

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.	FRONTAGE/ ACCESS	± 695.24 feet of frontage on US Hwy 290
SIZE	± 10.15 Gross Acres and ± 6.73 Net Acres	FLOOD HAZARD	A portion of the property lies in the 100-year FEMA floodplain and a drainage easement. See FEMA map.
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.	SCHOOL DISTRICT	Manor ISD
ZONING	AG	JURISDICTION	City of Manor
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. Click here for more property photos. Click here for aerial videos of the property.	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

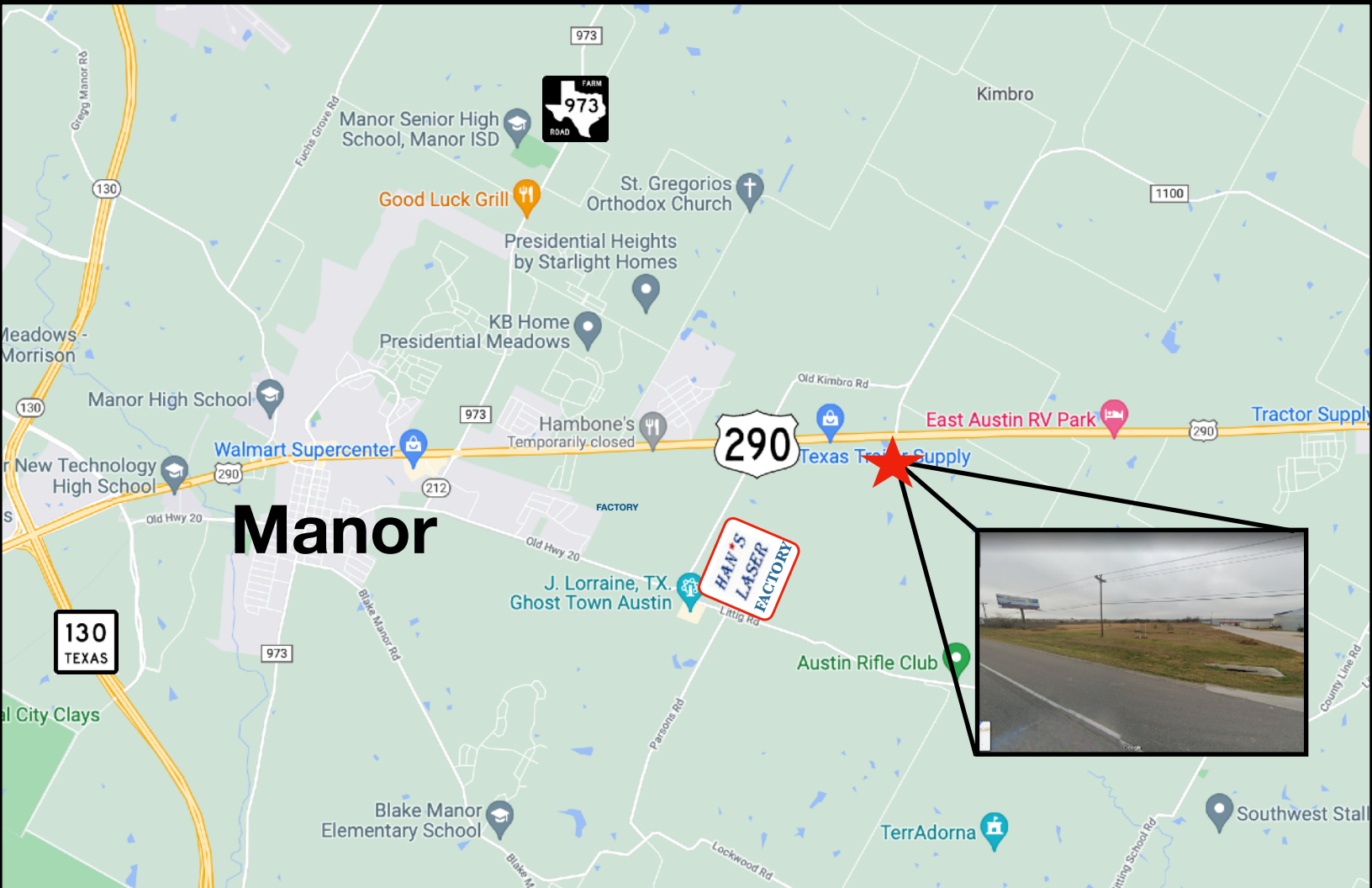
McALLISTER & ASSOCIATES

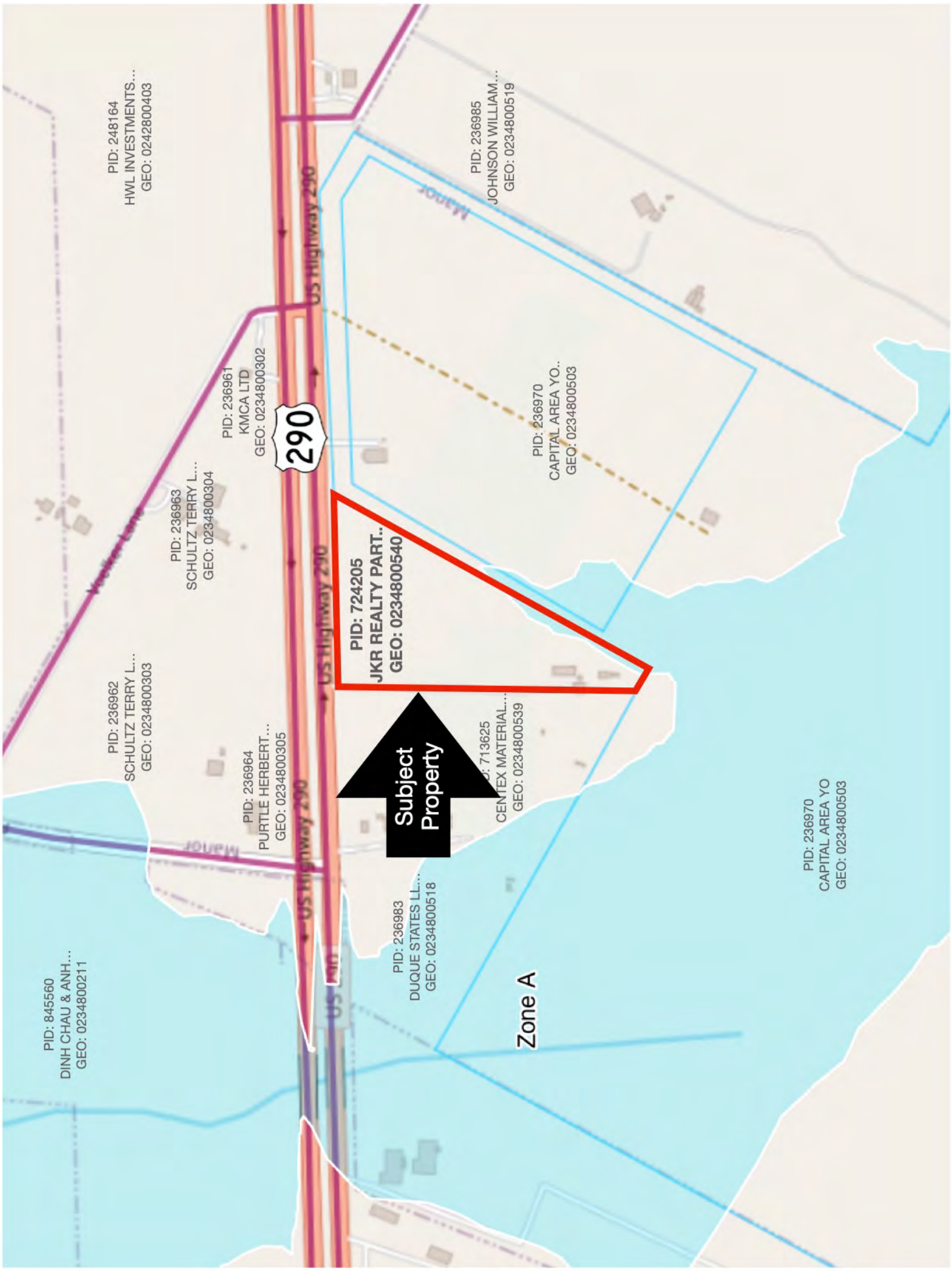
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

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

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PID: 248164
HWL INVESTMENTS...
GEO: 0242800403

PID: 236985
JOHNSON WILLIAM...
GEO: 0234800519

PID: 236963
SCHULTZ TERRY L...
GEO: 0234800304

PID: 236961
KMCA LTD
GEO: 0234800302

PID: 236970
CAPITAL AREA YO..
GEO: 0234800503

PID: 236962
SCHULTZ TERRY L...
GEO: 0234800303

PID: 236964
PURTLE HERBERT...
GEO: 0234800305

PID: 724205
JKR REALTY PART..
GEO: 0234800540

PID: 713625
CENTEX MATERIAL...
GEO: 0234800539

PID: 236983
DUQUE STATES LL...
GEO: 0234800518

PID: 236970
CAPITAL AREA YO
GEO: 0234800503

PID: 845560
DINH CHAU & ANH...
GEO: 0234800211

290

Subject Property

Zone A



Manor City Hall
106 E. Eggleston St.
P.O. Box 387
Manor, TX 78641
512.271.5555



15000 G.D. 309
Landscape, Texas 78641
512.259.3882
Texas Engineering Firm
No. 44342

CITY OF MANOR ZONING MAP

REVISION
2021.04.22 zoning updates
2021.04.29 Amendment 10/16a
2021.05.17 zoning updates

PROJECT NUMBER
15000 G.D. 309

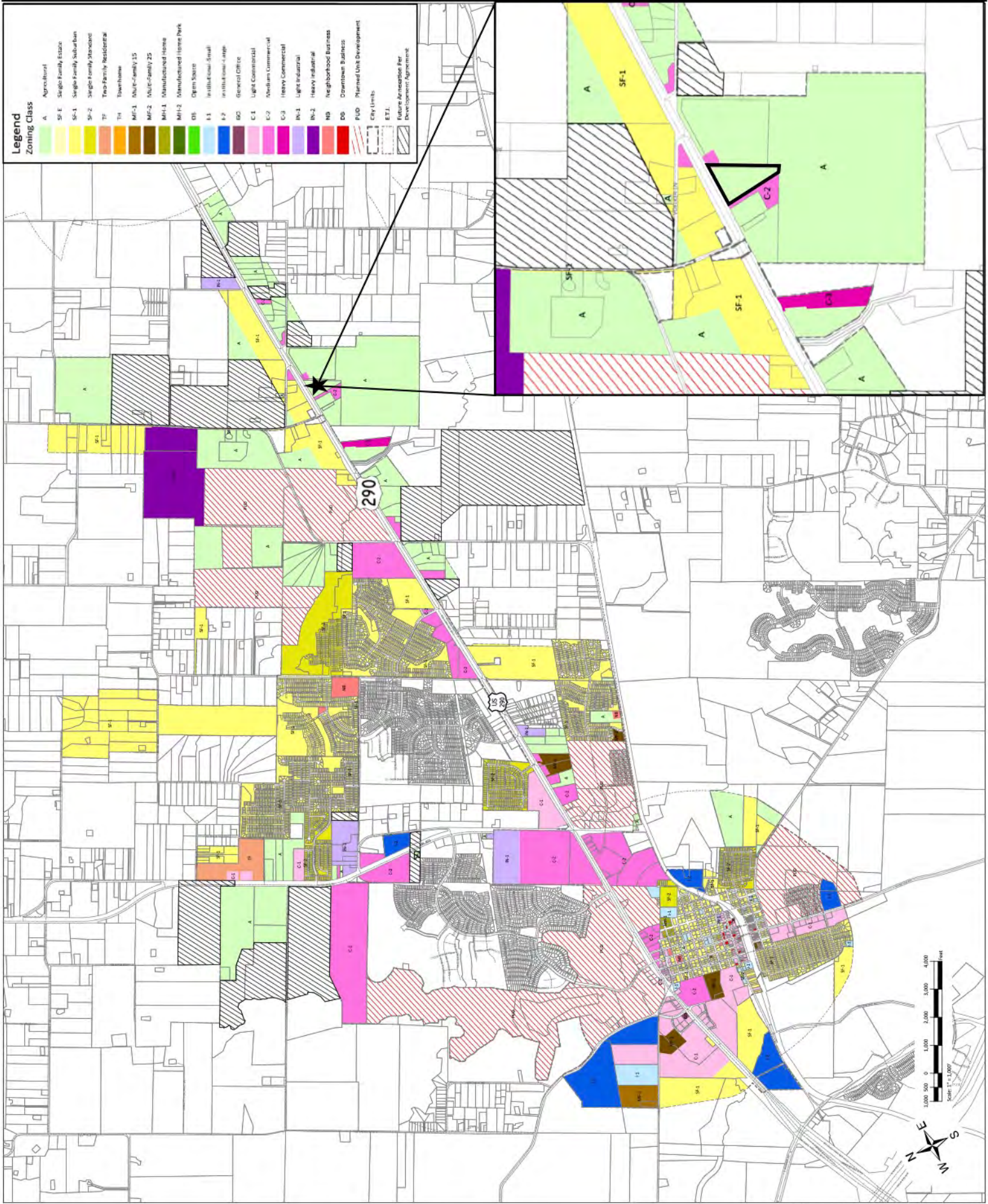
CITY/COUNTY SYSTEM
MANOR 10403 State Park
Town Center 1915 4300 Feet

DATE/SCALE
City of Manor
10/2020
1" = 1,000'
EPN

Notes: JACO Engineering, A Division of
JACO Group, Inc., is a registered Professional
Engineer in the State of Texas. The
Professional Engineer Seal is a mark of
Professional Competence and
Professional Integrity. It is not to be
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Professional Engineering Act.
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Legend Zoning Class

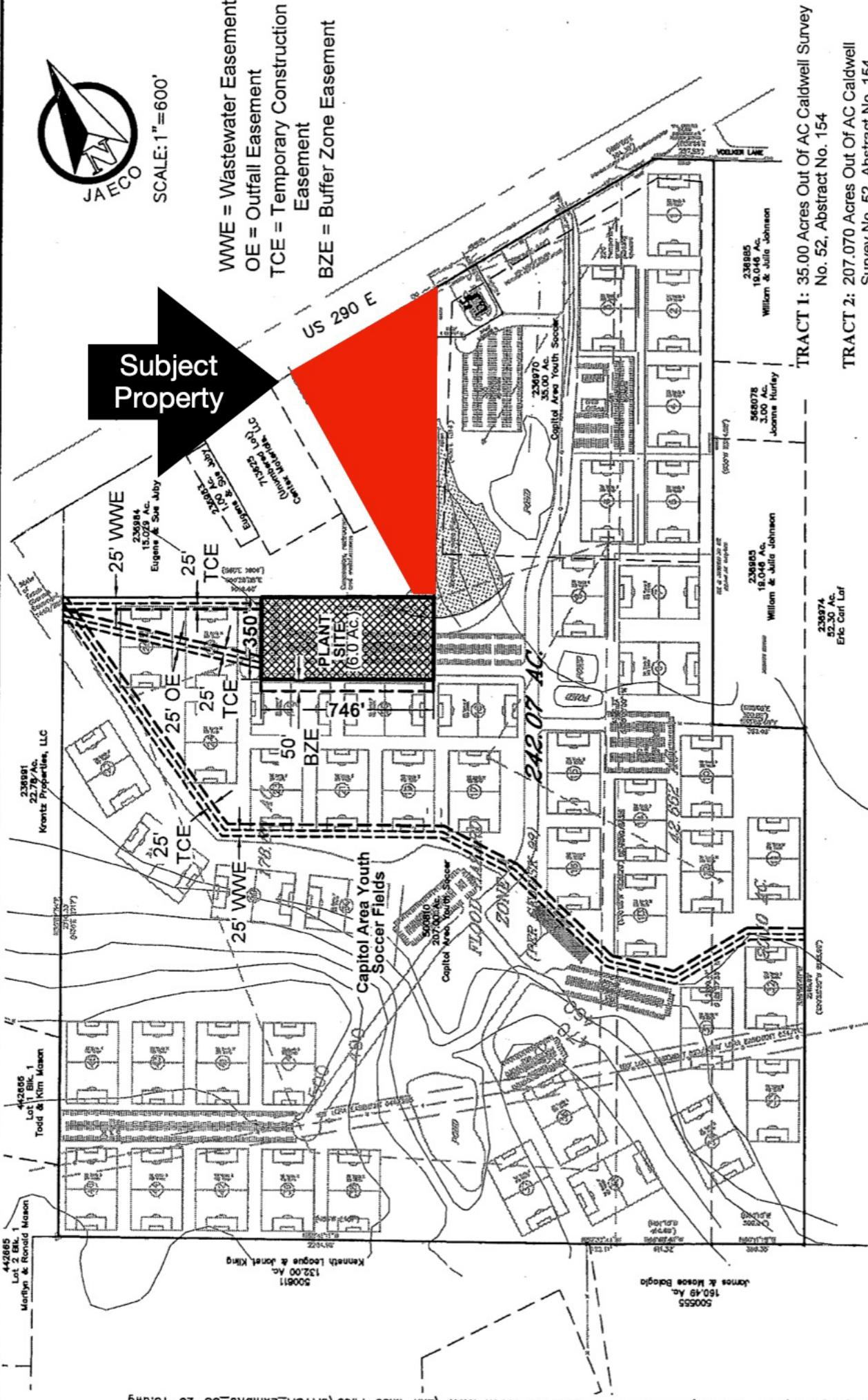
- A Agricultural
- SF-E Single-Family Estate
- SF-S Single-Family Suburban
- SF-1 Single-Family Standard
- SF-2 Single-Family Standard
- T2 Two-Family Residential
- T4 Townhome
- MF-1 Multi-Family 15
- MF-2 Multi-Family 25
- MH-1 Manufactured Home
- MH-2 Manufactured Home Park
- OS Open Space
- I-1 Institutional (Local)
- I-2 Institutional (Regional)
- BO General Office
- C-1 Light Commercial
- C-2 Medium Commercial
- C-3 Heavy Commercial
- IR-1 Light Industrial
- IR-2 Heavy Industrial
- NB Neighborhood Business
- DB Downtown Business
- PUD Planned Unit Development
- City Limits
- ET-1
- Future Incorporation Per Development Agreement






SCALE: 1" = 600'

- WWE = Wastewater Easement
- OE = Outfall Easement
- TCE = Temporary Construction Easement
- BZE = Buffer Zone Easement



TRACT 1: 35.00 Acres Out Of AC Caldwell Survey No. 52, Abstract No. 154
 TRACT 2: 207.07 Acres Out Of AC Caldwell Survey No. 52, Abstract No. 154



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

Exhibit "A"
OUTFALL & WASTEWATER EASEMENTS

ENGINEER
 Frank T. Phelan, P.E.

DATE
 05 - 26 - 16

DRAWN BY
 JJD

PROJECT NO.
 100-070-20

REVISIONS	BY	APP DATE



City of Manor, Texas

RESTRICTIONS

SUBJECT TO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS PUBLIC UTILITIES COMPANY IN VOL. 396, PG. 227, (NOT PLOTTABLE)
 SUBJECT TO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY IN VOL. 551, PG. 446, VOL. 551, PG. 501, VOL. 560, PG. 58, (NOT PLOTTABLE)
 SUBJECT TO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY IN VOL. 630, PG. 31, (NOT PLOTTABLE)
 TELECOMMUNICATION EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN VOL. 12390, PG. 1788, DOES NOT AFFECT
 INGRESS AND EGRESS EASEMENT IN VOL. 13137, PG. 2137, DOES NOT AFFECT AS PER DOC. NOS. 200600109, 2018056361.
 SUBJECT TO ROAD EASEMENT GRANTED TO CENTEX MATERIALS, LLC IN DOC. NO. 2005187181.
 SIGN LOCATION EASEMENT GRANTED TO TLC PROPERTIES, INC. IN DOC. NO. 2006189025, (DOES NOT AFFECT)
 SUBJECT TO DRAINAGE EASEMENT IN DOC. NO. 2017143132.
 SUBJECT TO ELECTRIC EASEMENT IN DOC. NO. 2017152402, (BLANKET TYPE)
 SUBJECT TO WATER LINE EASEMENT IN DOC. NO. 2018016275.
 SUBJECT TO SEPTIC FIELD EASEMENT IN DOC. NO. 2021150820.
 SUBJECT TO METER RIGHT OF WAY EASEMENT IN DOC. NO. 2018081433, (BLANKET TYPE)

LEGAL DESCRIPTION

BEING 10.15 ACRES OF LAND OUT OF THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN JMA LAND LLC, 10.142 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2020246425, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 10.15 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEARING BASIS:
 BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)
 NAD83 HARN HORIZONTAL CONTROL.



[Handwritten Signature]

TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO:
FIRST AMERICAN TITLE COMPANY
 I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. EASEMENTS MAY NOT BE SHOWN IF THE SURVEYOR WAS NOT PROVIDED A COPY OF THE EASEMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARD PLAIN AND HAS A "A" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS. F.I.R.M. MAP NO. 48455C0505H PANEL: 0505H DATED: 09-26-2008

THIS CERTIFICATION IS FOR THE PROPERTY SHOWN AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

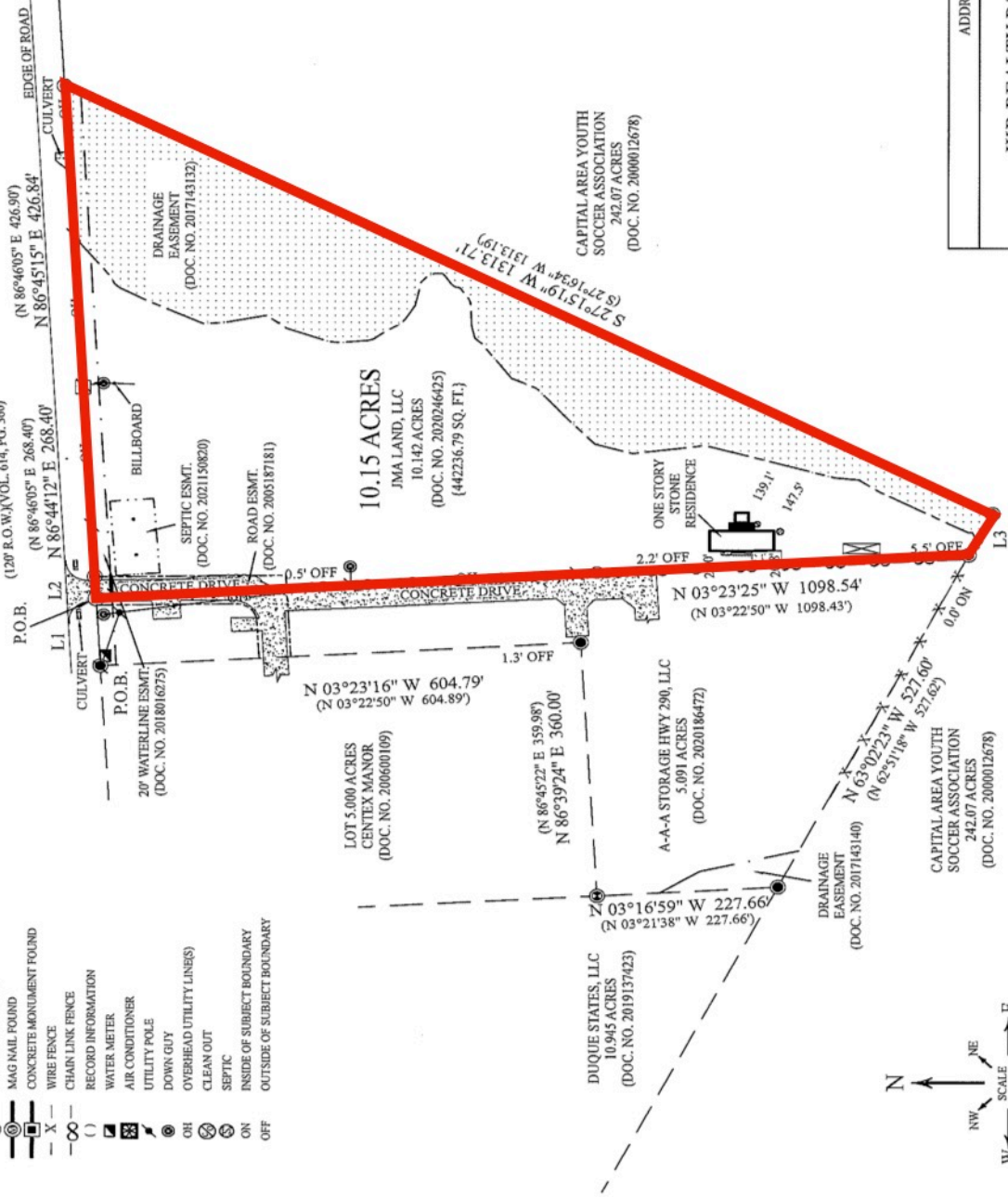
JKR REALTY PARTNERS, LLC
 15105 E. U.S. HIGHWAY 290
 MANOR, TRAVIS COUNTY, TEXAS

SURVEY DATE:	AUGUST 16, 2021	FIELD BY:	DERICK SOLOMON	08/16/2021
TITLE CO.:	FIRST AMERICAN TITLE	CALC. BY:	CHRIS ZOTTER	08/16/2021
G.E. NO.:	2629661-AU21	DRAWN BY:	SEAN SUTTON	08/16/2021
JOB NO.:	A071231	UPDATE BY:		
		RPLS CHECK:	EDWARD RUMSEY	08/16/2021

ADDRESS

JKR REALTY PARTNERS, LLC
 15105 E. U.S. HIGHWAY 290
 MANOR, TRAVIS COUNTY, TEXAS

E. U.S. HIGHWAY 290



LINE TABLE

LINE	BEARING	LENGTH
L1	N 86°44'00" E	94.84'
(L1)	(N 86°46'05" E)	(95.00')
L2	N 86°30'16" E	31.11'
(L2)	(N 86°30'16" E)	(30.92')
L3	N 62°58'21" W	65.78'
(L3)	(N 63°18'56" W)	(65.44')

LEGEND

- 1/2" ROD FOUND
- 1/2" IRON PIPE FOUND
- MAG NAIL FOUND
- CONCRETE MONUMENT FOUND
- WIRE FENCE
- CHAIN LINK FENCE
- RECORD INFORMATION
- WATER METER
- AIR CONDITIONER
- UTILITY POLE
- DOWN GUY
- OH
- OVERHEAD UTILITY LINES
- CLEAN OUT
- SEPTIC
- ON
- OFF
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY



City of Manor - Demographic Summary

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%	
Households by Income			2020		2025	
			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	
Population by Age	Census 2010		2020		2025	
	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%
Race and Ethnicity	Census 2010		2020		2025	
	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.



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
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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