OPPORTUNITY ZONE PROPERTY
FOR SALE ±10 ACRE COMMERCIAL LOT

15105 Hwy 290 East Manor, Texas 78653





LOCATION	Located in E Manor on the south side of Hwy 290, just east of the intersection of US Hwy 290 and FM 1100.
SIZE	± 10.15 Gross Acres and ± 6.73 Net Acres
UTILITIES	Water – Manville Water, Electric – Bluebonnet Electric, Sewer – City of Manor Cottonwood Creek Wastewater Treatment Plant south and adjacent to the property. See Cottonwood Creek WWTP Map.
ZONING	AG
LINKS	See enclosed summary for both City of Manor and 3-5-7 demographics. Click here to view the full demographic report for 15105 Hwy 290 E. Click here to view full demographic report from city of Manor.
FRONTAGE/ ACCESS	± 695.24 feet of frontage on US Hwy 290
FLOOD HAZARD	A portion of the property lies in the 100-year FEMA floodplain and a drainage easement. See FEMA map.
SCHOOL DISTRICT	Manor ISD
JURISDICTION	City of Manor
TRAFFIC COUNT	28,371 VPD on Hwy 290 E (TXDOT 2020)
PRICE	$2,250,000
COMMENTS	This approx. 10.15 acre tract is ideally suited for retail development with frontage along US Hwy 290. This immediate area, and especially Manor in general, is experiencing tremendous growth and has been named by Realtor.com as the 7th fastest growing suburb in the country. The billboard lease expires fully on July 31 2028

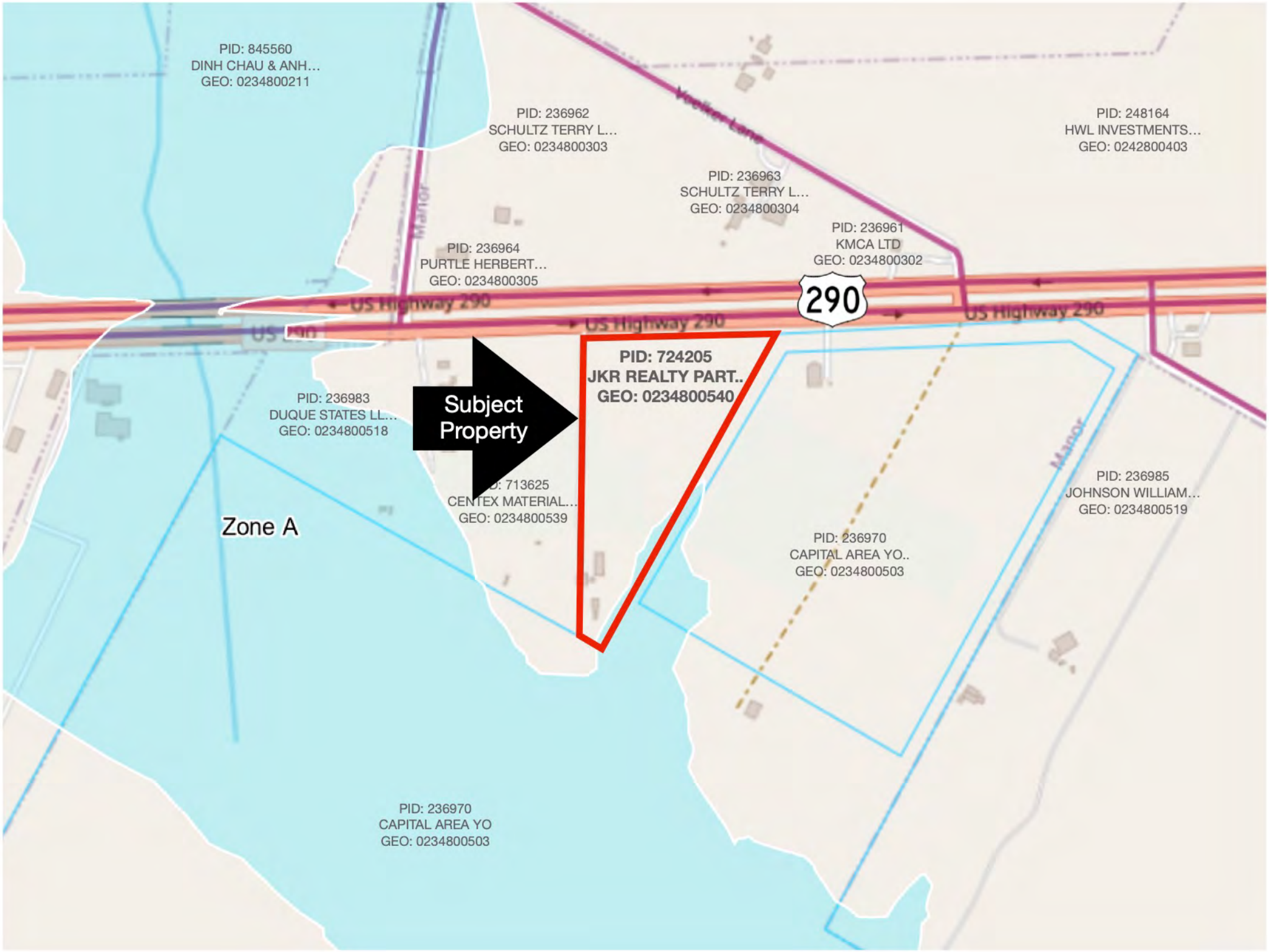
McALLISTER & ASSOCIATES
REAL ESTATE SERVICES
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

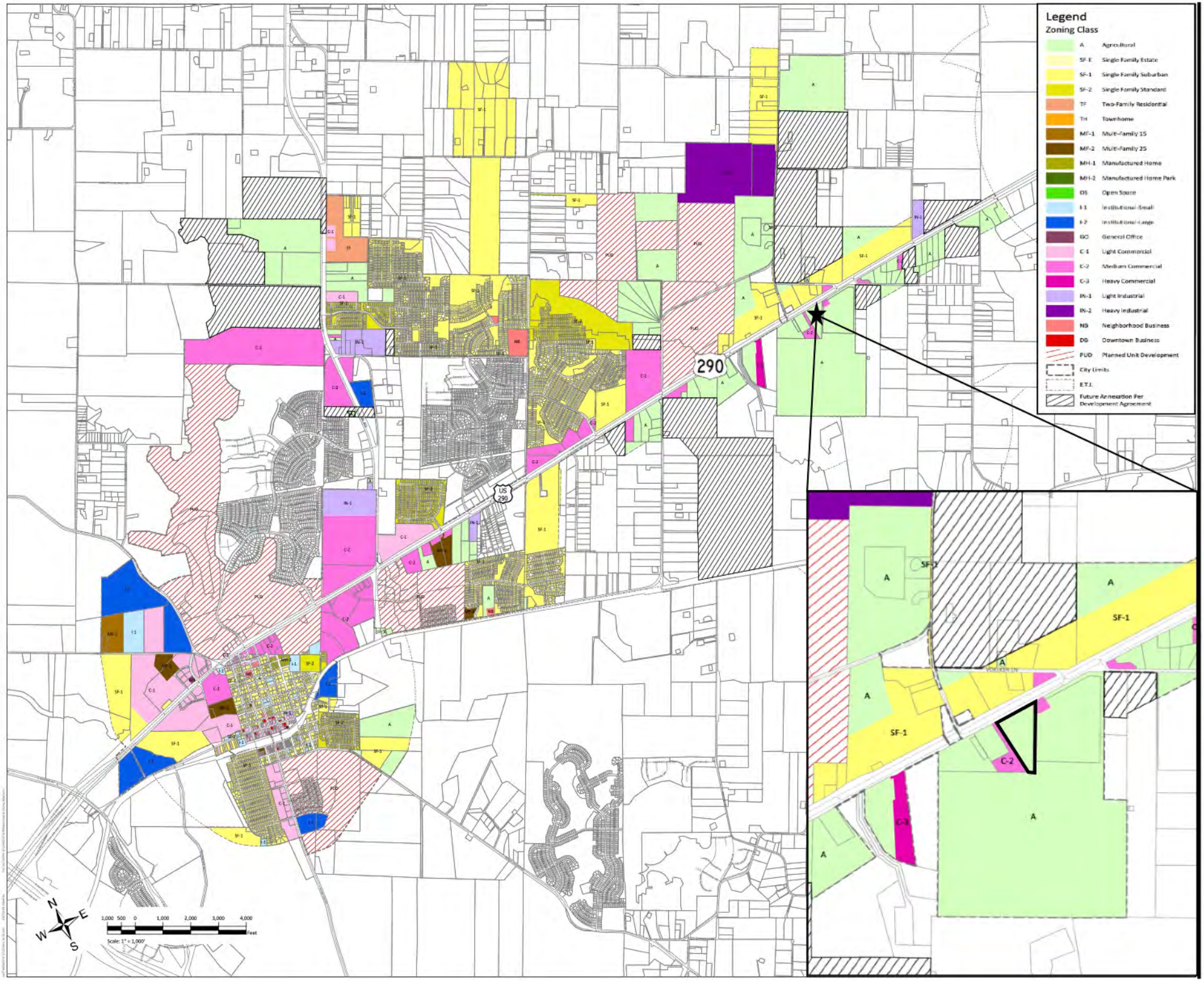
CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.


973
Manor Senior High School, Manor ISD
Kimbro
Good Luck Grill
St. Gregorios Orthodox Church
1100
Presidential Heights by Starlight Homes
KB Home Presidential Meadows
Old Kimbro Rd
Manor High School
973
Hambone's Temporarily closed
290
East Austin RV Park
Tractor Supply
Walmart Supercenter
New Technology High School
290
212
Old Hwy 20
Manor
Old Hwy 20
J. Lorraine, TX. Ghost Town Austin
Littig Rd
130 TEXAS
973
Blake Manor Rd
Austin Rifle Club
Parsons Rd
Blake Manor Elementary School
TerrAdorna
Lockwood Rd
Batting School Rd
The Grand Lady
Google


Daniel's Tire Shop
Tire shop
290
290
AAA Storage
Manor Texas
290
290
A-A-A Storage
Hwy290
SITE


PID: 845560
DINH CHAU & ANH...
GEO: 0234800211
PID: 236962
SCHULTZ TERRY L...
GEO: 0234800303
PID: 248164
HWL INVESTMENTS...
GEO: 0242800403
PID: 236963
SCHULTZ TERRY L...
GEO: 0234800304
PID: 236961
KMCA LTD
GEO: 0234800302
PID: 236964
PURTLE HERBERT...
GEO: 0234800305
290
US Highway 290
US Highway 290
US Highway 290
PID: 724205
JKR REALTY PART..
GEO: 0234800540
Subject Property
PID: 236983
DUQUE STATES LL...
GEO: 0234800518
PID: 713625
CENTEX MATERIAL...
GEO: 0234800539
Zone A
PID: 236985
JOHNSON WILLIAM...
GEO: 0234800519
PID: 236970
CAPITAL AREA YO..
GEO: 0234800503
PID: 236970
CAPITAL AREA YO
GEO: 0234800503



CITY OF MANOR ZONING MAP

CITY OF MANOR EST. 1872 TEXAS

Manor City Hall
105 E. Eggleston St.
P.O. Box 387
Manor, Texas 78653
512 . 272 . 5555

Jaeco
AN ENGINEERING ADVISION OF GBA

1500 CR 269
Leander, Texas 78641
512 . 259 . 3882

Texas Engineering Firm #4242

REVISION
2021.04.21 Zoning Updates
2021.04.29 Annexation Update
2021.05.17 Zoning Update

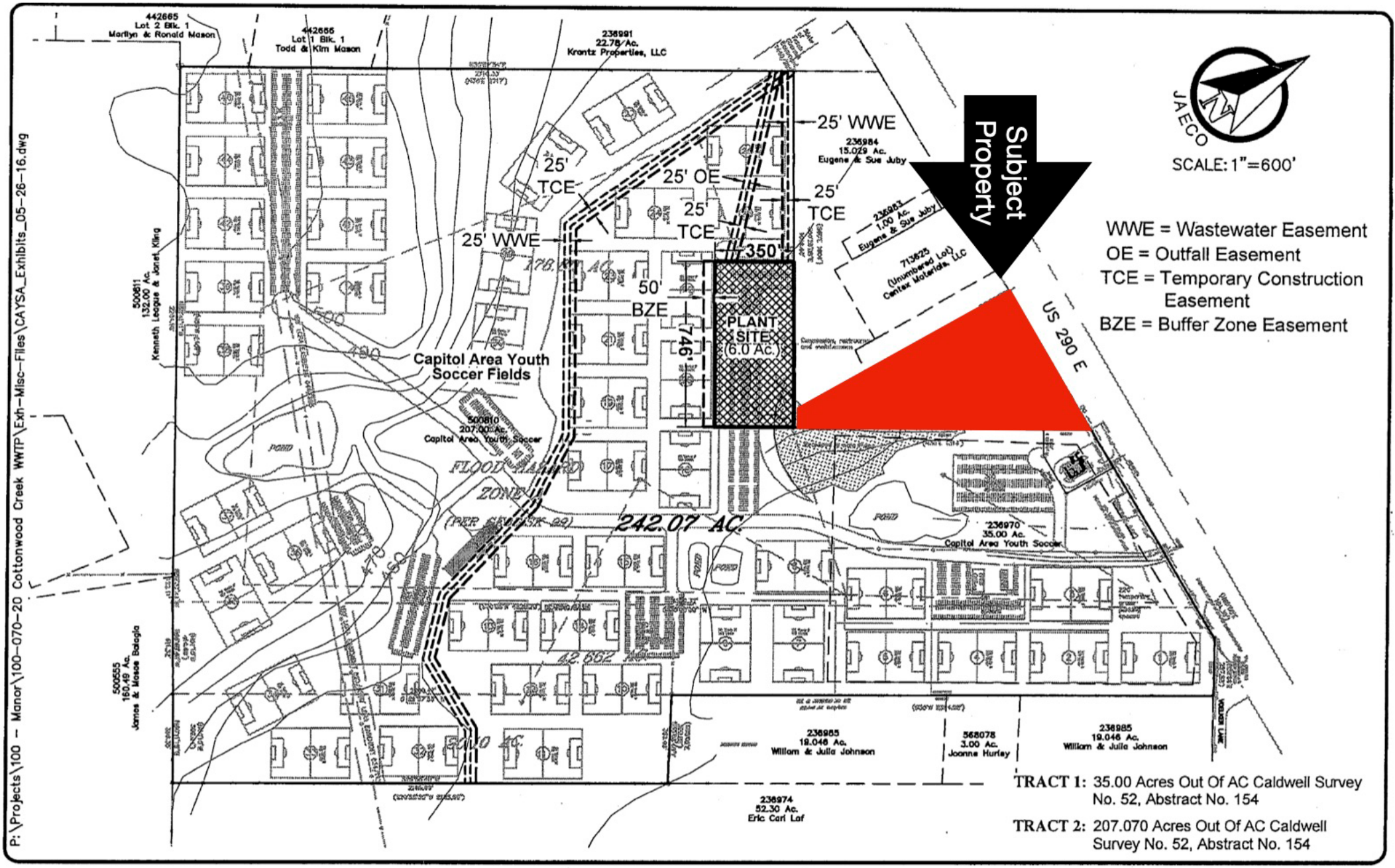
PROJECT NUMBER
14607.07

COORDINATE SYSTEM
NAD 1983 State Plane
Texas Central FIPS 4203 Feet

DATA SOURCES
City of Manor
TCAD
CAPCOG
ESRI

Notes: Jay Engineering, A Division of GBA & The City Of Manor Has No Liability Or Responsibility For The Accuracy, Completeness Or Usefulness Of This Data; & Makes No Representation Or Warranty Of Merchantability Or Fitness For Any Purpose, Either Expressed Or Implied. All Risks Of Using This Data Are Assumed By The User &/Or Purchaser.

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City Of Manor, Texas

REVISIONS	BY	APP	DATE

Jaeco
Jay Engineering Company, Inc.
austin texas
TEXAS REGISTERED ENGINEERING FIRM F-4780

Exhibit "A"
OUTFALL & WASTEWATER EASEMENTS

ENGINEER	DATE	DRAWN BY	PROJECT NO.
Frank T. Phelan, P.E.	05 - 26 - 16	JJD	100-070-20

Demographic and Income Profile

City of Manor - Demographic Summary

Prepared by Esri

Summary	Census 2010	2020	2025
Population	9,133	20,244	25,984
Households	2,839	6,115	7,896
Families	2,217	4,726	6,077
Average Household Size	3.21	3.31	3.29
Owner Occupied Housing Units	2,357	5,588	7,139
Renter Occupied Housing Units	482	527	757
Median Age	30.3	31.8	30.9

Trends: 2020-2025 Annual Rate	Area	State	National
Population	5.12%	1.54%	0.72%
Households	5.25%	1.51%	0.72%
Families	5.16%	1.47%	0.64%
Owner HHs	5.02%	1.53%	0.72%
Median Household Income	2.05%	1.43%	1.60%

	2020		2025	
Households by Income	Number	Percent	Number	Percent
<$15,000	403	6.6%	474	6.0%
$15,000 - $24,999	392	6.4%	441	5.6%
$25,000 - $34,999	444	7.3%	501	6.3%
$35,000 - $49,999	749	12.2%	890	11.3%
$50,000 - $74,999	1,309	21.4%	1,565	19.8%
$75,000 - $99,999	1,017	16.6%	1,237	15.7%
$100,000 - $149,999	1,279	20.9%	1,793	22.7%
$150,000 - $199,999	266	4.3%	504	6.4%
$200,000+	258	4.2%	492	6.2%
Median Household Income	$68,797		$76,151	
Average Household Income	$82,895		$92,603	
Per Capita Income	$24,989		$28,083	

	Census 2010		2020		2025	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	951	10.4%	1,899	9.4%	2,515	9.7%
5 - 9	907	9.9%	1,772	8.8%	2,497	9.6%
10 - 14	844	9.2%	1,673	8.3%	2,214	8.5%
15 - 19	618	6.8%	1,407	7.0%	1,831	7.0%
20 - 24	477	5.2%	1,248	6.2%	1,468	5.6%
25 - 34	1,683	18.4%	3,226	15.9%	4,304	16.6%
35 - 44	1,476	16.2%	3,396	16.8%	4,452	17.1%
45 - 54	1,064	11.6%	2,408	11.9%	2,902	11.2%
55 - 64	622	6.8%	1,764	8.7%	1,982	7.6%
65 - 74	309	3.4%	984	4.9%	1,246	4.8%
75 - 84	145	1.6%	358	1.8%	466	1.8%
85+	38	0.4%	108	0.5%	106	0.4%

	Census 2010		2020		2025	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	4,616	50.5%	10,305	50.9%	13,445	51.7%
Black Alone	2,344	25.7%	4,484	22.1%	5,532	21.3%
American Indian Alone	95	1.0%	159	0.8%	208	0.8%
Asian Alone	170	1.9%	469	2.3%	797	3.1%
Pacific Islander Alone	12	0.1%	24	0.1%	37	0.1%
Some Other Race Alone	1,525	16.7%	3,773	18.6%	4,554	17.5%
Two or More Races	372	4.1%	1,030	5.1%	1,411	5.4%
Hispanic Origin (Any Race)	3,976	43.5%	9,361	46.2%	11,770	45.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

April 08, 2021

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date