CIP

ELGIN COMMONS

±59.987 Acres · 18 Lots · US Hwy 290 Frontage

FOR SALE · PAD SITES · HOTEL SITE · PHASE 2 TRACTS

REGIONAL DETENTION (LOT 5)

FUTURE TRAFFIC SIGNAL

Clydesdale Dr @ US Hwy 290

PHASE 2 (LOTS 11 & 12)

CLYDESDALE DR

INDIAN PAINTBRUSH TRL

HOTEL PAD

LEE DILDY BLVD (EXT.)

LEE DILDY BLVD

US HWY 290

35,780 VPD

TxDOT 2025 AADT

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

PLATTED COMMERCIAL DEVELOPMENT · US HWY 290 · ELGIN, TEXAS

ELGIN COMMONS

Sixty platted acres on US-290, 0.6 miles from Walmart and 0.9 miles from H-E-B.

±59.99 AC · 18 LOTS

NOW OFFERED				
	0.81–1.56 AC	**0.87–3.45 AC**	**4.20 AC**	**31.35 AC**
	7 HIGHWAY PADS	**5 INTERIOR PADS**	**HOTEL PAD**	**PHASE 2 TRACTS**
	For sale · US-290 frontage	For sale · lots may be combined	Lee Dildy Blvd extension	Developer sale · 17.82 + 13.53 ac

PHIL MORRIS

Director of Retail · phil@cipaustin.com · 512 680 1547

TIM TRAN

Associate · tim@cipaustin.com · 512 887 0088

US HWY 290 · ELGIN, TX 78621 · CIPTEXAS.COM

SIXTY ACRES. ONE ADDRESS.

Not another corner. A whole new block of Elgin retail.

Elgin Commons is a ±59.99-acre, 18-lot platted commercial development with 1,577 feet of frontage on US Highway 290 — the east–west spine that carries 35,780 vehicles a day between Austin and Elgin. It sits 0.6 miles west of the Walmart Supercenter and 0.9 miles west of H-E-B, the two stores that anchor the city's daily shopping.

The plat delivers highway and interior pad sites from 0.8 to 3.5 acres, a 4.2-acre hotel pad, and a 31-acre second phase that could support an anchored center, destination entertainment or additional retail — served by three internal public streets and a proposed future traffic signal on US-290. Phase 1 pads are offered for sale, individually or in combination; Phase 2 is positioned for a single developer.

THE SITE TODAY, LOOKING EAST TOWARD ELGIN — CIP DRONE PHOTOGRAPHY

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

EIGHTEEN LOTS.

Pads for sale now. Phase 2 for one developer.

7	**HIGHWAY PADS** Lots 1, 2, 3, 4, 14, 16, 17 · direct US-290 frontage	**0.81–1.56** ACRES PER LOT	**117′ – 259′** US-290 FRONTAGE PER LOT	FOR SALE
5	**INTERIOR PADS** Lots 6, 7, 8, 9, 13 · Clydesdale Dr, Indian Paintbrush Trl & Lee Dildy Blvd	**0.87–3.45** ACRES PER LOT	**7.57 acres** COMBINED	FOR SALE
H	**HOTEL PAD** Lot 10 · Lee Dildy Blvd extension	**4.20** ACRES	—	FOR SALE
2	**PHASE 2 TRACTS** Lots 11 & 12 · potential anchored-center, entertainment or retail development; no use committed	**31.35** ACRES · 17.82 + 13.53		DEVELOPER SALE

PHASE 1 · PADS

FOR SALE

Twelve pads and the hotel site, sold lot by lot

ASSEMBLAGE

LOTS COMBINE

Adjacent pads can be combined for larger users

GROUND LEASE · BUILD-TO-SUIT

CONSIDERED

Case by case, at ownership's discretion

PHASE 2 · 31.35 AC

DEVELOPER SALE

Lots 11 & 12 offered together · pricing: contact broker

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

THE PLAT, ON THE GROUND

Eighteen recorded lots, drawn over the aerial.



LOT STATUS

- Pads for sale
- Hotel pad · Lot 10
- Phase 2 · Lots 11 & 12
- Under contract · Lots 15 & 18
- Regional detention · Lot 5
- Platted streets · 5.904 ac
- Private access easement

1,577.19 FT

US-290 FRONTAGE · LOT ACREAGE ON P. 05

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

Source: Final Plat, Rhode Tract Subdivision (BGE, Inc.); Bastrop CAD. Overlay approximate, for illustration only.
Traffic count: TxDOT 2025 AADT, nearest station west of the site. The traffic signal is potential / future and is not approved or funded.

Interim exhibit · base imagery: Google Earth
Professional aerial photography in production

LOT BY LOT.

54.08 net acres across 18 platted lots.

HIGHWAY PADS · DIRECT US-290 FRONTAGE

LOT	LOCATION	ACRES	US-290 FT	STATUS
Lot 1	Clydesdale Dr corner	**1.563**	145.86′	FOR SALE
Lot 2	Clydesdale Dr corner	**0.808**	190.08′	FOR SALE
Lot 3	Mid-block	**0.808**	190.08′	FOR SALE
Lot 4	Mid-block	**0.836**	117.37′	FOR SALE
Lot 14	Indian Paintbrush Trl corner	**0.876**	140.01′	FOR SALE
Lot 16	Mid-block	**1.020**	159.02′	FOR SALE
Lot 17	East end	**1.245**	258.74′	FOR SALE
Lot 15	Medical use	**1.501**	236.02′	UNDER CONTRACT

INTERIOR PADS

LOT	LOCATION	ACRES	STATUS
Lot 6	Clydesdale Dr	**0.866**	FOR SALE
Lot 7	Interior	**1.135**	FOR SALE
Lot 8	Lee Dildy Blvd	**3.450**	FOR SALE
Lot 9	Lee Dildy Blvd	**1.208**	FOR SALE
Lot 13	Indian Paintbrush Trl	**0.909**	FOR SALE
Lot 18	Breakfast use	**0.516**	UNDER CONTRACT

HOTEL PAD

LOT	LOCATION	ACRES	STATUS
Lot 10	Lee Dildy Blvd extension	**4.198**	FOR SALE

PHASE 2 TRACTS · LARGER DEVELOPER SALE

LOT	LOCATION	ACRES	STATUS
Lot 11	Development tract	**17.822**	DEVELOPER SALE
Lot 12	Development tract	**13.532**	DEVELOPER SALE

NOT OFFERED

LOT	LOCATION	ACRES	STATUS
Lot 5	Regional detention	**1.790**	DETENTION

59.987 AC
GROSS · INCL. 5.904 AC STREETS / ROW

14.72 AC
FOR SALE IN 12 PAD SITES

31.35 AC
PHASE 2 · LOTS 11 & 12

1,577.19 FT
TOTAL US-290 FRONTAGE

Acreage and frontage per Final Plat, Rhode Tract Subdivision (BGE, Inc.) and Bastrop CAD records; total frontage includes the 80.00′ (Clydesdale Dr) and 60.01′ (Indian Paintbrush Trl) street entries. Locations summarized from the plat; buyer to verify all dimensions, easements and availability.

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

PLANNED AS A PLACE.

Pads up front, a hotel on the boulevard, and room behind for what comes next.



INTERIM CONCEPT IMAGERY · ARCHITECTURAL RENDERINGS IN PRODUCTION





PADS & SHOPS

Twelve pad sites for restaurant, drive-thru, medical, service and multi-tenant retail users

PHASE 2 SCENARIOS

31 acres that could support an anchored center, destination entertainment or additional retail — no use is committed

HOSPITALITY

A 4.2-acre hotel pad on the Lee Dildy Blvd extension

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

0.6 MILES FROM WALMART. 0.9 FROM H-E-B.

Elgin Commons extends the city's established US-290 retail node to the west.



WALMART SUPERCENTER

0.6 miles east at 1320 W US-290 — the trade area's general-merchandise anchor

H-E-B

0.9 miles east at 1080 W US-290 — Elgin's primary grocer, just beyond Walmart

ACC ELGIN CAMPUS

Austin Community College, across US-290 at 1501 W US-290

LEE DILDY BLVD

Links the site to the Walmart / H-E-B node and the rooftops to the south

LOOKING WEST ALONG US-290 FROM THE WALMART SUPERCENTER TOWARD ELGIN COMMONS — CIP DRONE PHOTOGRAPHY

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

HOW TRAFFIC GETS IN.

Eight lots address US-290 directly. The plat adds two public street entries from the highway and extends Lee Dildy Boulevard through the middle of the site.



EXISTING TODAY

1 US-290 frontage

1,577.19 ft of highway frontage; traffic per the nearest TxDOT count station, west of the site

2 Lee Dildy Blvd

Built east of the site, connecting to the Walmart and H-E-B retail node

PLATTED · PLANNED

3 4 Clydesdale Dr & Indian Paintbrush Trl

Platted 80′ and 60′ public rights-of-way from US-290 into the site

5 Lee Dildy Blvd extension

Platted through the site; construction projected to begin January 2027

REQUIRES APPROVAL

6 Traffic signal · Clydesdale Dr at US-290

Potential future signal. Approval, funding and schedule are not yet confirmed

Highway driveways and turn movements

Not shown. Access points and turn movements on US-290 are subject to TxDOT permitting

RECORDED PLAT OVER AERIAL IMAGERY · OVERLAY APPROXIMATE · INTERIM EXHIBIT, BASE IMAGERY: GOOGLE EARTH

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

BACKED BY THE CITY.

An approved agreement, with roads and utilities planned behind it.

Elgin Commons is not a speculative plat waiting on infrastructure. The City of Elgin and the Elgin Economic Development Corporation have approved an economic development agreement for the project, public infrastructure funding was approved with it, and construction of the roads through the site is projected to begin in January 2027.

01 · UTILITIES

City water and wastewater service is planned for the site.

The City of Elgin is the wastewater provider under the recorded plat, and the approved EDC infrastructure funding includes a wastewater line extension to the project. Regional detention is platted on Lot 5. Capacities and delivery dates are being confirmed.

1.79 AC

REGIONAL DETENTION · LOT 5

02 · ROADS

Road construction is projected to begin in January 2027.

City construction of the public roads through Elgin Commons is projected to begin in January 2027, to deliver the platted internal street network. The date is a projection, not a guaranteed delivery schedule.

JAN 2027

PROJECTED CONSTRUCTION START

03 · INCENTIVES

The City and the Elgin EDC have put money behind it.

Elgin City Council unanimously approved the project's economic development agreement on December 16, 2025. As reported, the Elgin EDC package provides up to $5 million for public infrastructure and up to $4.25 million in sales-tax grant reimbursements.

UP TO $5M

EDC INFRASTRUCTURE FUNDING

JULY 2024

PD ZONING

Planned-development zoning approved by City Council

DECEMBER 2025

AGREEMENT APPROVED

Economic development agreement — unanimous council vote

JANUARY 2027 · PROJECTED

ROADS

Projected start of City road construction

AT APPROVAL

$200M PROJECT

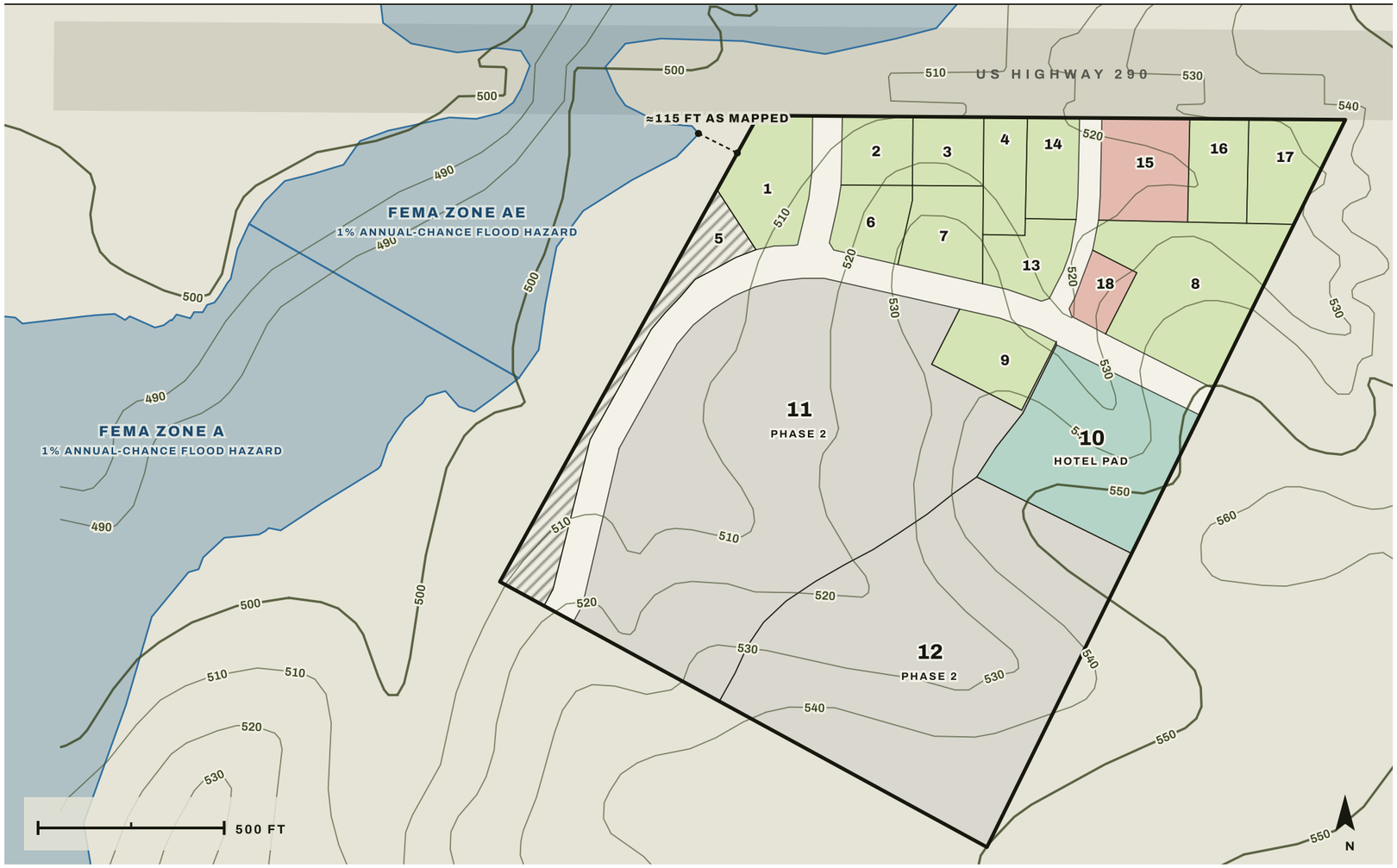
Total project value cited by the City

Incentive terms and project value as reported by the Elgin Courier (Dec. 24, 2025); benefits and obligations are governed by the executed agreements. Road and utility dates are projections. Utility capacities, connection responsibilities and delivery dates to be confirmed lot by lot.

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

THE GROUND ITSELF.

Topography, flood mapping and drainage.



PADS FOR SALE · HOTEL PAD · PHASE 2 · UNDER CONTRACT · LOT 5 · DETENTION

FEMA 1% ANNUAL-CHANCE FLOOD HAZARD · 10-FT CONTOUR, ELEVATION IN FEET

Sources: contours and parcel frame, Bastrop Central Appraisal District map exports of November 12, 2026 (BIS Consulting). Flood hazard, FEMA National Flood Hazard Layer, retrieved November 12, 2026. Boundary and lots, Final Plat, Rhode Tract Subdivision (BGE, Inc.), fitted to the CAD parcel corners within about 5 ft. For information only. This exhibit is not a survey and was not prepared for legal, engineering or surveying purposes; all locations are approximate.

TOPOGRAPHY

About 40 to 60 feet of rise.

The ground climbs from northwest to southeast; contours from 510 to 550 ft cross the tract. The US-290 pads sit between roughly 510 and 530 ft; the hotel pad and Phase 2 tracts climb from about 510 to 550 ft. Grading, cut and fill need a topographic survey and civil design.

FLOODPLAIN

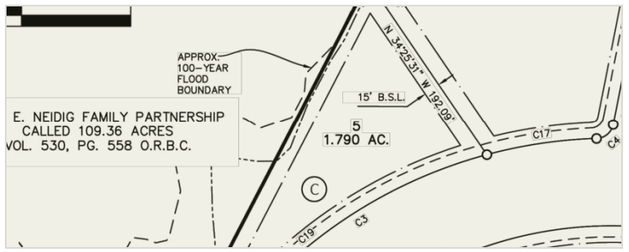
The mapped hazard lies to the west.

FEMA's current flood layer (Zones A and AE) follows the creek west of the tract and crosses to the north side of US-290. As plotted here it stops about 115 ft short of the west line, nearest Lots 1 and 5. The plat is more conservative: note 2 states that a portion of the tract lies in the flood hazard area, and it draws approximate 100- and 500-year lines at the west line beside Lot 5. Neither source fixes the boundary lot by lot; that takes a surveyor's or engineer's determination.

DRAINAGE

Detention is platted along the west line.

Lot 5 (1.790 ac) is one of two detention lots, 2.626 ac in total, in the plat's land-use schedule. Detention lots and drainage easements are privately owned and maintained (plat notes 13 and 16). Capacity, construction status and any on-lot requirements are to be confirmed with the project engineer and the City.



As drawn on the plat, sheet 1: approximate 100- and 500-year flood boundaries at the west line beside Lot 5.

FEMA PANEL

48021C0075E

Effective Jan 19, 2006 · revised by LOMR 07-06-0779P, effective Aug 30, 2007

MAPPED HAZARD

Zones A and AE

1% annual chance · on land west and north of the tract as currently mapped

SLAB ELEVATION

1 ft above 100-year

Plat note 17, for lots adjacent to or affected by the floodplain

ELEVATION

510–550 ft contours

10-ft contours crossing the tract, per Bastrop CAD

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

GROWTH IS THE ANCHOR.

Elgin Commons sits where the three things retailers underwrite already overlap: a trade area of nearly 54,000 people growing 4% a year, family households that own their homes and earn six-figure average incomes, and the highway that carries them to and from Austin every day. The figures below are all measured inside a 15-minute drive of the site.

A small city already lives within fifteen minutes.

The 15-minute trade area holds 53,950 residents today, up 38% since the 2020 Census.

53,950 RESIDENTS · 2025

Another 11,700 neighbors are on the way.

Esri projects 65,627 residents by 2030 — growth of 4.0% a year, several times the national pace.

65,627 RESIDENTS · 2030

Households are forming even faster.

17,733 households today, adding more than 800 new households every year through 2030.

4.45% HOUSEHOLD GROWTH / YR

They are homeowners putting down roots.

Four of five households own their home, and owner households are the fastest-growing group at 4.7% a year.

81% OWNER-OCCUPIED

Incomes support national retail.

Average household income tops $109,000; the median is $91,906 and projected to reach $104,897 by 2030.

$109,523

AVG HOUSEHOLD INCOME

And US-290 puts the traffic at the curb.

The Austin–Elgin highway carries 35,780 vehicles a day past 1,577 feet of Elgin Commons frontage.

35,780

VEHICLES / DAY · TXDOT 2025

34.8 YEARS
Median age — a young, family-forming trade area

3.03 PEOPLE
Average household size, well above the U.S. norm

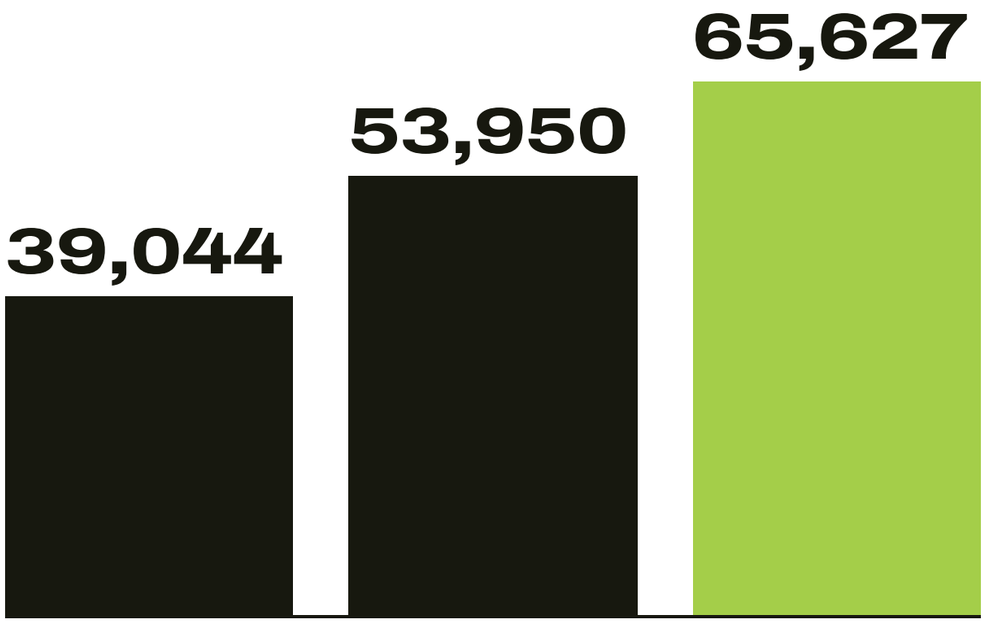
22% UNDER 15
More than one in five residents is a child

DEMOGRAPHICS: ESRI 2025 / 2030, 15-MINUTE DRIVE TIME · TRAFFIC: TXDOT 2025 AADT

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

38% MORE NEIGHBORS IN FIVE YEARS.

The 15-minute trade area added roughly 14,900 residents between the 2020 Census and 2025, and Esri projects another 11,700 by 2030. Two-thirds of its households earn between $60,000 and $200,000.



Population within a 15-minute drive of the site.

5, 10 AND 15 MINUTES FROM THE SITE

	5 MIN	10 MIN	15 MIN
PEOPLE AND HOUSEHOLDS			
Population, 2025	11,338	25,152	53,950
Population, 2030	14,147	31,661	65,627
Households, 2025	3,802	8,217	17,733
Owner-occupied housing units	3,005	6,693	14,400
Median age	35.3	35.2	34.8
INCOME			
Average household income	$102,924	$104,551	$109,523
Median household income	$85,690	$87,690	$91,906
ANNUAL GROWTH, 2025–2030			
Population	4.53%	4.71%	4.00%
Households	4.68%	5.09%	4.45%

Drive times from the site. Esri forecasts for 2025 and 2030; U.S. Census 2020.

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

THE SPENDING IS HERE. THE STORES ARE NOT.

Three kinds of evidence sit behind that headline, and they carry different weight. Modeled spending shows what trade-area households can support. A store-by-store inventory shows which national formats are missing today. How much of that spending currently leaves the trade area has not yet been measured.

MODELED DEMAND

ESRI 2025 ESTIMATES · 15-MINUTE DRIVE TIME

$71.3M

Estimated annual spending on food away from home

$41.5M

Estimated annual spending on apparel and services

108

Children’s apparel spending index (U.S. average = 100)

These are consumer-spending model estimates, not sales receipts.

OBSERVED INVENTORY

CIP VOID ANALYSIS AND OPERATOR INVENTORY · JUNE 2026

NONE FOUND

National casual-dining brands within 5 miles; the nearest are about 9 miles west

NONE FOUND

National off-price or value-apparel stores within 5 miles; the nearest is 9.1 miles away

NONE FOUND

Dedicated pet-supply stores or national drive-thru coffee formats within 5 miles

Grocery, pharmacy, banking, fuel, fitness and quick-service food are already well served at the Walmart and H-E-B node. Local apparel boutiques operate in town.

MARKET LEAKAGE

NOT YET INDEPENDENTLY MEASURED

A supply-versus-demand leakage study for the 15-minute trade area has not been completed, so this brochure does not state a leakage figure.

What the evidence supports today: households with the modeled spending capacity for these categories, and no national operator found in them within five miles.

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

A CITY UP 37% SINCE 2020.

And the rooftops are already entitled.

13,327

City of Elgin residents, July 2025

Up 37.4% since 2020 and 6.3% in the latest year · U.S. Census Bureau, Vintage 2025

118,908

Bastrop County residents

Up 22.3% since 2020 · U.S. Census Bureau, Vintage 2025

No. 1

“Hottest housing market in the Austin metro”

ZIP 78621, Q2 2025 · Austin Business Journal, July 2025

PD

Planned-development zoning in place

Approved by Elgin City Council, July 2024 · Elgin Courier

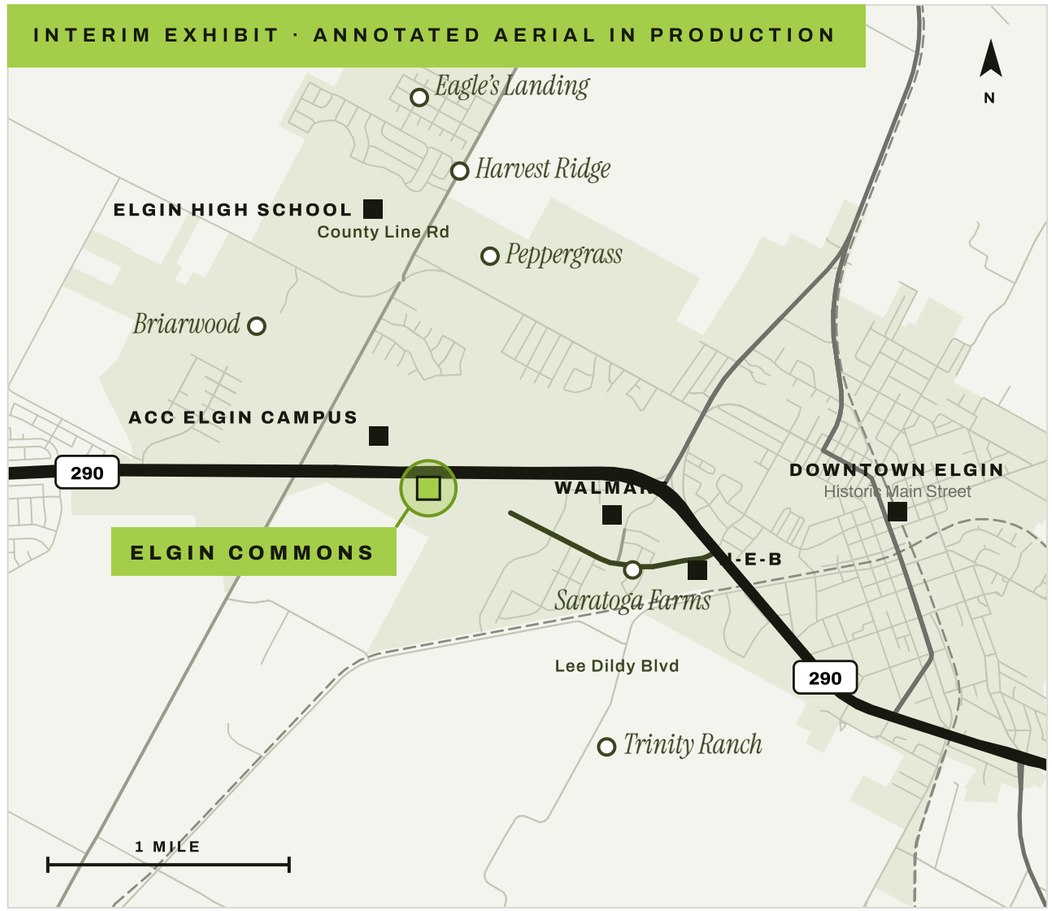
8,761

Single-family lots entitled in six communities

Brickston 1,900 · Lund Farm 1,856 · Trinity Ranch 1,716 · Harvest Ridge 1,171 · Elgin Gateway 770 · Briarwood 700, plus 648 multifamily units at Lund Farm

Entitled lot counts per City of Elgin publications (2022–2023) and the Elgin Courier (2024). Entitlement figures, not current build status.

WHERE ELGIN SHOPS, STUDIES AND LIVES

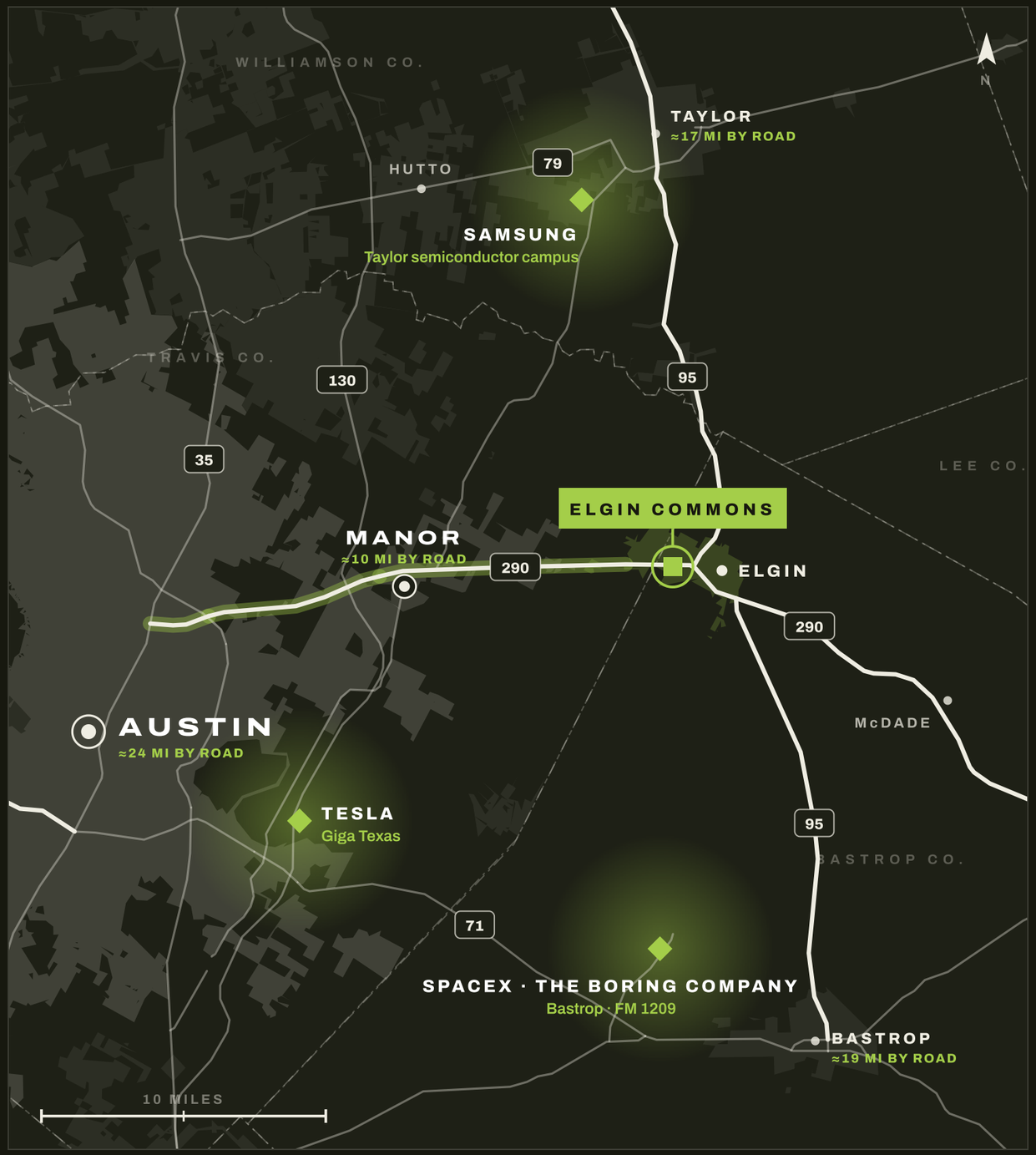


ELGIN COMMONS · RETAIL AND CIVIC ANCHORS · RESIDENTIAL COMMUNITIES · CITY OF ELGIN

Site marker is approximate; see the Site Plan for platted boundaries. Roads and city limits: U.S. Census Bureau TIGER/Line. Place locations: OpenStreetMap contributors.

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

GROWTH ON EVERY SIDE.



The next stop on the US-290 corridor.

Retail development has followed rooftops east from Austin along US-290. Manor, ten miles west of the site, has added thousands of residents and a new anchored shopping center since 2020. Elgin is the next city out, with its own 37% population growth and an established Walmart and H-E-B node. Elgin Commons offers sixty platted acres on the highway for the corridor's next stage of commercial growth.

10 MI	24 MI	17 MI	19 MI
MANOR	**AUSTIN**	**TAYLOR**	**BASTROP**
WEST · US-290	WEST · US-290	NORTH · SH-95	SOUTH · SH-95

Approximate driving distance from Elgin Commons to each city center.

NORTH ON SH-95

TAYLOR AND SAMSUNG

Samsung's Taylor semiconductor campus, about 21 miles from the site by road, is part of a $37 billion Central Texas investment backed by up to $4.745 billion in federal CHIPS funding. The first fab is ramping toward production in 2026–2027.

SOUTH ON SH-95

BASTROP, SPACEX AND THE BORING COMPANY

SpaceX builds Starlink hardware on FM 1209, about 18 miles from the site by road, with about 1,590 employees and a proposed $855 million expansion. The Boring Company is headquartered alongside.

WEST ON US-290

MANOR, AUSTIN AND THE GROWTH CORRIDOR

Manor, the principal growing city between Austin and Elgin, reached 23,070 residents in 2025, up 68.7% from its 2020 base, and added the roughly 150,700 SF Manor Crossing shopping center in 2025–2026. Tesla's Giga Texas, with roughly 16,500 employees, is about 20 miles from the site by road.

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

FOR SALE · PAD SITES · HOTEL SITE · PHASE 2 TRACTS

LET'S WALK THE SITE

BUILD AT ELGIN COMMONS.

Plat, lot schedule and pricing guidance available on request.

BROKERAGE

PHIL MORRIS
Director of Retail

phil@cipaustin.com
512 680 1547

BROKERAGE

TIM TRAN
Associate

tim@cipaustin.com
512 887 0088

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE

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. · 11-2-2015

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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: 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 the amount or rate of compensation the broker will receive and how this amount is determined.

LICENSE HOLDER	LICENSE NO.	EMAIL	PHONE
Commercial Industrial Properties, LLC — Broker Firm	9007597	info@cipaustin.com	(512) 682-1000
Robert Springer — Designated Broker of Firm	627720	bob@cipaustin.com	(512) 682-1001
Robby Eaves — Licensed Supervisor	588199	robby@cipaustin.com	(512) 682-1003
Phil Morris / Tim Tran — Sales Agents / Associates	631068 / 783780	info@cipaustin.com	(512) 682-1000

Buyer / Tenant / Seller / Landlord initials: _____ Date: _____

Regulated by the Texas Real Estate Commission · trec.texas.gov · IABS 1-1

All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property. Lot lines, acreage and frontage per Final Plat, Rhode Tract Subdivision (BGE, Inc.); overlays are approximate. Renderings are conceptual. Any traffic signal shown is proposed and subject to governmental approval. Demographic data provided by Esri (2025, 2030).

OWNERSHIP REVIEW DRAFT · NOVEMBER 11, 2026 · NOT FOR PUBLIC RELEASE