

EXCLUSIVE LISTING | ELGIN, TEXAS



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EXECUTIVE SUMMARY

PROPERTY
OVERVIEW

Harvest Ridge presents an opportunity to acquire 714 single-family residential lots in Elgin, Texas. Located north of the US Highway 290, the property offers a diverse mix of alley-loaded, conventional, and cottage lot configurations designed to support a range of residential products within a growing community.

Elgin is a developing city east of Austin, approximately 30 minutes from downtown, with convenient access to the region’s employment centers, services, and amenities via US Highway 290. The property is also approximately 25 minutes north of Bastrop and near Manor, another rapidly developing community along the eastern Austin growth corridor. Its scale, varied lot mix, and location between several expanding Central Texas markets position the offering for continued residential growth.

PROPERTY

The property consists of 714 single-family residential lots across multiple sections.

- Section 7: 45 35’ Alley Load and 40’ Front Load finished lots
- Section 5: 145 fully entitled paper lots.
- Section 8: 130 fully entitled paper lots.
- Section 6: 133 partially entitled paper lots.
- Section 9: 178 partially entitled paper lots.

	35’ Alley	40’ Alley	40’ Lot	50’ Lot	31’ Cottage	40’ Cottage	Section Total
Section 5	49	20	48	0	1	27	145
Section 6	45	11	13	0	29	35	133
Section 7	41	0	56	0	0	30	128
Section 8	25	0	47	0	22	36	130
Section 9	86	13	42	0	4	33	178



EXECUTIVE SUMMARY

JURISDICTION Bastrop County

PRICE Contact Broker

UTILITIES Water: AQUA WSC
Wastewater: CITY OF ELGIN
Electricity: Oncor Electric Delivery Company LLC

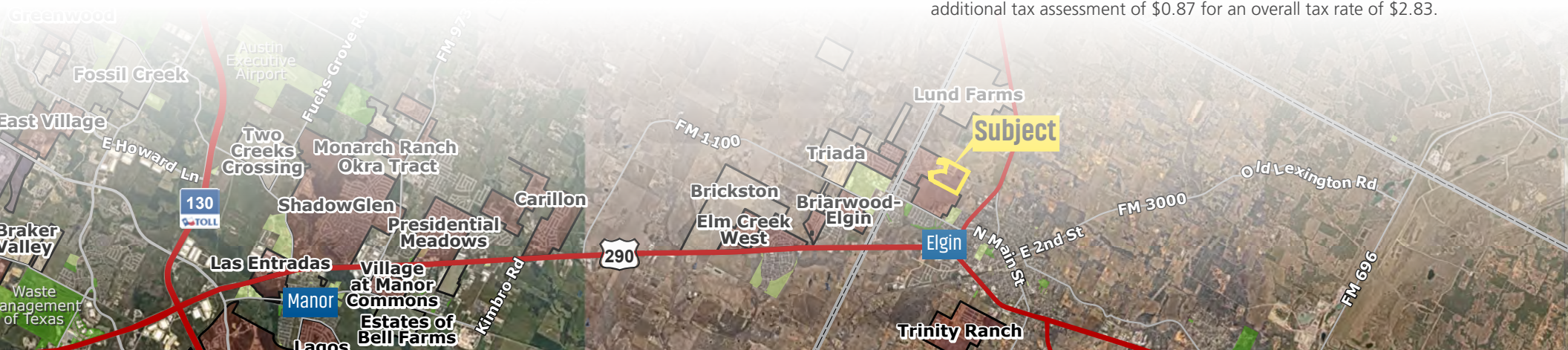
- ENTITLEMENTS**
- Approved Development Agreement
 - Approved Preliminary Plan
 - Phase 5 & 8 - Approved Final Plat & Construction Plans
 - Approved MUD

SCHOOLS Elgin Independent School District

- Newly constructed Harvest Ridge Elementary School on site, opened Fall 2025.
- Elgin Middle School
- Elgin High School

- AMENITIES**
- Resort-style Pool & Pavilion
 - Playscapes & Trails
 - Full-time Lifestyle & Event Coordinator on site and included in the HOA. (Weekly events at no cost to the homeowners - all included in the HOA dues).
 - Basketball & Pickleball
 - Sports Field & Event Lawns
 - Ping Pong & Bag Toss Area
 - Food Truck Area & Stage
 - Cafe & Welcome Center
 - Gameroom & Resident Lounge

TAX RATE: The property is within a Municipal Utility District (MUD), with an additional tax assessment of \$0.87 for an overall tax rate of \$2.83.

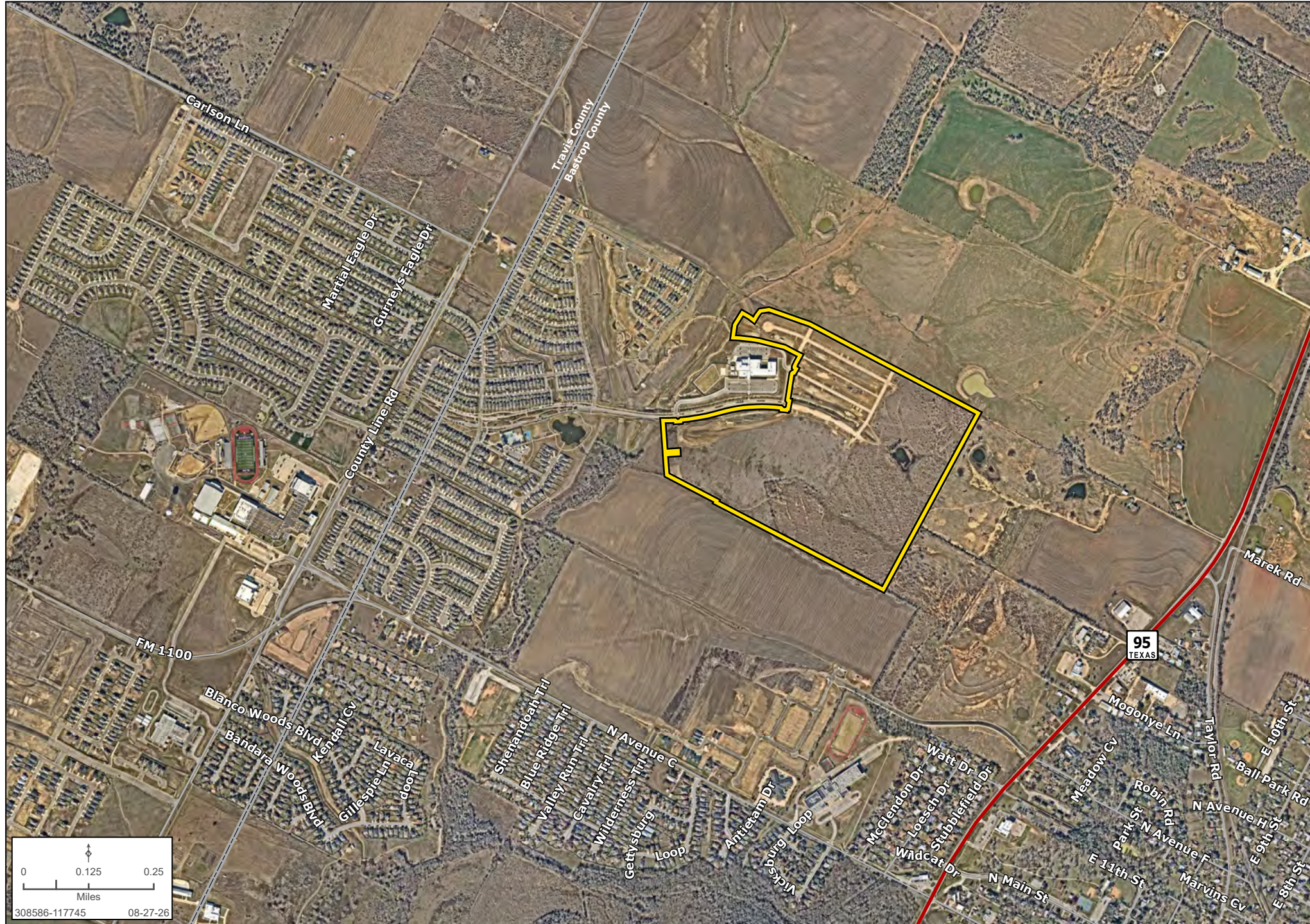


The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. TXBastrop308586 - 09.14.2026

LAND ADVISORS ORGANIZATION

DETAIL

Josh Cameron | Hal Guggolz | 512.327.3010 | landadvisors.com



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	40' WIDE LOT
	50' WIDE LOT
	35' ALLEY LOT
	40' ALLEY LOT
	31' COTTAGE LOT
	40' COTTAGE LOT (45' CORNER COTTAGE)

	35' ALLEY	40' ALLEY	40' LOT	50' LOT	31' COTTAGE	40' COTTAGE	SECTION TOTAL	PREVIOUS SECTION TOTAL	% INCREASE
SECTION 1	57		48	42			147	147	0%
SECTION 2	32	30	78	18			158	158	0%
SECTION 3		30	80	15			125	125	0%
SECTION 4	56		87				143	125	14.40%
SECTION 5	49	20			1	27	145	126	15.08%
SECTION 6	45	11	13	29	35		133	138	-3.62%
SECTION 7	42		56		30		128	104	23.08%
SECTION 8	25		22	36			130	97	34.02%
SECTION 9	86	13	42	4	33		178	147	21.09%
SUBTOTALS	392	104	499	75	56	161			

COMMUNITY TOTALS	1287	1167	10.28%
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Cottage Plan Totals (2,000 s.f. Minimum Lot Size)	217 (16.9%)
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SCALE: 1" = 200'

GRAPHIC SCALE IN FEET

A horizontal scale bar with alternating black and white segments. The first segment is labeled '100'' and the second segment is labeled '200''.

GRAPHIC SCALE IN FEET

A horizontal scale bar with alternating black and white segments. It is marked with '0', '100', '200', and '400' at regular intervals.



AMENITY CENTER MAP

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AMENITY CENTER PHOTOS

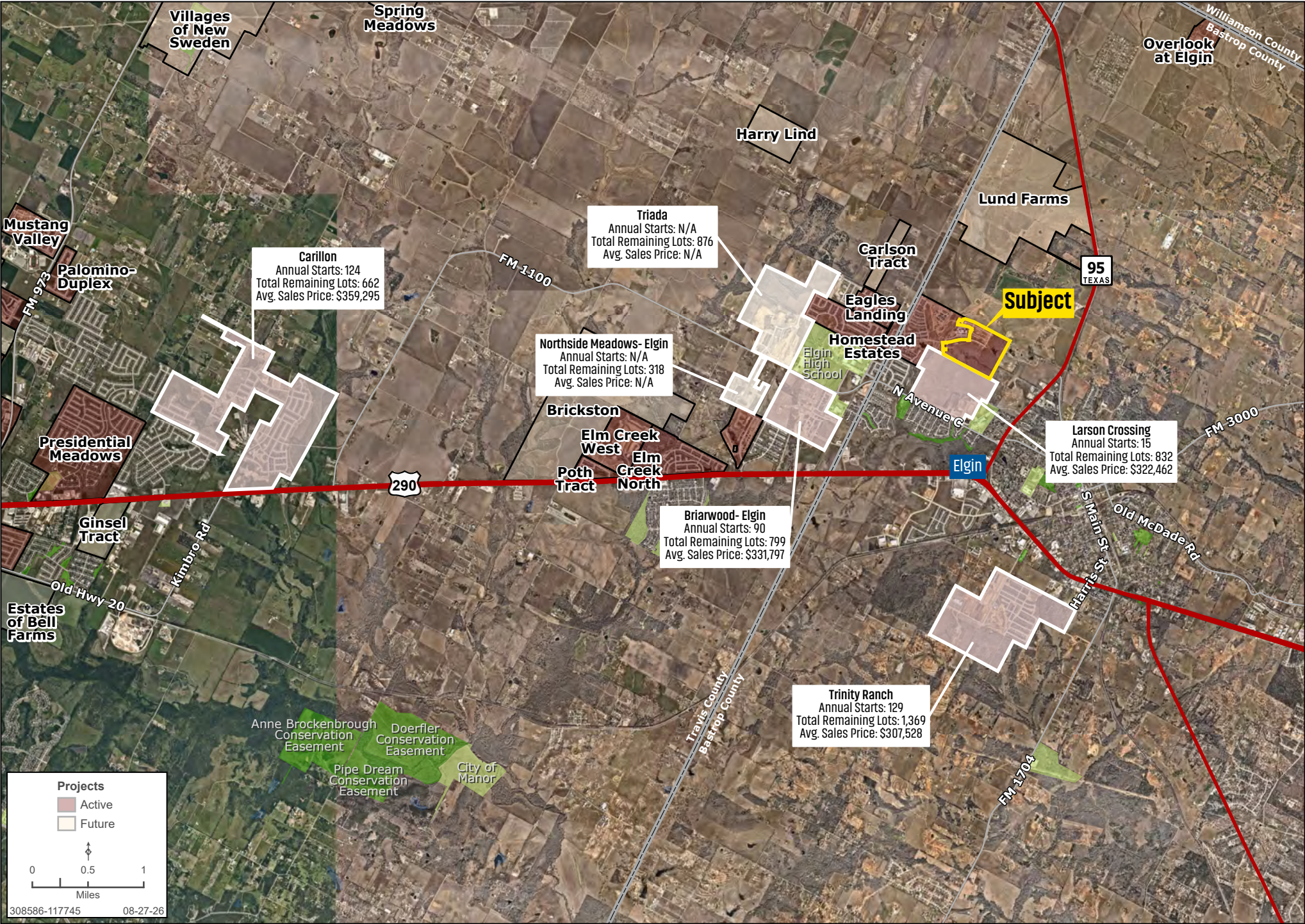


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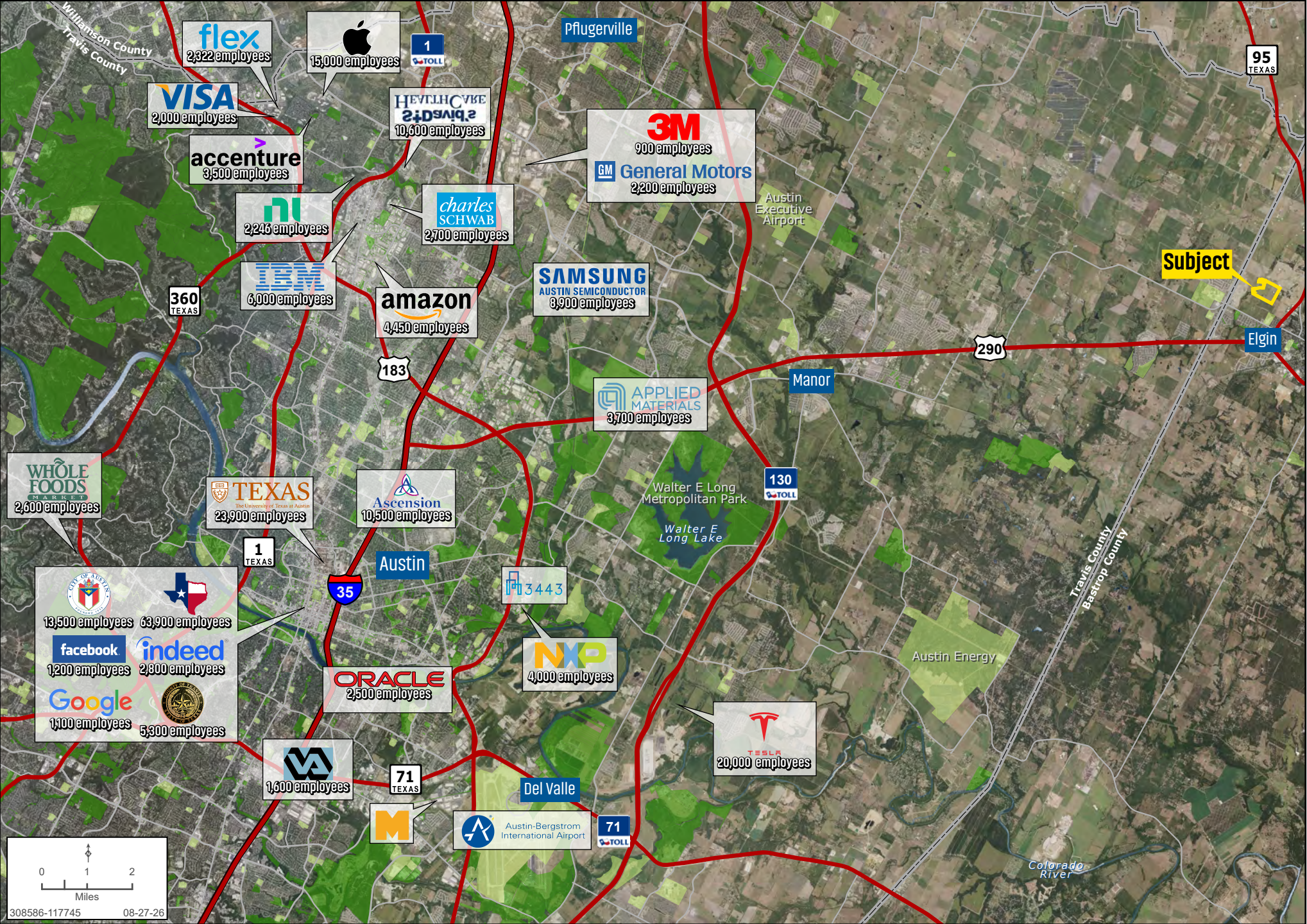
AREA INVENTORY

Josh Cameron | Hal Guggolz | 512.327.3010 | landadvisors.com



MAJOR EMPLOYMENT

Josh Cameron | Hal Guggolz | 512.327.3010 | landadvisors.com



RETAIL AND AREA SERVICES

Josh Cameron | Hal Guggolz | 512.327.3010 | landadvisors.com



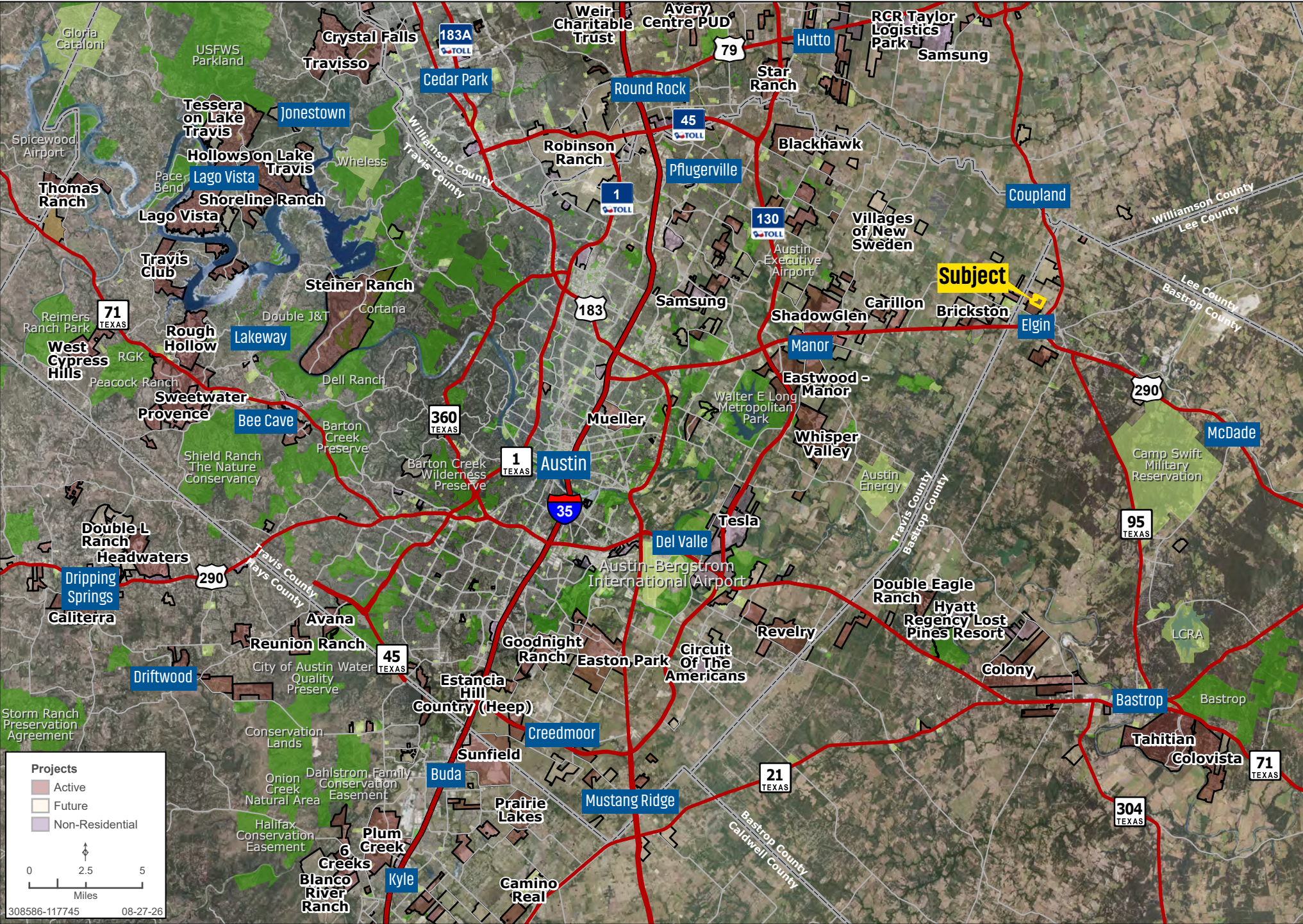
AREA SCHOOLS

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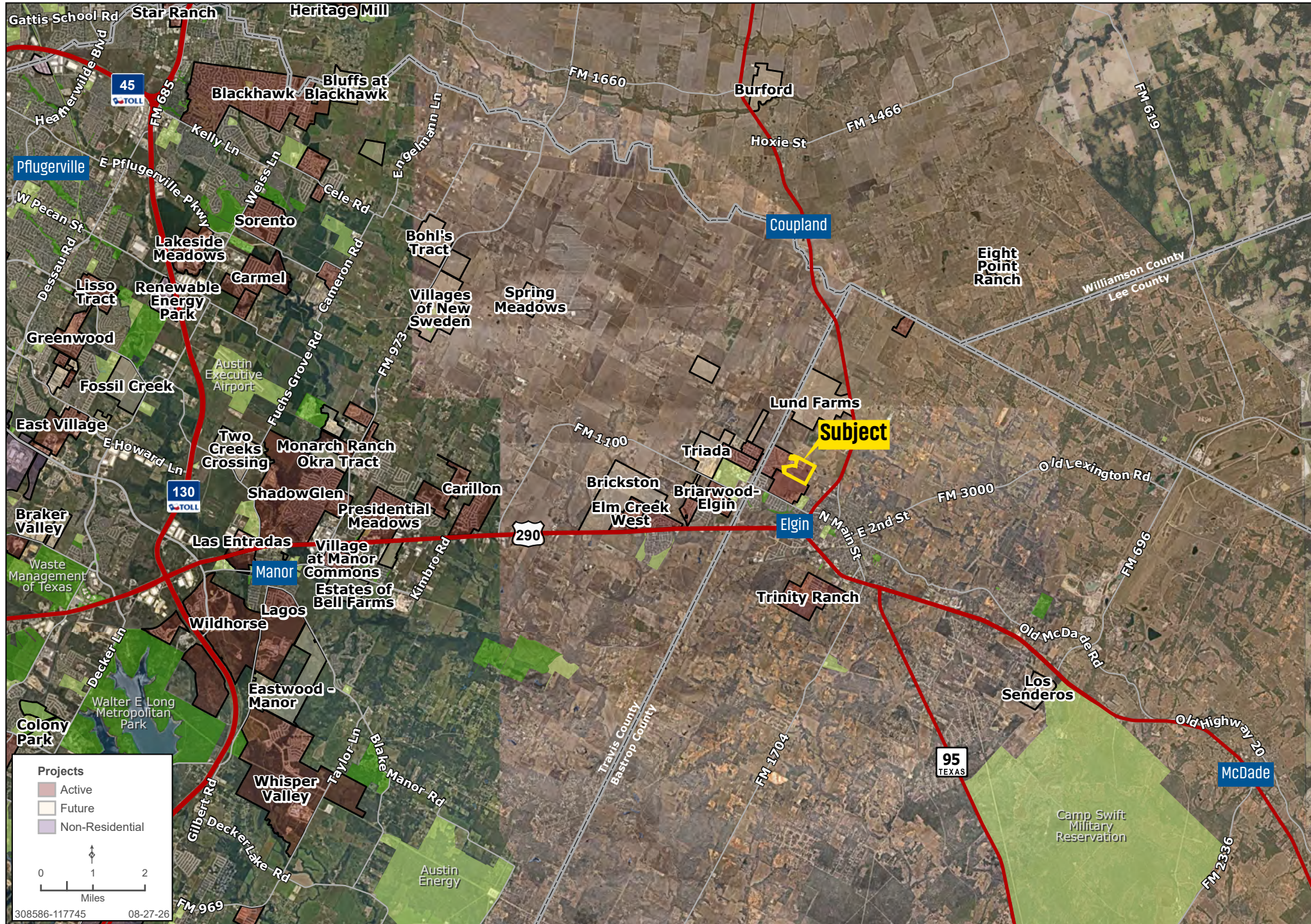


REGIONAL

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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.

Land Advisors Organization

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Kirk Laguarda	60656241	klaguarda@landadvisors.com	
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Hal Guggolz	628945	hguggolz@landadvisors.com	210-416-6276
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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