

ELM CREEK NORTH

LAND FOR SALE

Site: West of Elgin, Central TX

Austin MSA—Travis County

NOVINGER RESOURCES, INC.

Residential and Retail Land

[Google Map](#)

Elm Creek North is situated on E. Hwy 290 between Austin and Elgin in Travis County in Central Texas. Water and sewer service is being provided by TCMUD14. This tract of land has direct access to Hwy 290 and is located approximately 6 miles from new Hwy 130.



Elm Creek North—Parcel 1 Residential Land

193 +/- acres
\$ 6,360,000



Land planned, but not platted, to include approximately 1,200+/- residential home lots of 40 foot width or greater.

Elm Creek North—Parcel 2 Residential & Retail Land

60 +/- acres residential
\$ 1,990,000

25 +/- acres retail
\$ 5,170,000

Land planned, but not platted, to include 326 +/- single family lots, each 40 ft wide or greater on 60 acres, plus 25 acres of retail development.

Centex Homes Elm Creek Subdivision

Centex Homes purchased all of the Elm Creek land located on the south side of Hwy 290 and has developed a 670 lot subdivision directly across the highway from Elm Creek North. In January 2009, Centex Homes had built approximately 560 homes.

Travis County Municipal Utility District No. 14 (TCMUD14)

Travis County Municipal Utility District No. 14 was created on November 6, 2001. Due to good management and healthy tax revenue, after more than seven years of operation, TCMUD14 is financially sound, with cash reserves of approximately \$1,200,000 as of January 2009.

TCMUD14 serves all of the land known as Elm Creek (approximately 515 acres), situated on both the north and south sides of the Hwy 290 East.

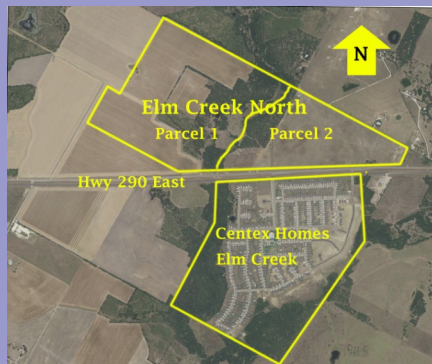
TCMUD14 holds wholesale contracts for sewer service with the Elgin-LCRA Sewer System and for water with Aqua Water Company. The terms of these contracts are advantageous for future residential and retail/commercial construction.

TCMUD14 is authorized by the State of Texas to sell bonds in the total amount of \$24,685,000. Through February 2009, bonds totaling \$8,050,000 had

been issued. TC MUD 14 has purchased most of the sewer, water and drainage facilities presently installed at Elm Creek.

Increased Profit Potential for Buyer

The opportunity for reimbursement for sewer, water and drainage infrastructure, plus the existence of operating water and sewer systems, significantly increases profit potential for the buyer of this land.



[Google Map](#)

NOVINGER RESOURCES, INC.

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