

DISCLAIMER

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FOR SALE: 155 ACRE PRIME DEVELOPMENT TRACT

13111 OLD HWY 20, MANOR, TX

210.383.5903 | www.goldtier.net | matt@goldtier.net



BRIAR CREEK
1,050 LOTS

SUBJECT SITE
155 ACRES

CARRIAGE HILLS
247 LOTS

OLD HWY 20

LITIG ROAD



PROPERTY HIGHLIGHTS

Address: 13111 Old Highway 20, Manor, Texas, 78653

Total Area: 155.07 Acres

Asking Price: \$13,180,950 (\$85,000/Acre)

Zoning: Austin ETJ - Unrestricted

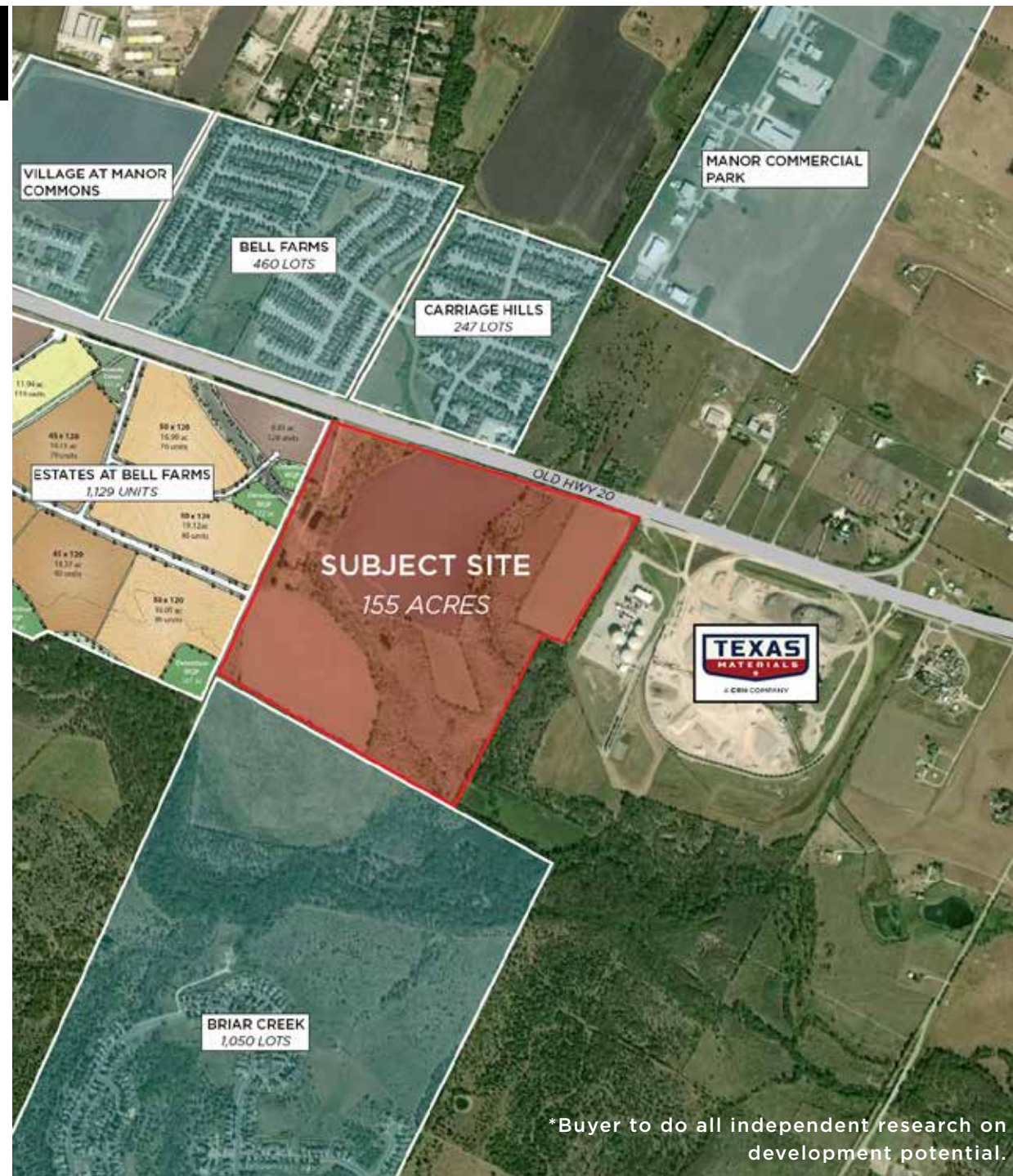
Utilities:

- 8" Manor Water Line
- 12" Manville Water Line
- 12" Manor Sewer

Topography: Level

Remarks:

- Approximately 2,700 feet of rail frontage, WATCO has already given the preliminary green light on access to the rail.
- Old Highway 20 (Kimbro) is being expanded to 4 lanes and FM 973 is being realigned. With these infrastructure improvements, this site will be in a prime location in Manor with easy Toll 130 access.
- Currently in Austin ETJ. With Senate Bill 2038, the property could be annexed into the City of Manor.



*Buyer to do all independent research on development potential.



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155 ACRES | MANOR, TX



SHADOW GLENN
3,500 LOTS



290
TEXAS



COMMONS AT MANOR
55+ APARTMENTS

PROSE MANOR
APARTMENTS

VILLAGE AT
MANOR COMMONS
375 LOTS

BELL FARMS
460 LOTS

CARRIAGE HILLS
247 LOTS

ESTATES AT BELL FARMS
1,129 UNITS

BRIAR CREEK
1,050 LOTS

PRESIDENTIAL MEADOWS
1,550 LOTS

PRESIDENTIAL MEADOWS
ELEMENTARY

PRESIDENTIAL GLENN EAST
350 LOTS

290
TEXAS

FUTURE MIXED USE
DEVELOPMENT

MANOR COMMERCIAL
PARK

300 UNIT TOWN HOME
DEVELOPMENT

MANOR SPRINGS
MASTER DEVELOPMENT

OLD HWY 20

LITTEG ROAD

262.68 ACRE
INDUSTRIAL PARK

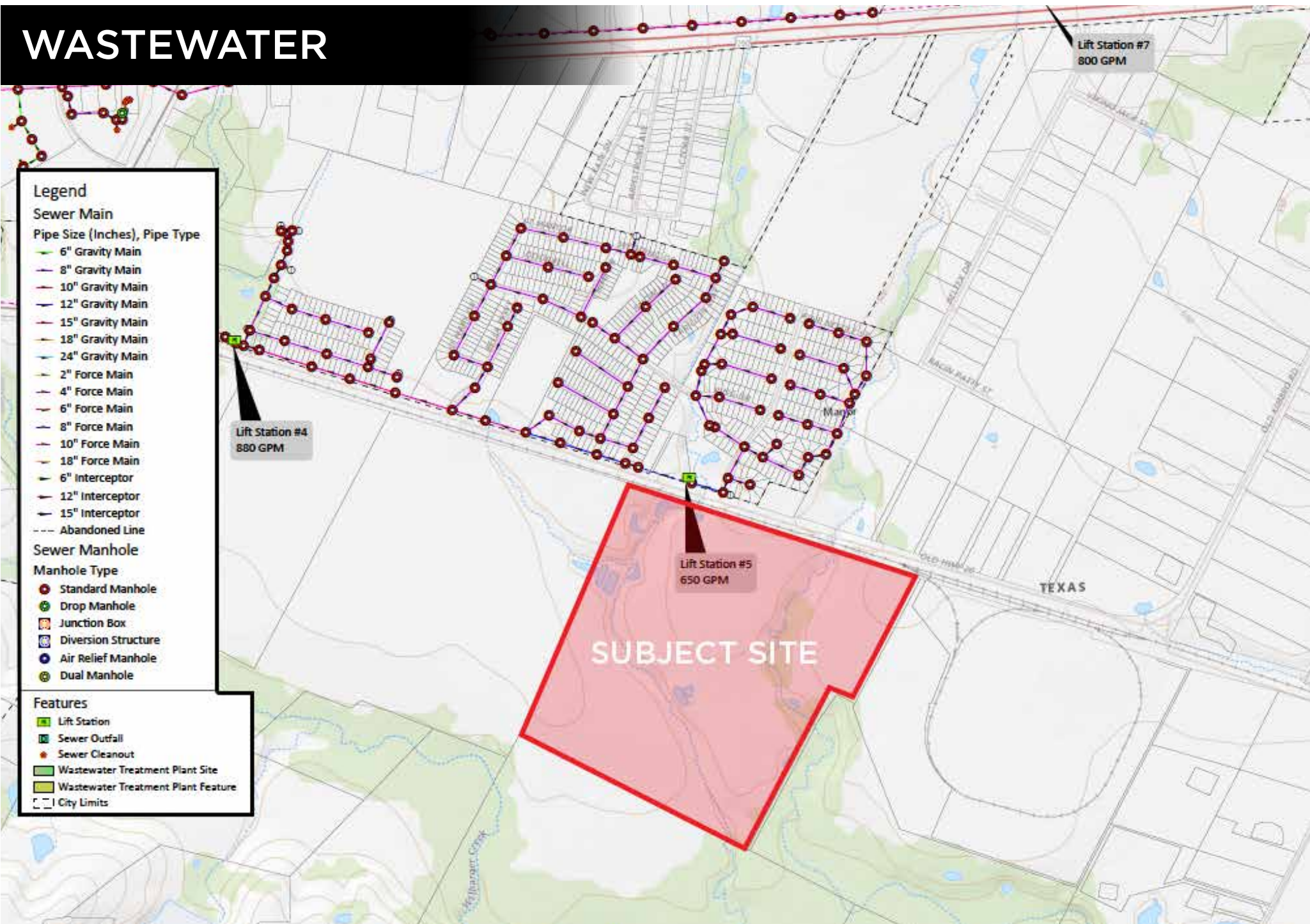


SUBJECT SITE
155 ACRES

FUTURE FM 973



WASTEWATER



WATER

Legend

Water Valve

- Gate Valve
- Butterfly Valve
- Drain Valve
- Air Release Valve
- Pressure Reducing Valve
- Pressure Relief Valve
- Flushing Valve
- Check Valve
- Backflow Preventer
- Unknown

Fire Hydrant

- Fire Hydrant

Water Meter

- Residential Meter
- Commercial Meter
- Private Meter
- Master Meter
- Interconnect Meter
- Unknown

Water Facility

- Booster Station
- Elevated Storage Tank
- Ground Storage Tank
- Other
- Pump Building
- Well
- Water Treatment Plant

Control Valve

- Motorized Throttling Valve
- Pressure Reducing Valve
- Solenoid Control Valve

Water Main

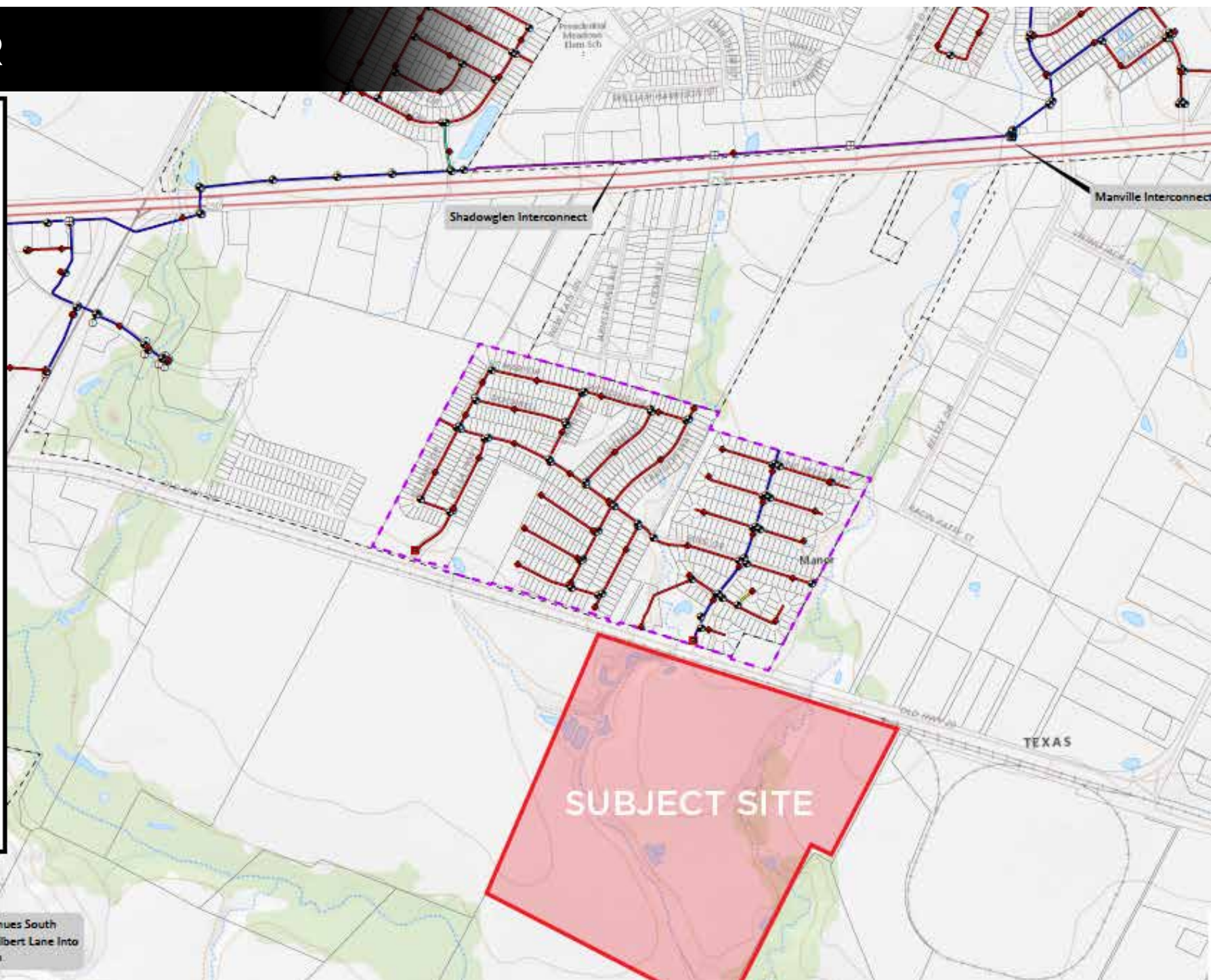
Pipe Size (inches)

- 1
- 2
- 3
- 4
- 6
- 8
- 10
- 12
- 16

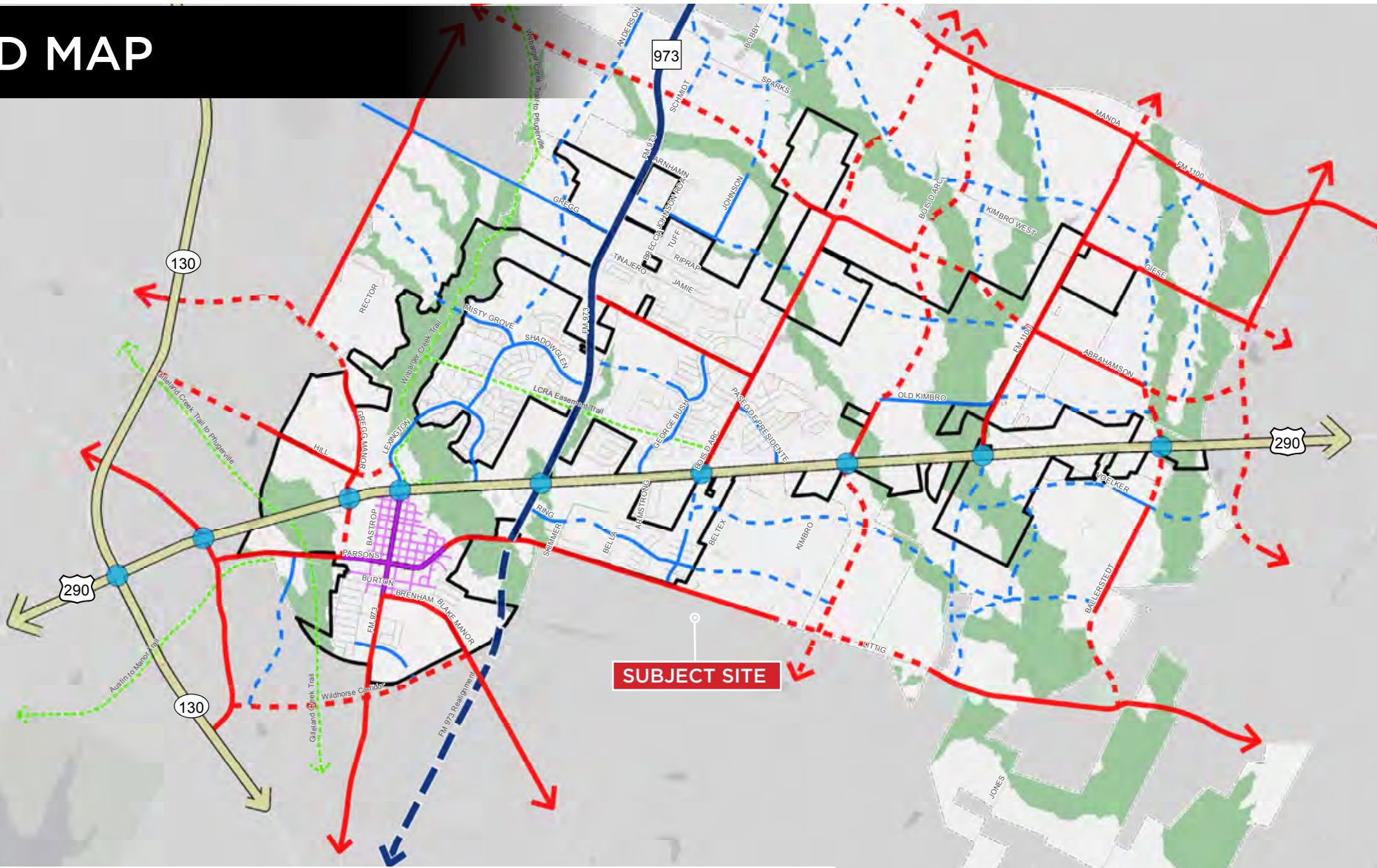
Features

- Wholesale Water Supply
- City Limits

Manor 12" Waterline Continues South Along FM 973 Then Onto Gilbert Lane Into The Well Field Pump Station.



ROAD MAP



Thoroughfare Map

- Road Classifications
- Major Arterial (Proposed)
 - Minor Arterial
 - Regional Highway
 - |- Regional Highway, proposed
 - Major Arterial
 - Urban Main St (Proposed)
 - Urban Street
 - |- Urban Street (Proposed)
 - Urban Main St
 - .-.- Trail System
 - Grade Separated Intersection
 - + Manor City Limits
 - + Manor ETJ





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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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