

ALL CITY REAL ESTATE

MATT RIFLEY - Realtor

RARE OPPORTUNITY!

THIS PROPERTY IS CONNECTED TO THE FUTURE
CENTRAL TEXAS AIRPORT AKA: GREENPORT®



123 LAZY RIVER LANE, ELGIN, TEXAS 78621

12 ACRES OF AG EXEMPT, BEAUTIFUL PECAN FARMLAND

3 SIDES PAVED BY BASTROP COUNTY

Available immediately - plan your commercial development today

LISTED AT: \$2,099,000

123LAZYRIVER.COM

PROPERTY DETAILS



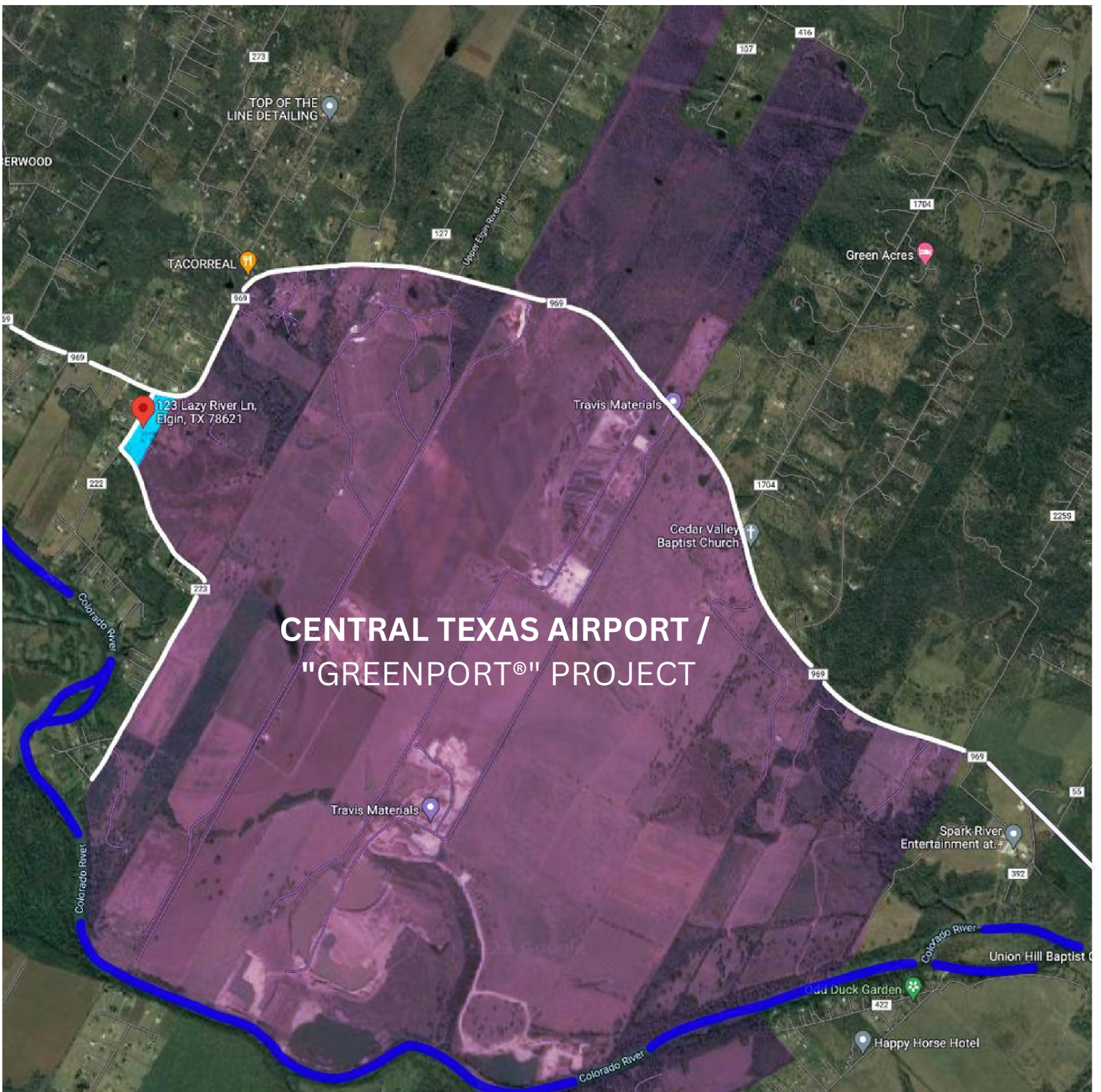
123 LAZY RIVER LANE

- 12 ACRES of pristine Pecan farmland with gorgeous, mature trees
- 3 sides of the property is paved with county roads (Bastrop County)
- 4th side is connected to property already owned by CTA/Greenport® International Airport
- 6,000 SF warehouse on site with water and electricity on the property
- Currently has AG exemption
- Was under contract by Central Texas Airport. Back on market after failing to close.
- Property is available today for purchase.



CENTRAL TEXAS AIRPORT / "GREENPORT®" FAA ID: GIA

- Development by Carpenter & Associates
- Around 5,000 acres planned for this massive private development
- International Airport, Tech & Data Hub, Aircraft Sales & Maintenance, Hotels and more
- Near Tesla and The Boring Company
- Part of the "Industry 4.0" vision for Texas



CENTRAL TEXAS AIRPORT / "GREENPORT®" PROJECT

SEE IT IN THEIR OWN WORDS:

[CBRE MARKETING](#)

[AUTONOMY INSTITUTE](#)

[CARPENTER & ASSOCIATES](#) (quotes from their website below)

"Speed to Market"

- Shovel-ready project with existing Bastrop County 381 agreement
- No public hearings or council approvals required
- No building permits or inspections required
- Favorable soil conditions reduce site work costs / time while providing ample on-site concrete materials

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LET'S TALK TODAY - BEFORE THIS GREAT OPPORTUNITY IS GONE!



ABOVE: SEE A PARCEL OWNED BY THE CENTRAL TEXAS AIRPORT/GREENPORT® NEXT TO 123 LAZY RIVER LANE (OFFICIAL TAX RECORD FROM REALIST)

123 LAZY RIVER LANE

12 Acres with both community water and well water lines, electricity by Bluebonnet Electric active on the property with multiple meters on site. Currently has a 6,000sf warehouse on the property from farm operations. Mobile homes will be removed from the property.

BUY NOW - RESELL/DEVELOP LATER

This development is being touted as "...the next Domain, with an airport". If you missed out on the early phases of that development, now might be the time to consider adding this to your investment portfolio. Give Matt a call today!



Real Estate

CONTACT US



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