
(MULTIPLE LOW-RISE BUILDINGS
WITH GREENSPACE IN BETWEEN)
MULTI-FAMILY/TOWNHOMES
8.65

KEY

- A** HWY 290 - ENTRY MONUMENT
- B** PARK - ENTRY MONUMENT
- C** CLEARED/GRUBBED NATIVE RESERVE
- D** PEDESTRIAN BRIDGE(S)
- E** VARIED WIDTH CONCRETE TRAIL
- F** DISC GOLF COURSE (MODERATE & DIFFICULT LEVELS)
- G** TRAIL HEAD CONNECTION POINTS TO RESIDENTIAL AREAS
- H** MULTI-PURPOSE SPORTS FIELD W/ (2) BASEBALL BACK STOPS
- I** PLAYGROUND EQUIPMENT AREA W/ (1) 5-12, (1) 2-5 & SWING SET
- J** (2) PICKLEBALL COURTS
- K** FULL-COURT BASKETBALL COURT
- L** RESTROOM W/ (2) UNISEX ADA ACCESSIBLE RESTROOMS
- M** PARKING LOT (20 SPACES) INCLUDING (2) ADA SPACES

**INCLUDED NOT LABELED AND/OR SHOWN:

- 1. BENCHES & TRASH RECEPTILES
- 2. PLANTING IMPROVEMENTS
- 3. AUTOMATIC IRRIGATION SYSTEM

PROPERTY HIGHLIGHTS

ADDRESS: 18401 E US Hwy 290, Elgin, Texas

ACREAGE: 10.89 acres

PRICING: \$4,800,000 (\$16k/door)

ZONING: Multifamily (up to 300 units)

UTILITIES:

- » 12" water line to site at Carmona Dr
- » 8" wastewater line to site at Carmona Dr

SCHOOL DISTRICT: Elgin ISD

REMARKS:

- » Part of a 78 acre mixed-use development
- » Seller delivering all utility and road infrastructure
- » Seller building Elgin Central Park



[illegible]

FM 290

COMMERCIAL SITE

10.89 ACRE SITE

276 TOTAL UNITS

PARK
AREA

CLUB

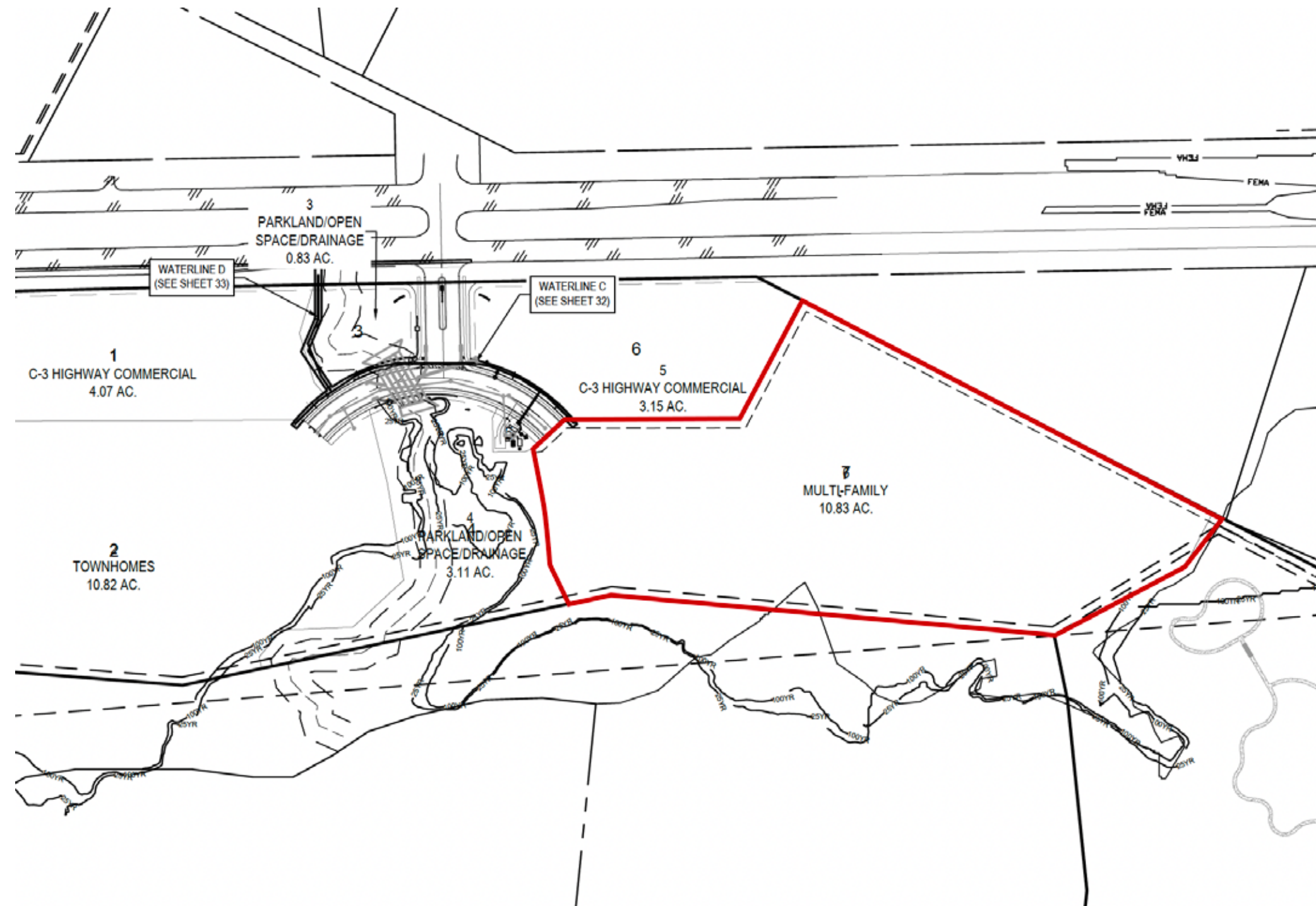
POOL
AREA

PARK AREA

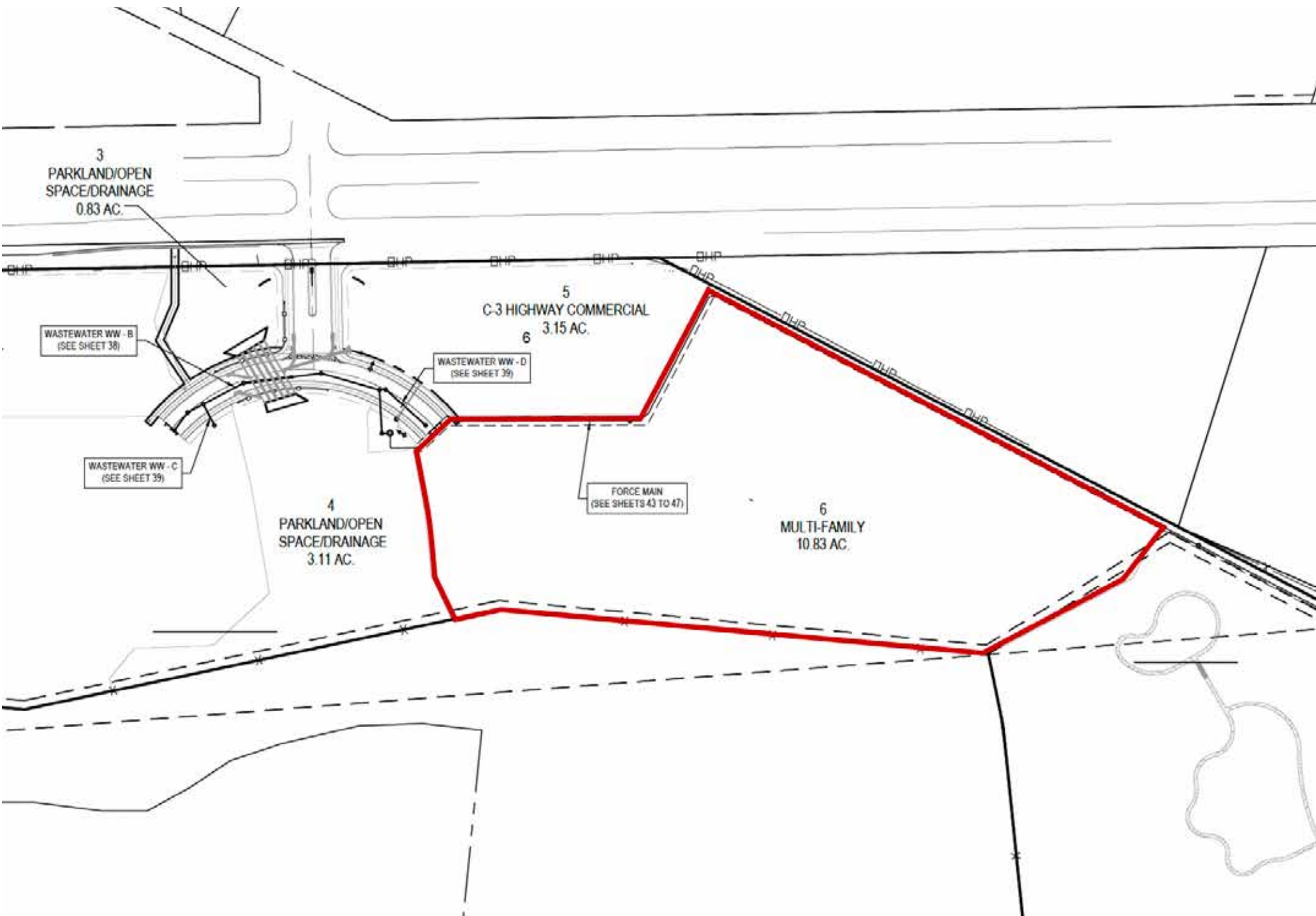
ELGIN SITE

FLOOD PLAIN

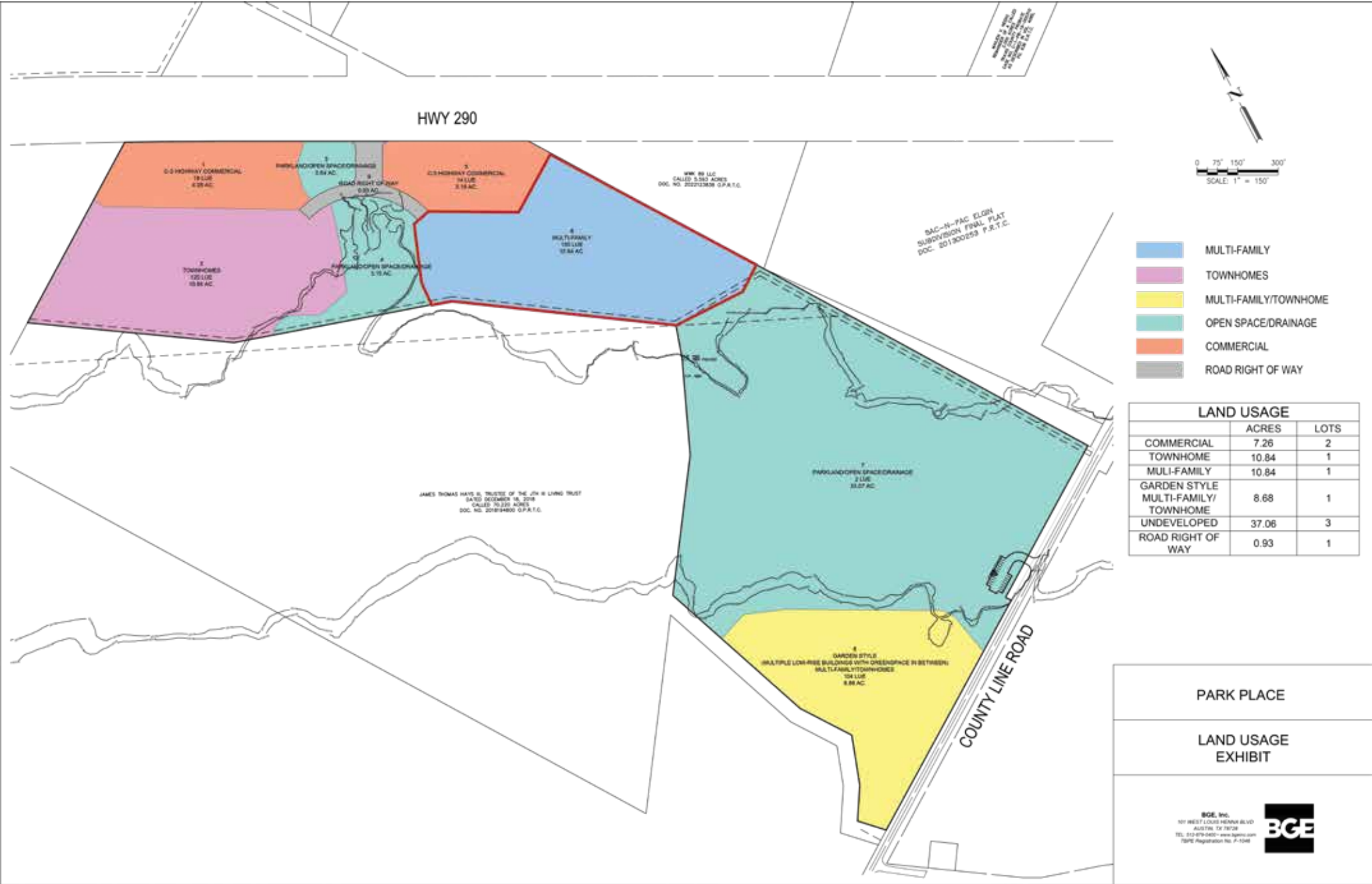
WATER

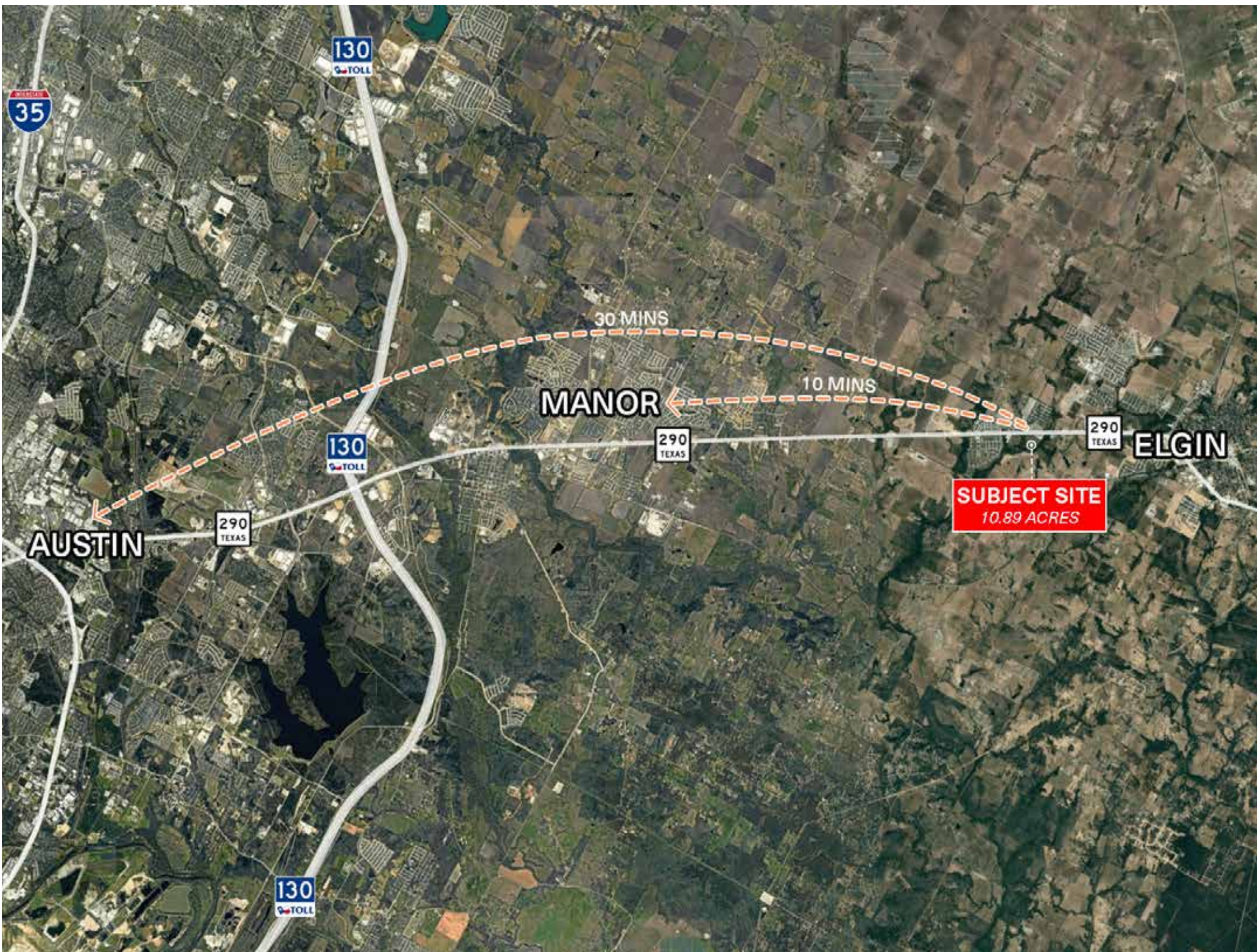


WASTEWATER



LAND USAGE EXHIBIT





ELM CREEK NORTH
1,108 HOMES

CREEKS CROSSING
287 HOMES

WESTWIND
321 HOMES

290
TEXAS

H **Hunington**
COMMERCIAL
4.11 ACRES

US HWY 290: 36,718 VPD (TX DOT)

290
TEXAS

PARKLAND
3.98 ACRES

H **Hunington**
COMMERCIAL
3.18 ACRES

TSC **TRACTOR
SUPPLY CO**

SUBJECT SITE
10.89 ACRES

BRIARWOOD
774 HOMES

COUNTY LINE
774 HOMES

WESTWIND
321 HOMES



290
TEXAS



US HWY 290: 36,718 VPD (TX DOT)

Hunington
COMMERCIAL
3.18 ACRES

SUBJECT SITE
10.89 ACRES

290
TEXAS

PARK LAND
3.98 ACRES

Hunington
COMMERCIAL
4.11 ACRES

D-R HORTON
America's Builder
TOWNHOMES
10.86 ACRES



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:
 - 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.

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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date