

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 Hwy 130.



Elm Creek North—Parcel 1 Residential Land

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



Land planned, but not platted, to include approximately 1,000+/- 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 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 683 lot subdivision directly across the highway from Elm Creek North.

Travis County Municipal Utility District No. 14 was created on November 6, 2001. Due to good management and healthy tax revenue, TCMUD14 is financially sound, with substantial cash reserves.

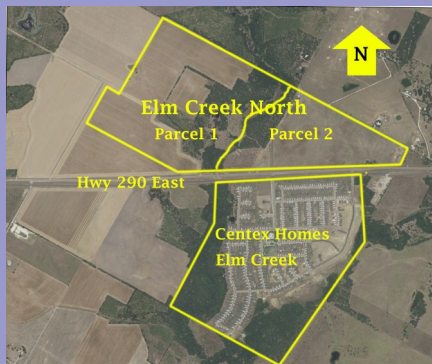
TCMUD14 serves all of the land known as Elm Creek (approximately 515 acres), situated on both the north and south sides of Hwy 290 East. This utility district

has contracts for utility services with the Elgin Sewer System and with Aqua Water Supply Corporation and the connections to these utility providers are in place and functioning. The terms of these contracts are advantageous for residential and retail/commercial development.

TCMUD14 is authorized by the State of Texas to sell bonds in the total amount of \$24,685,000.

Bonds totaling \$8,050,000 have been issued and TCMUD14 has purchased all of the sewer, water and drainage facilities presently installed at Elm Creek.

Increased Profit Potential for Buyer—An additional \$16,635,000 from the sale of future bonds can be used to reimburse the development costs of internal water, sewer and drainage on the remaining land that is being offered for sale.



[Google Map](#)

NOVINGER RESOURCES, INC.

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