

\$3,500,000 - 162 Fredrickson Lane, Elgin

MLS® #2883357

\$3,500,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 93.00 Acres

none, Elgin, TX

Located 5 miles North of Elgin on HWY 95, this +/- 93 acres of transitional land is situated perfectly in the enormous growth path of Austin, Taylor and Elgin. The property currently has a 2" AQUA water line along Fredrickson Rd servicing the house.

Approximately 1500' away is the closest water main to upgrade into.

The terrain of the property is gently sloping with no major washout areas and no floodplain.

The house was designed to be maximum energy efficient with upgraded insulation, solar and full wrap around porch. The house boasts 3 bedrooms 3 baths with a detached HVAC shop on its own septic which would make an ideal mancave or commercial office. On the property is also a detached garage and barn for outdoor storage.

Fredrickson Ln is a county road but needs some upgrading. The Western boundary of the property is the Union Pacific Railroad running from Elgin to Taylor.

New Survey will be needed.



Built in 2008

Essential Information

ListingFeed	abor_vow
MLS® #	2883357
List Price	\$3,500,000
Sale Price	\$2,500,000

Sale Date	June 21st, 2024
Bathrooms	0.00
Acres	93.00
Year Built	2008
Type	Commercial Sale
Sub-Type	Ranch
Status	Closed

Community Information

Address	162 Fredrickson Lane
Subdivision	none
City	Elgin
County	Bastrop
State	TX
Zip Code	78621

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Water Connected
Parking	Gravel
View	Meadow, Rural

Interior

Heating	Central, Heat Pump
Cooling	Central Air

Exterior

Construction	Stone
Foundation	Slab