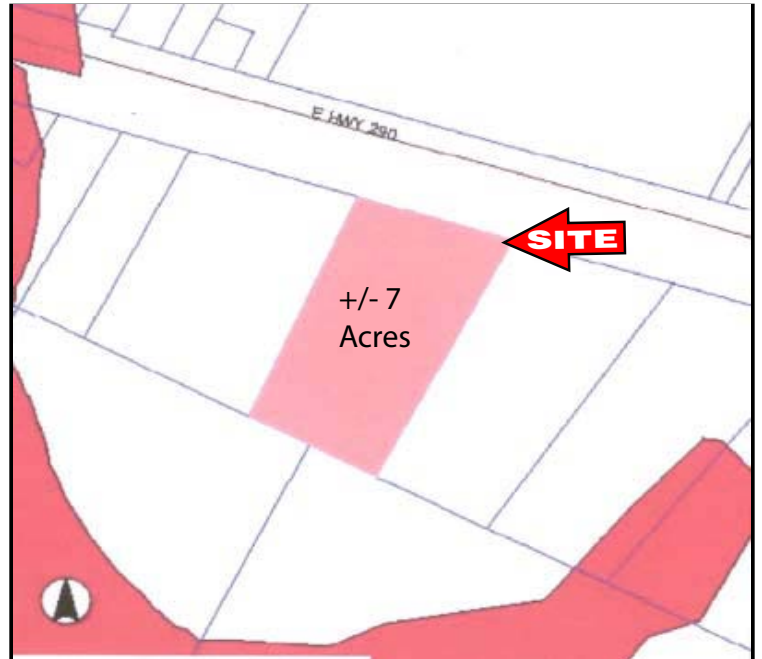
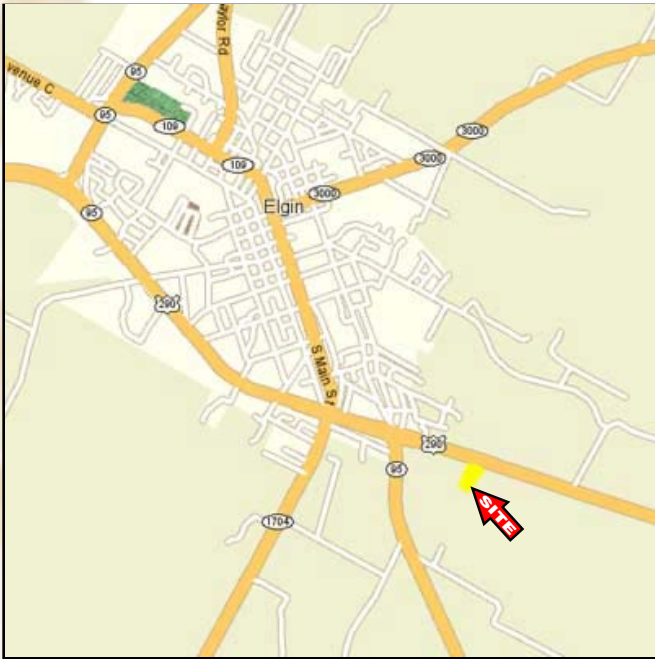


# FOR SALE - +/- 7.06 ACRES OF VACANT LAND

## 309 EAST US 290, Elgin, Texas



- Location:** On the south side of US Hwy 290, approximately 1/4 mile east of SH 95.
- Size:** +/-7.06 acres.
- Frontage:** Approximately 450 feet on U.S. Hwy 290.
- Jurisdiction:** Elgin ETJ.
- Zoning:** None – located outside the city limits of Elgin.
- Topography:** Basically level.
- Utilities:** **Water** – Aqua Water Supply – 8" and 5" inch lines located along the front of the property.  
**Wastewater** – On-site sewer facility will be needed.  
**Electricity** – Bluebonnet Electric Coop
- Schools:** Elgin ISD.
- Sales Price:** ~~\$250,000.00~~ REDUCED to \$200,000.00
- Terms:** Cash preferred, but seller would consider owner-financing to a qualified buyer.
- URL:** <http://www.matexas.com/properties/spence/309EUS290Pack.pdf>



# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

**CONTACT Spence Collins**

**Direct (512)536-7829**

**spence@matexas.com**

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To Downtown Elgin / Austin



+/- 7  
Acres

290

95

To Bastrop

To Giddings