

MANOR COMMERCIAL PARK

MANOR VILLA ESTATES

LOTS FOR SALE

TRAVIS COUNTY, TEXAS

LOT SIZES & ACCESS

Assemblage of 126.84 acres with cross access to Hwy 290, Old Hwy. 20 and Old Kimbro Road. The project is outside the city limits in Travis County in the City of Manor's ETJ. It is subject to Travis County Transportation & Natural Resources and the Health Department development review & permits. Roadways throughout Manor Commercial Park are owned and maintained by the county. There is no zoning in the ETJ but Manor Commercial Park is limited to commercial non-residential uses only. Manor Villa Estates & Kimbro Estates Lot 3 allow residential & commercial uses.

Hwy. 290 Frontage Lots: 1,197' 290 frontage

Lot 4 Block 2	13006 Beltex	3.07 ac.
Lot 1 Block 5	E. US Hwy 290	2.2742 ac.
Lot 2 Block 5	E. US Hwy 290	2.83 ac.

Easy Jet St. Lots:

Lot 3 Block 5	Manor C. Park III	2.38 ac.
Lot 4 Block 5	Manor C. Park III	2.28 ac.
Lot 5 Block 5	Manor C. Park III	2.30 ac.
Lot 6 Block 5	Manor C. Park III	2.31 ac.
Lot 7 Block 5	Manor C. Park III	6.20 ac.
Lot 8 Block 5	Manor C. Park III	1.92 ac.
Lot 6 Block 4	Manor C. Park III	2.27 ac.
Lot 7 Block 4	Manor C. Park III	2.31 ac.

Maddtex Lots (preliminary plat): 55.9 ac

connecting Racing Patty with Easy Jet lots within Manor Commercial Park and also abutting the

Kimbro Estates Lot 3, 12600 Kimbro Rd. 17.5 ac.

Manor Villa Estates Lot 1 14.58 ac.

Manor Villa Estate Lot 2 8.26 ac.

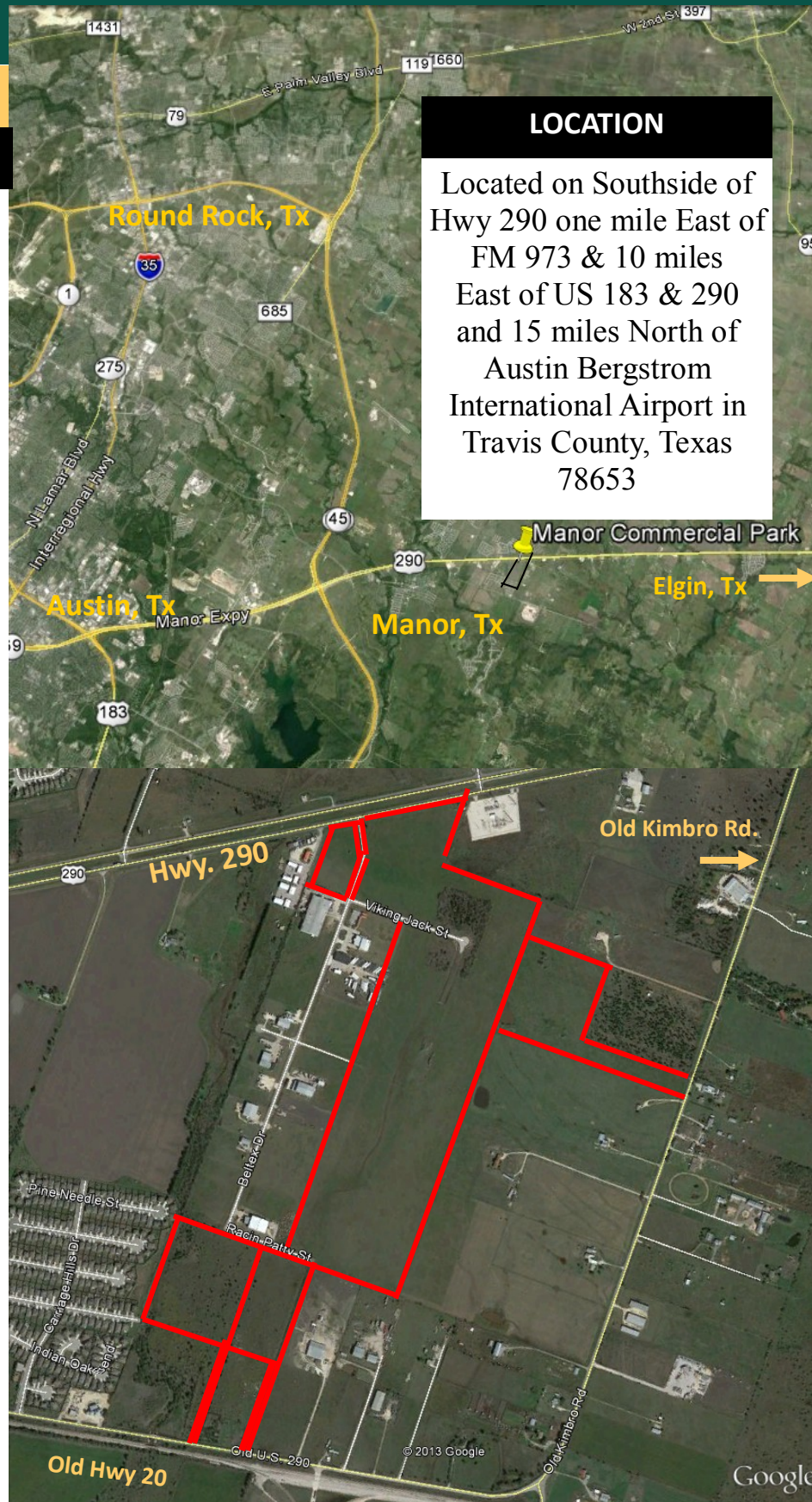
combined for **22.84 acres** with private drive Old Hwy 20 access and cross access through Manor Commercial Park to Hwy 290.

FOR INFORMATION CONTACT:

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www.kuceraco.com



LOCATION

Located on Southside of Hwy 290 one mile East of FM 973 & 10 miles East of US 183 & 290 and 15 miles North of Austin Bergstrom International Airport in Travis County, Texas 78653

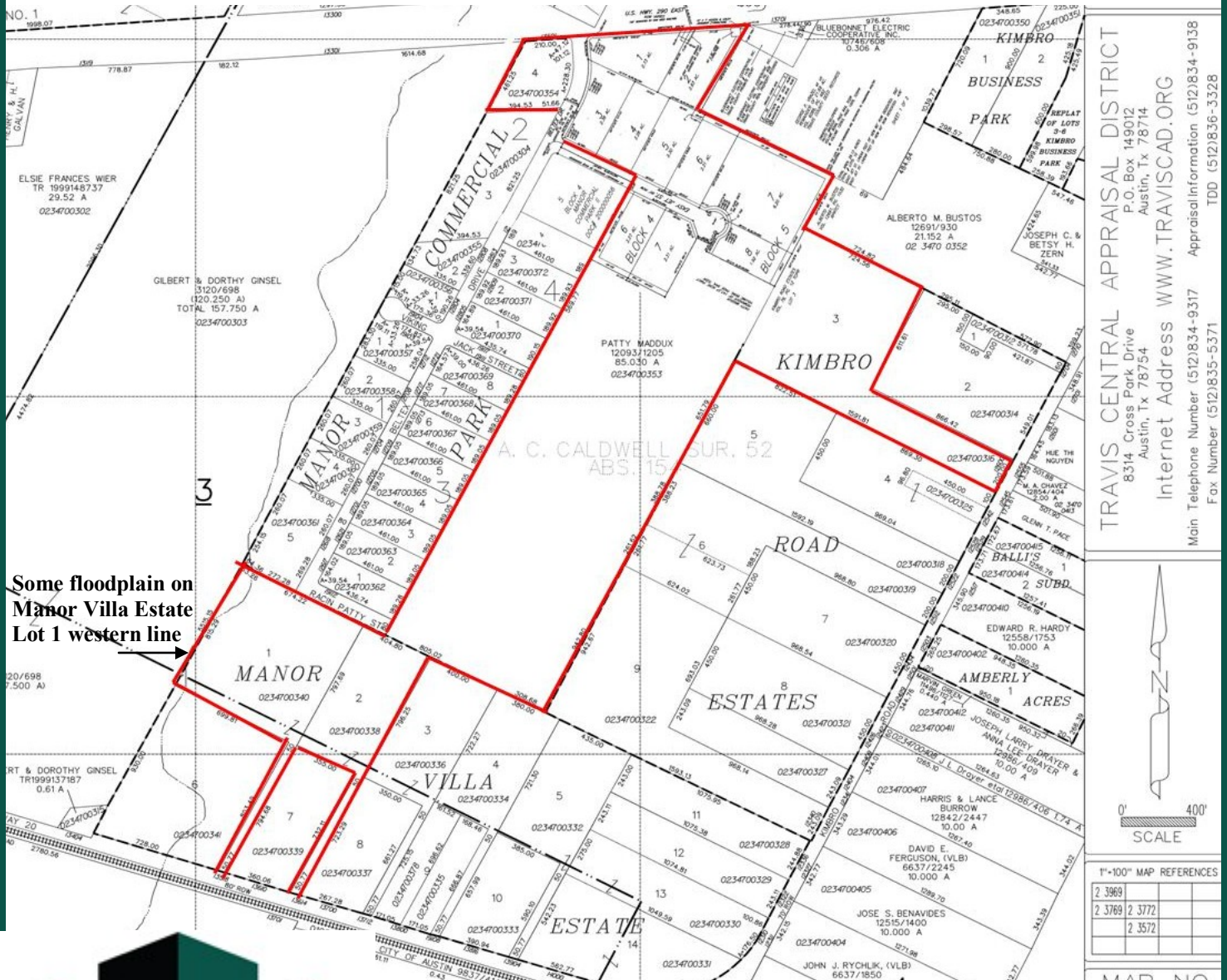
MANOR COMMERCIAL PARK & MANOR VILLA ESTATES

LOTS FOR SALE — Call Broker for prices

Hwy. 290 & Beltex Dr. Manor, Travis County, Tx 78653

Utilities

Manfield Water Corp. Service provides water. The owners installed a high pressure fire water line loop from the Old Kimbro Lot 3 tract through Manor Commercial Park and Manor Villa Estate Lot 2 to Old Hwy. 20. Fire hydrants are also installed within the park. No wastewater service currently (individual septic systems in use), however, just east on Old Hwy 20 is a lift station that could provide service extensions subject to a request for annexation into Manor City limits, and engineered to gravity flow and use of pumps as required for some lots.



TRAVIS CENTRAL APPRAISAL DISTRICT
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