

FOR SALE

±22.78 AC

14807 E HWY 290

MANOR, TEXAS 78653



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY

Manor, Texas, located just 12 miles northeast of downtown Austin, is one of the fastest-growing cities in the region. Once a small rural town, Manor has transformed into a thriving suburban hub, attracting both residential and commercial development. Its strategic location along the U.S. Highway 290 corridor and proximity to major economic drivers like Tesla's Gigafactory, Samsung's semiconductor facility in Taylor, and Austin's booming tech sector make it a prime location for growth. Manor's rapid expansion is fueled by a surge in residential communities, retail centers, and infrastructure improvements. The city's population has seen exponential growth, increasing from just over 5,000 in 2010 to more than 18,000 today, with projections continuing to rise. This growth is driven by affordability, accessibility, and an increasing demand for housing and commercial development near Austin.



PROPERTY DETAILS



Address

14807 E Hwy 290
Manor, Texas
78653



Land Acreage

± 22.78 Acres



Zoning

Manor ETJ



Price

Not disclosed



Opportunity Zone

Yes



Lot SF

992,296 SF



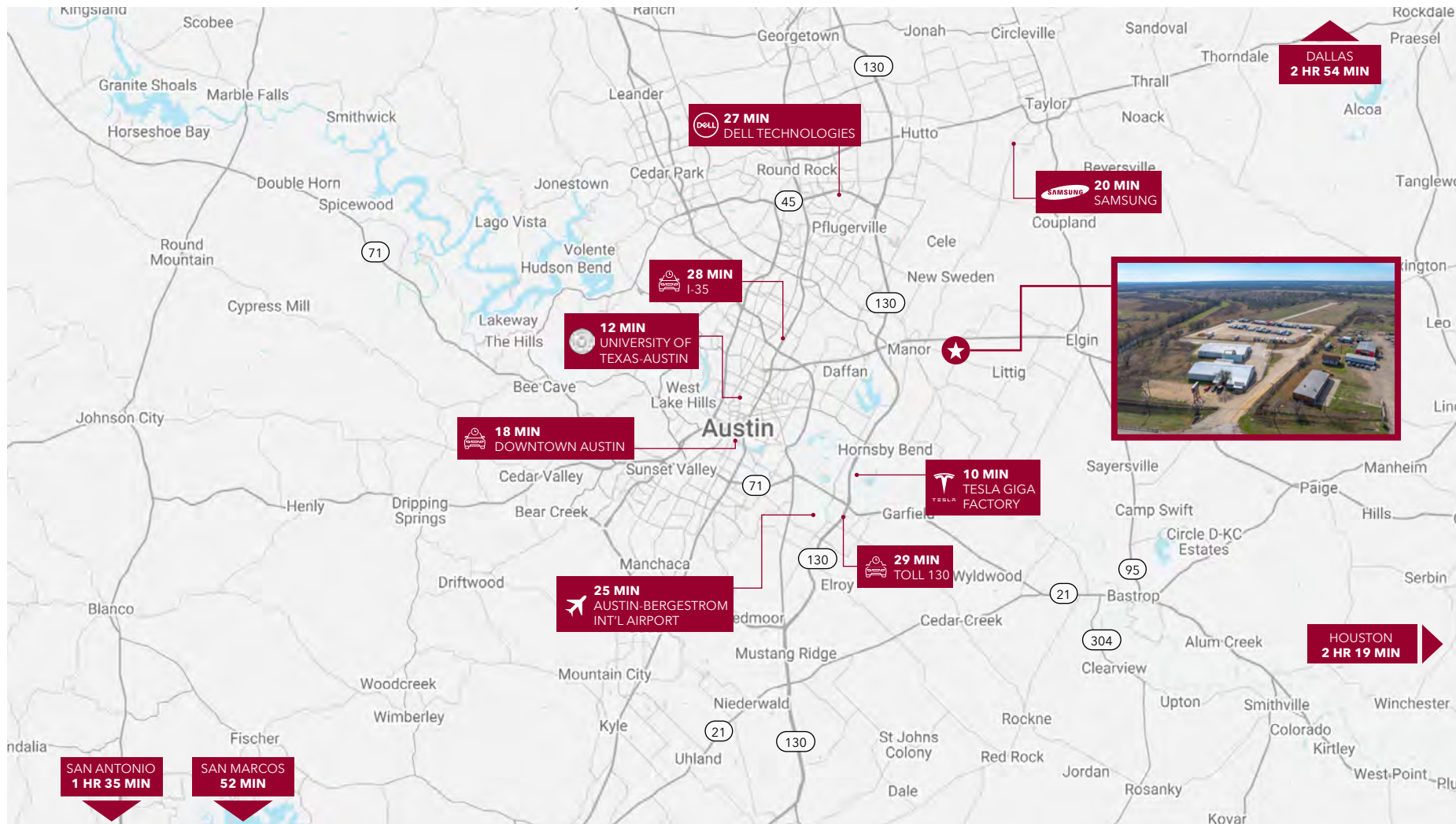
Utilities

All utilities to site,
including public sewer



- ±22.78 AC of land with no zoning (ETJ) for redevelopment.
- Property has ±14 AC of developable land outside of the floodplain.
- Property has direct access to Highway 290, which sees over ±56,000 vehicles per day.
- This property is strategically located within the Opportunity Zone, offering significant tax incentives for investors and developers.
- Currently has a ±15K SF industrial building on site. Great location for multifamily redevelopment, outdoor storage, or industrial uses.
- 10 min from Tesla, 20 min from the new Samsung campus, and 18 min from downtown Austin.

LOCATION MAP



Drive Times:



Toll 130
29 MIN



Austin-Bergstrom
International Airport
25 MIN



Downtown Austin
18 MIN



Tesla Giga Factory
18 MIN



Interstate 35
28 MIN



University of
Texas - Austin
12 MIN



Dell Technologies
27 MIN



Samsung
27 MIN

SURROUNDING DEVELOPMENTS



AERIAL

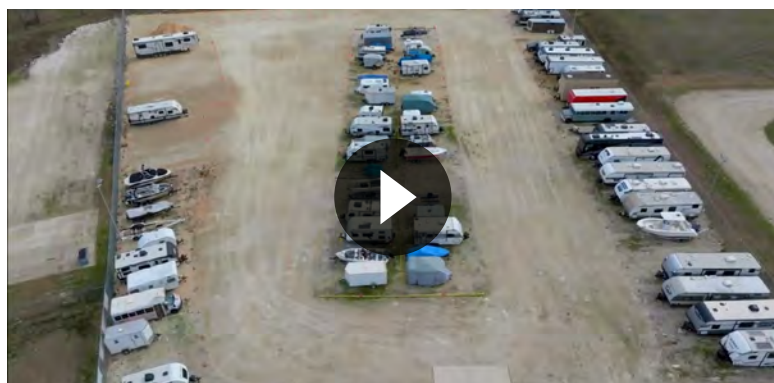


DRONE VIDEO



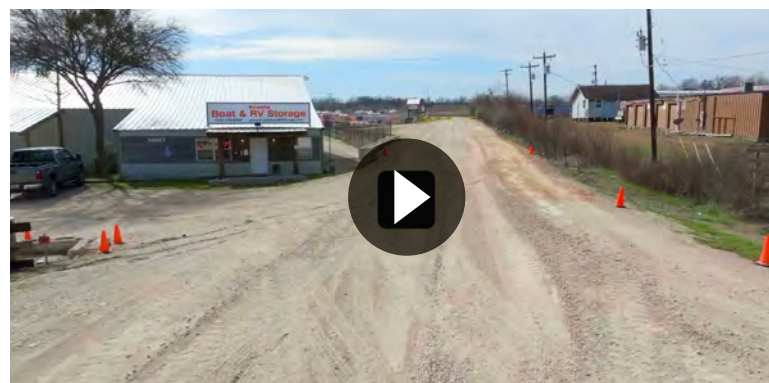
Krantz 290 - Drone Orbit

<https://bit.ly/Krantz290DroneOrbitLA>



Krantz 290 - Compilation

<https://bit.ly/krantz290compilationLA>

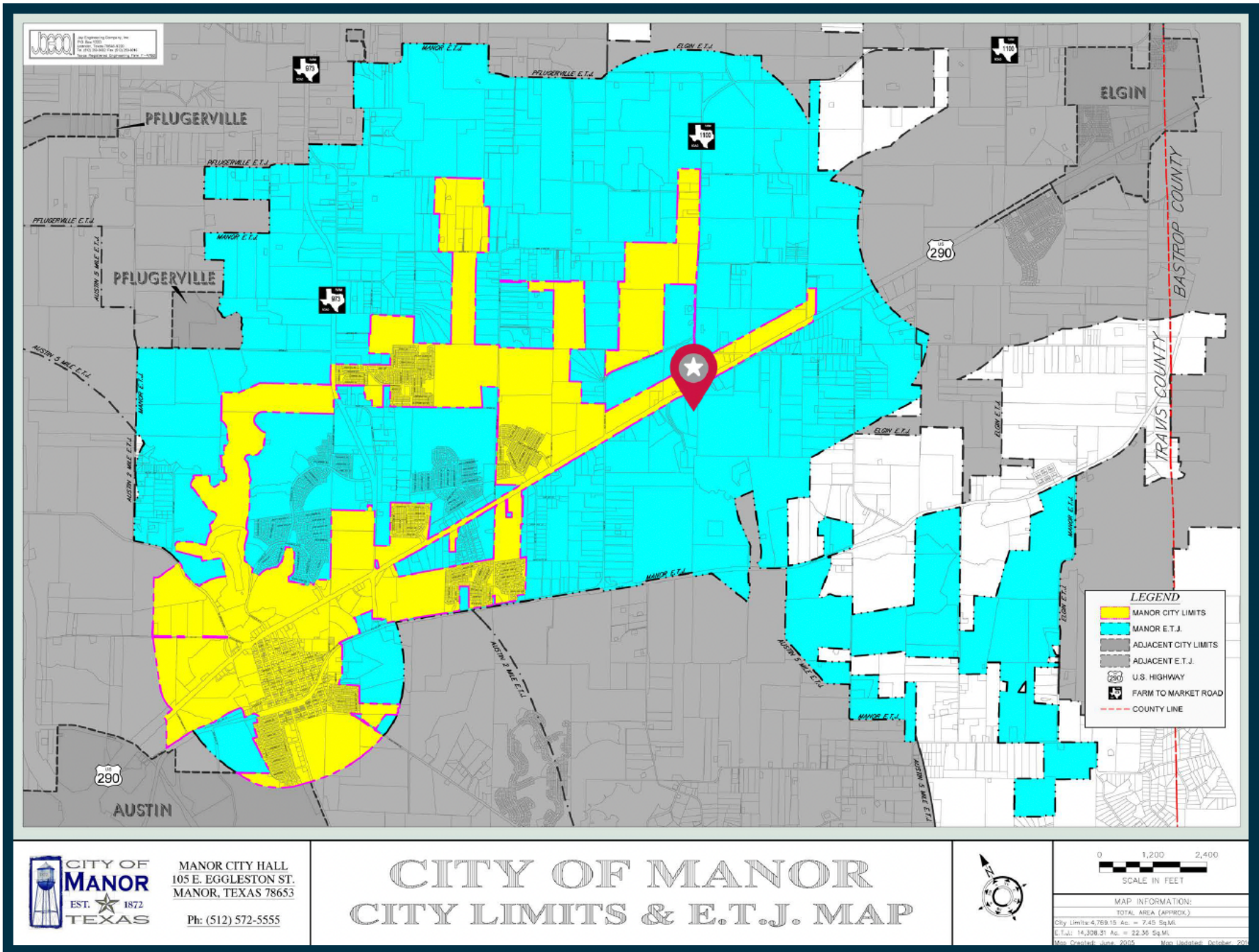


Krantz 290 - Fly Through

<https://bit.ly/Krantz290FlyThroughLA>

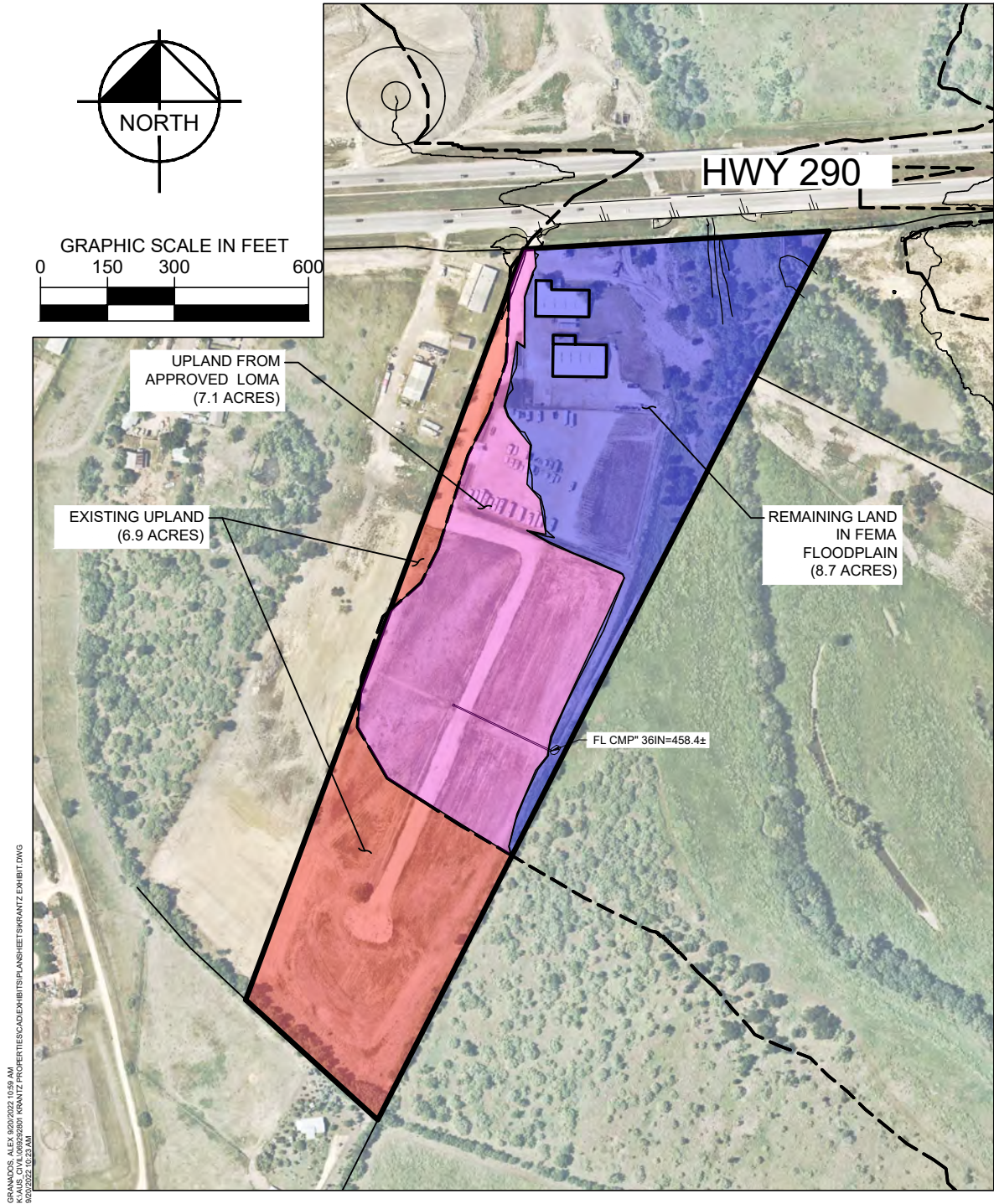


MANOR CITY LIMITS

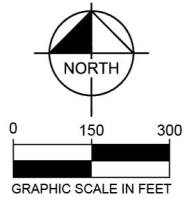




LOMA FLOODPLAIN MAP



DRAINAGE EASEMENT



LEGEND:
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/CAP FOUND
 OPRTC = OFFICIAL PUBLIC RECORDS
 TRAVIS COUNTY

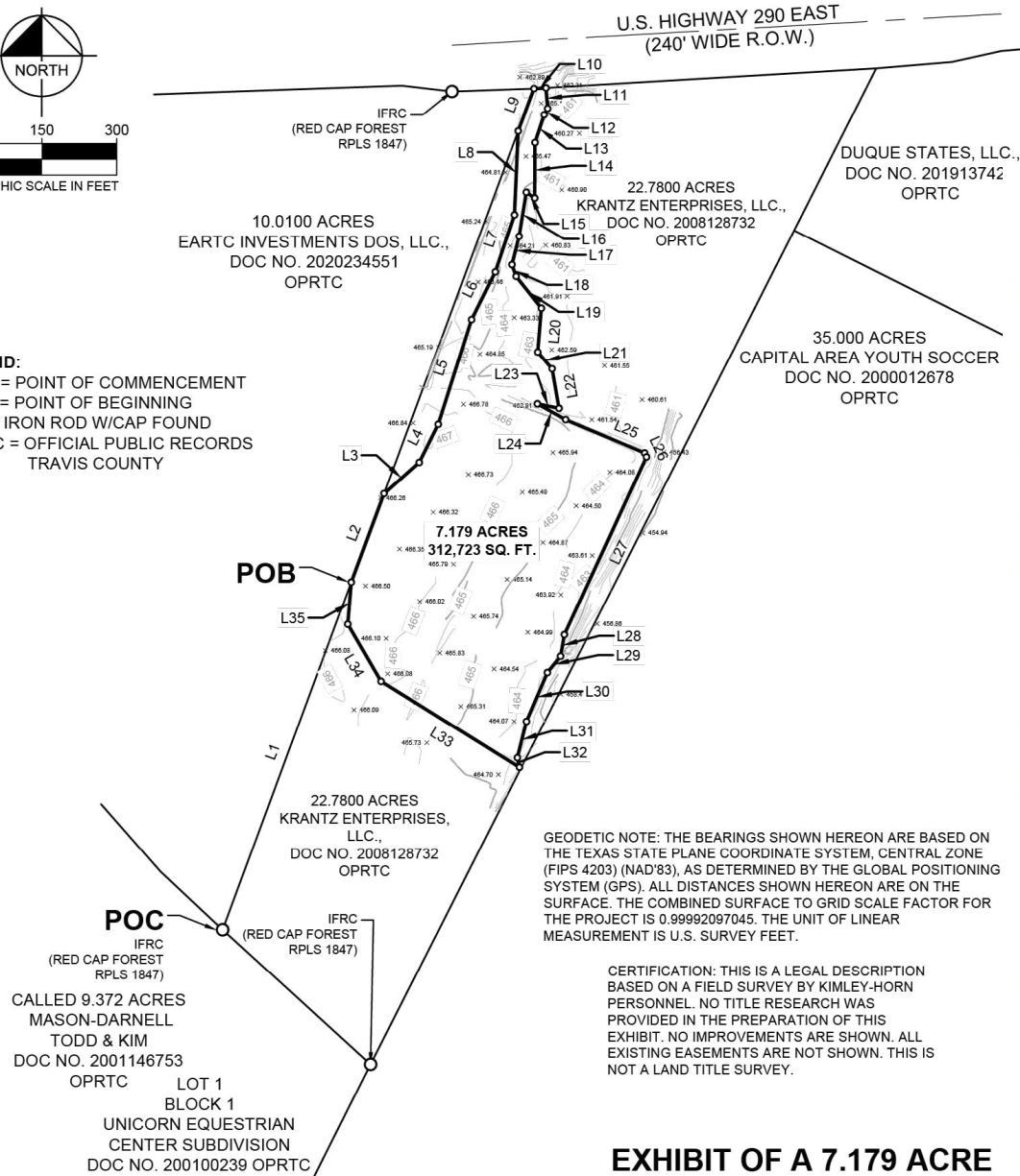


EXHIBIT OF A 7.179 ACRE DRAINAGE EASEMENT

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N20°18'23"E	740.65'	L19	S38°25'49"E	81.14'
L2	N20°18'23"E	188.58'	L20	S04°43'45"W	87.90'
L3	N48°20'48"E	94.07'	L21	S40°38'37"E	44.18'
L4	N26°33'25"E	85.09'	L22	S09°50'28"E	80.33'
L5	N17°39'06"E	219.58'	L23	N78°14'10"W	44.14'
L6	N26°33'24"E	106.36'	L24	S60°55'25"E	64.53'
L7	N18°26'32"E	120.35'	L25	S67°07'49"E	171.37'
L8	N02°35'48"E	167.59'	L26	S25°09'35"E	8.66'
L9	N20°18'23"E	90.75'	L27	S24°46'44"W	391.50'
L10	N86°36'58"E	24.00'	L28	S09°55'10"W	43.71'
L11	S04°37'05"E	41.37'	L29	S38°46'09"W	41.92'
L12	S29°27'33"W	14.47'	L30	S23°09'52"W	106.28'
L13	S17°58'38"W	58.67'	L31	S14°05'25"W	74.95'
L14	S00°17'11"W	110.62'	L32	S12°19'18"E	19.39'
L15	N55°48'33"W	20.44'	L33	N58°07'41"W	325.53'
L16	S09°14'14"W	89.35'	L34	N30°15'02"W	132.10'
L17	S14°06'58"W	58.42'	L35	N04°45'32"E	84.44'
L18	S19°26'02"E	24.76'			

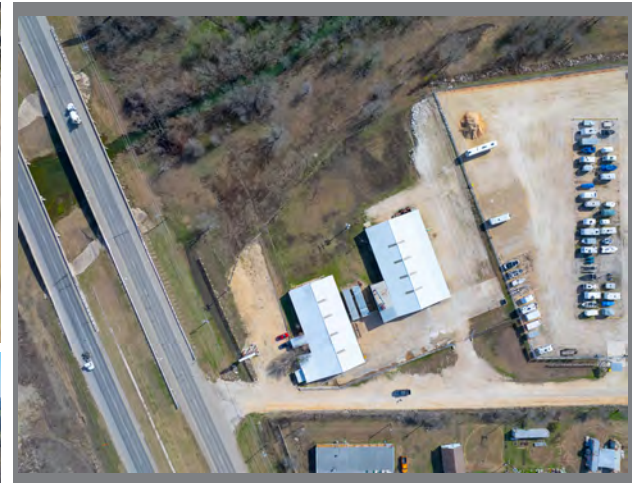
DRAINAGE EASEMENT

A METES AND BOUNDS DESCRIPTION OF A 7.179 ACRE TRACT OF LAND

BEING a 7.179 acre (312,723 square feet) tract of land situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, City of Manor, Travis County, Texas; and being a portion of that certain 22.7800 acres described in instrument to Krantz Enterprises, LLC., in Document No. 2008128732 of the Official Public Records of Travis County; and being more particularly described as follows:
COMMENCING at a 1/2-inch iron rod with red cap labeled (FOREST RPLS 1847) found marking the south corner of that certain 10.0100 acre tract described in instrument to EARTC Investments Dos, LLC., in Document No. 2020234551 of the Official Public Records of Travis County marking the southwest corner of said 22.7800 acre tract, on the northerly boundary line of Lot 1, Block 1, of Unicorn Equestrian Center Subdivision, plat of which is recorded in Document No. 200100239 of the Official Public Records of Travis County;
THENCE, along the westerly boundary line of said 22.7800 acre tract the following two (2) courses and distances:
1. North 20°18'23" East, 740.65 feet to the POINT OF BEGINNING and southwest corner of the herein described tract;
2. North 20°18'23" East, 188.58 feet to a point for corner;
THENCE, across the said 22.7800 acre tract the following thirty-three (33) courses and distances:
1. North 48°20'48" East, 94.07 feet to a point for corner;
2. North 26°33'25" East, 85.09 feet to a point for corner;
3. North 17°39'06" East, 219.58 feet to a point for corner;
4. North 26°33'24" East, 106.36 feet to a point for corner;
5. North 18°26'32" East, 120.35 feet to a point for corner;
6. North 02°35'48" East, 167.59 feet to a point for corner on the easterly boundary of said 10.0100 acre tract;

7. North 20°18'23" East, 90.75 feet to the southerly right-of-way of U.S. Highway 290 (240 feet wide) marking the north west corner of said 22.7800 acre tract to a point for corner ;
8. North 86°36'58" East, 24.00 feet along said Highway 290 to a point for corner;
12. South 00°17'11" West, 110.62 feet to a point for corner;
13. North 55°48'33" West, 20.44 feet to a point for corner;
14. South 09°14'14" West, 89.35 feet to a point for corner;
15. South 14°06'58" West, 58.42 feet to a point for corner;
16. South 19°26'02" East, 24.76 feet to a point for corner;
17. South 38°25'49" East, 81.14 feet to a point for corner;
18. South 04°43'45" West, 87.90 feet to a point for corner;
19. South 40°38'37" East, 44.18 feet to a point for corner;
20. South 09°50'28" East, 80.33 feet to a point for corner;
21. North 78°14'10" West, 44.14 feet to a point for corner;
22. South 60°55'25" East, 64.53 feet to a point for corner;
23. South 67°07'49" East, 171.37 feet to a point for corner;
24. South 25°09'35" East, 8.66 feet to a point for corner;
25. South 24°46'44" West, 391.50 feet to a point for corner;
26. South 09°55'10" West, 43.71 feet to a point for corner;
27. South 38°46'09" West, 41.92 feet to a point for corner;
28. South 23°09'52" West, 106.28 feet to a point for corner;
29. South 14°05'25" West, 74.95 feet to a point for corner;
30. South 12°19'18" East, 19.39 feet to a point for corner;
31. North 58°07'41" West, 325.53 feet to a point for corner;
32. North 30°15'02" West, 132.10 feet to a point for corner;
33. North 04°45'32" East, 84.44 feet to the POINT OF BEGINNING, and containing 7.179 acres of land in Travis County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 0.99992097045. This description was generated on 6/8/2022 at 11:07 AM, based on geometry in the drawing file K:\SNA_Survey\069292801-Manor Krantz\Drawg\Exhibits\Manor Krantz LOMA Exhibit.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

SITE IMAGES





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This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive, or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner nor Lee & Associates-Ontario, nor any of their respective affiliates, officers, or agents, make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any required parties.