

For Sale on Market

**\$135,000**

Call 7138840322 Today!

## GENERAL DESCRIPTION

**Subdivision:** Masonic

**Property Type:** Residential Single Family

**Bedrooms:** 3

**Baths:** 1 Full

**Stories:** 1

**Year Built:** 1945

**Building Sqft:** 792 / Public Records

**Lotsize:** 14,401

**MLS# / Area:** ABORTX-6246525

## RESIDENTIAL SINGLE FAMILY, 3 BEDS, 1 FULL BATH(S)

This oversized R-3-zoned lot spans more than 14,000 sq ft—nearly twice the size of nearby parcels—and is approved for single-family, duplex, or manufactured home development within Elgin city limits. Situated on a quiet cul-de-sac just minutes from downtown Elgin, 102 Masonic Drive offers an exceptional opportunity for investors, builders, or homeowners seeking flexibility and location. City water and sewer are already in place, and the property sits high and dry in Flood Zone X, safely outside the 100- and 500-year floodplains. The existing 1945 structure can be removed or incorporated into a new build, offering multiple paths for redevelopment. With no HOA and duplex construction allowed by right, the property provides immediate potential for rental income, resale, or infill development. Elgin has quickly become a key player in Bastrop County's transformation—one of Central Texas's most dynamic growth corridors. Supported by major investments from Starlink, The Boring Company, and X, plus expanding manufacturing anchors such as Carr Lane Manufacturing and Yerico Industries, the region is attracting billions in new development. Nearby projects like Silo Ranch and Epitome at Elgin are bringing new housing, retail, and industrial space, while the county's \$43 million broadband initiative and designation as a Texas Media Production Zone are fueling long-term innovation and job creation. Combining small-town charm with direct access to US-290 and SH-130, Elgin delivers strong



Presented By  
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Visit <https://www.har.com/ABORTX-6246525> for more information

Listing Broker