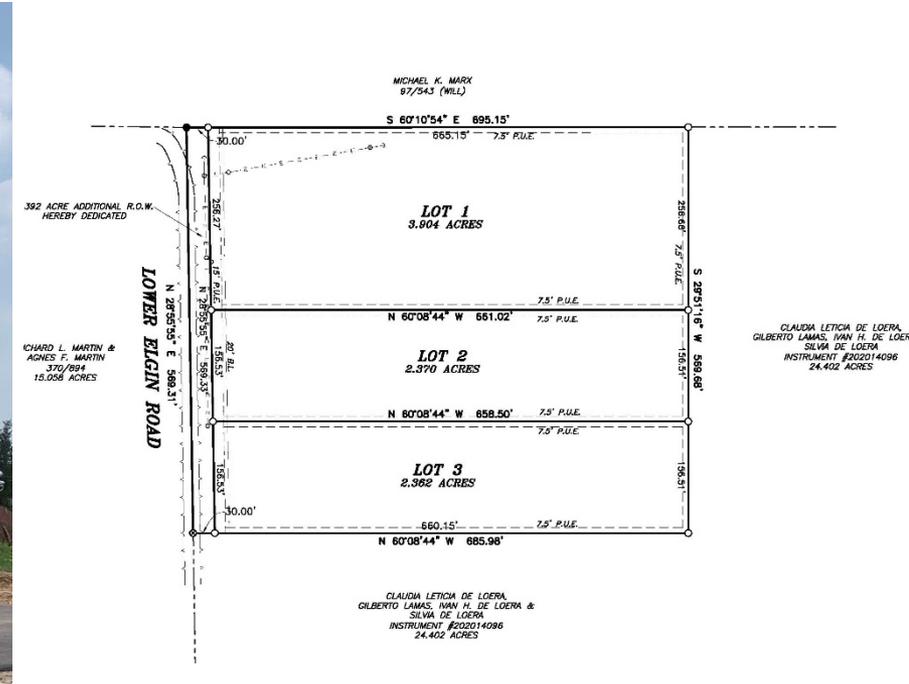


- Approximately 5 miles South of Elgin
- Total of 8.4 acres; recently subdivided into 3 lots
- Aqua water at the road and fire hydrant near by
- Bluebonnet Electric
- Lot 1 – 3.9 acres with existing 4,800 sf warehouse and modular office building. New parking lot.
- Lot 2 – 2.2 acres - vacant
- Lot 3 – 2.2 acres – vacant
- No water quality/detention requirements, no zoning

CALL FOR MORE INFORMATION





## FOR MORE INFORMATION:

Marcus J. Whitfield  
512.656.1622  
[marcus@thewhitfieldco.com](mailto:marcus@thewhitfieldco.com)

Gail M. Whitfield, CCIM  
512.422.4556  
[gail@thewhitfieldco.com](mailto:gail@thewhitfieldco.com)



The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, The Whitfield Co. makes no guarantees or warranties express or implies, as to the accuracy of the information contained herein.

All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted, by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisers before making a final determination.