

LAS ENTRADAS SOUTH

14.85 Ac Commercial Development Parcel For Sale



OPPORTUNITY ZONE DEVELOPMENT SITE

11616 E US HWY 290 | Manor, Texas - Just Minutes from Austin

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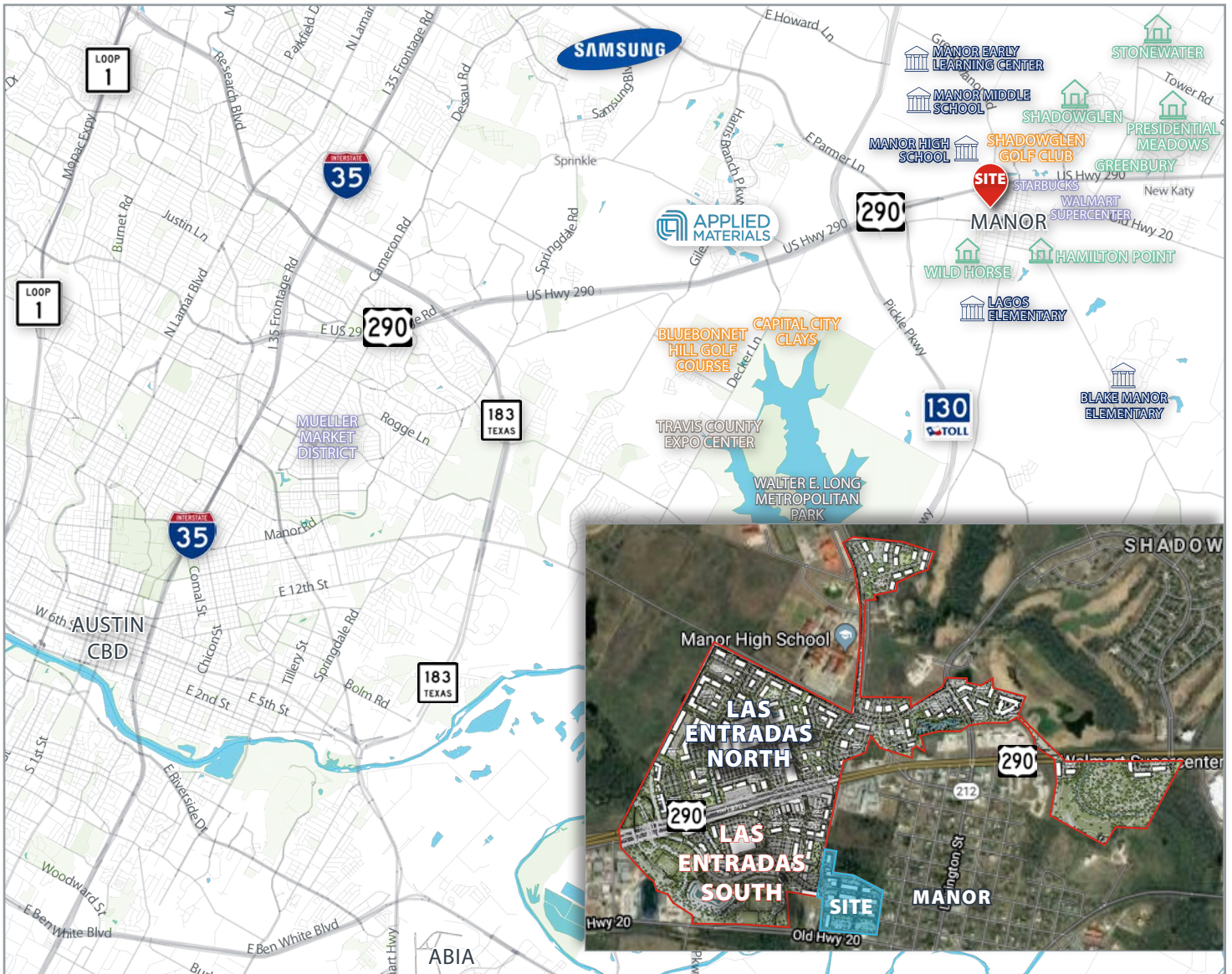
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Opportunity

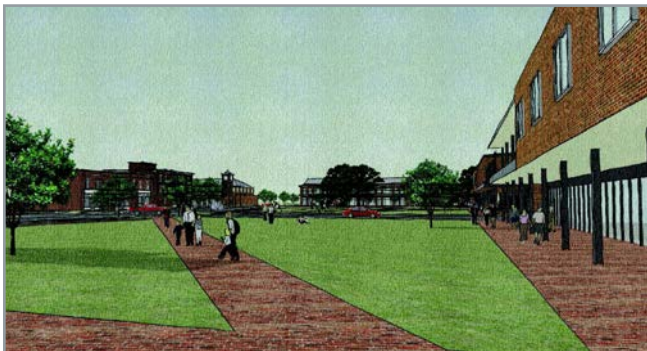
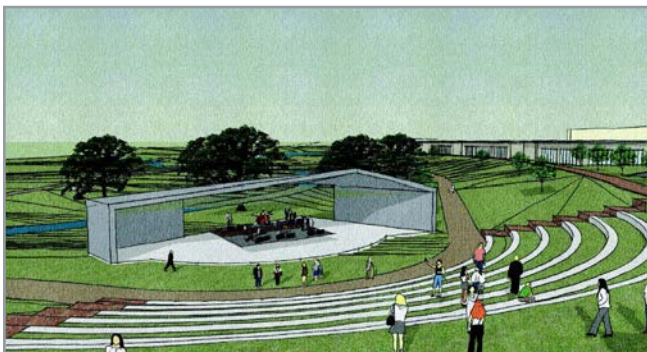
- Excellent flex, creative office or live-work opportunity in premier growth center along the East Austin 290 corridor
- The Las Entradas South portion of the Entrada Glen PID provides for more than 500,000 SF of commercial development
- Zoned ***Neighborhood Business***, allowing a mix of commercial, multiresidential, & civic development. Read more [here](#)
- Gregg Manor Road extension commencing Q2 2020
- Utilities will be available at site perimeter along Gregg Manor Road
- Manor, Texas is ranked as the 7th Fastest Growing Suburb in the U.S.
- 37.84 Acres of Surrounding Development in Entrada Glen PID

Location



Opportunity Zone Benefits - *FROM IRS.GOV & U.S. MONEY*

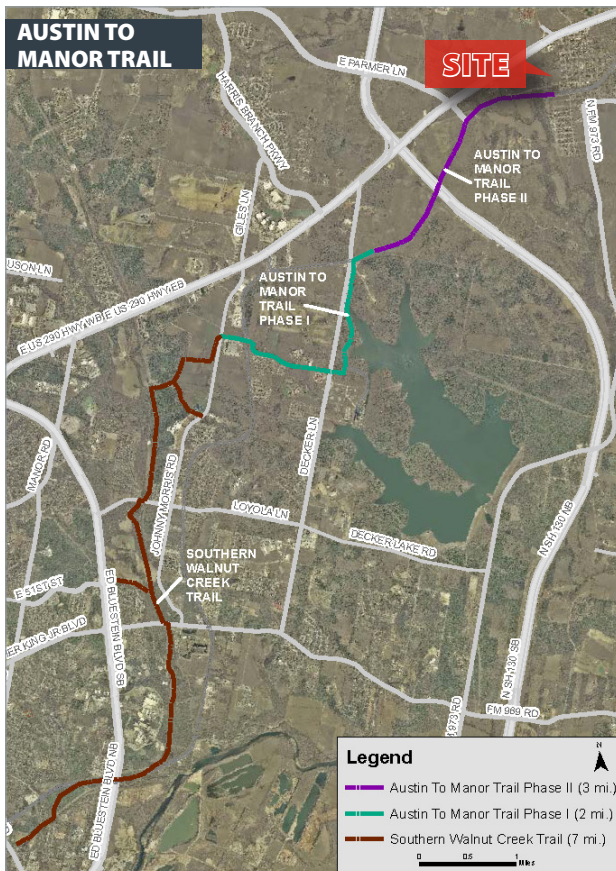
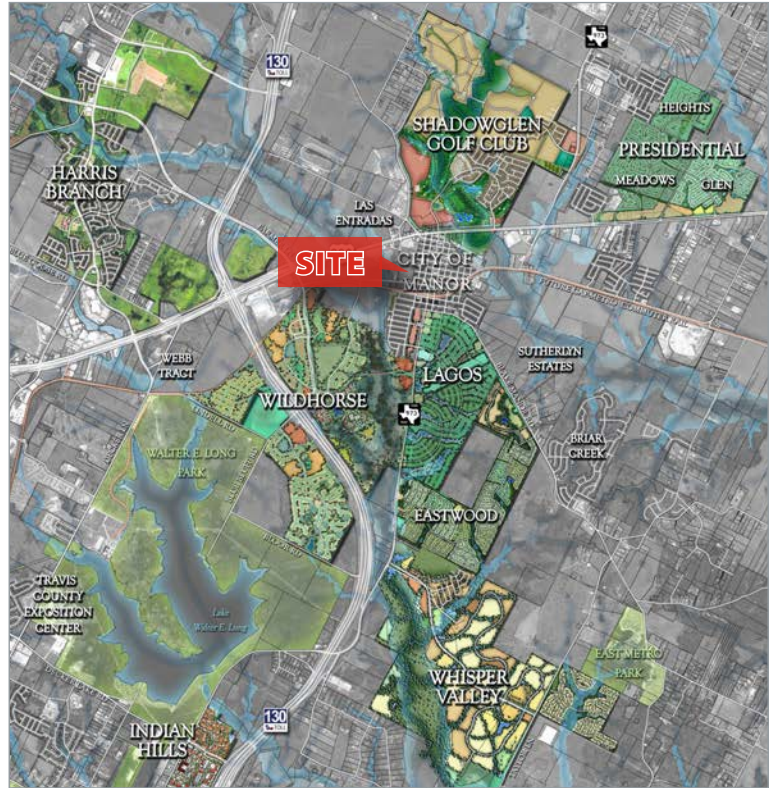
- Investors may defer tax on eligible capital gains by investing in communities within Qualified Opportunity Zones
- Opportunity Zone investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026.
- If the investment is owned more than five years, 10 percent of the gain is excluded from taxes. If it's held longer than seven years, the exclusion amount jumps to 15 percent. The greatest benefit goes to investors who hold their QOF investment for at least 10 years. At that point, an investor's capital gains can be eliminated.



Surrounding Development

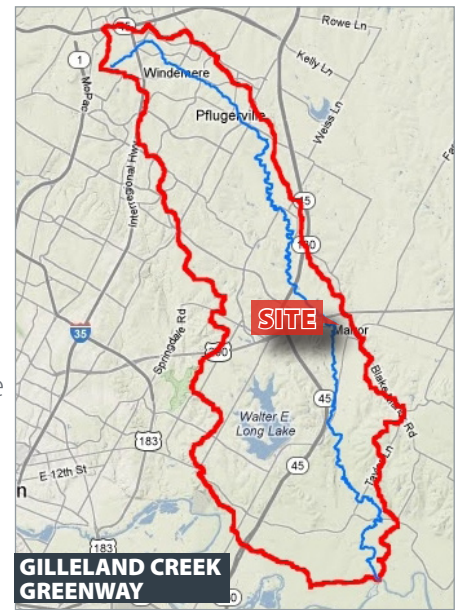
Residential & Community Development

Las Entradas is within the Manor Independent School District. The Manor New Tech Middle School adjoining WildHorse is the only one of its kind in the nation. Lagos Elementary will serve the WildHorse community as well. There are two additional school sites in the WildHorse masterplan, as well as a Charter School under contract to go in on FM 973 by ShadowGlen. MISD has a \$280 million bond package on this year's November ballot that calls for two new schools and other facilities. Read more [here](#).



Connectivity - Austin Urban Trails Program

The Urban Trails program has planned the Austin to Manor Trail and the Gilleland Creek Greenway to connect Manor & Pflugerville to Austin. Phase 2 of the Austin to Manor Trail is a 5.5-mile trail that will join Daffan Lane to Ben E. Fischer Park and connect to



Fischer Park and connect to the Southern Walnut Creek Trail, following the proposed 27-mile Capital Metro green line. The proposed 19-mile Gilleland Creek Greenway will run along the Gilleland creekbed to Gilleland Creek Park in Pflugerville.



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.

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Buyer/Tenant/Seller/Landlord Initials

Date