

22.78 AC FOR SALE

14807 E Hwy 290
Manor, TX 78653



FOR MORE INFORMATION

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY EXHIBIT



Address

14807 E Hwy 290
Manor, TX 78653



Land Acreage

22.78 AC



Zoning

ETJ



Price

Not Disclosed



Opportunity Zone

Yes



Lot SF

992,296 SF

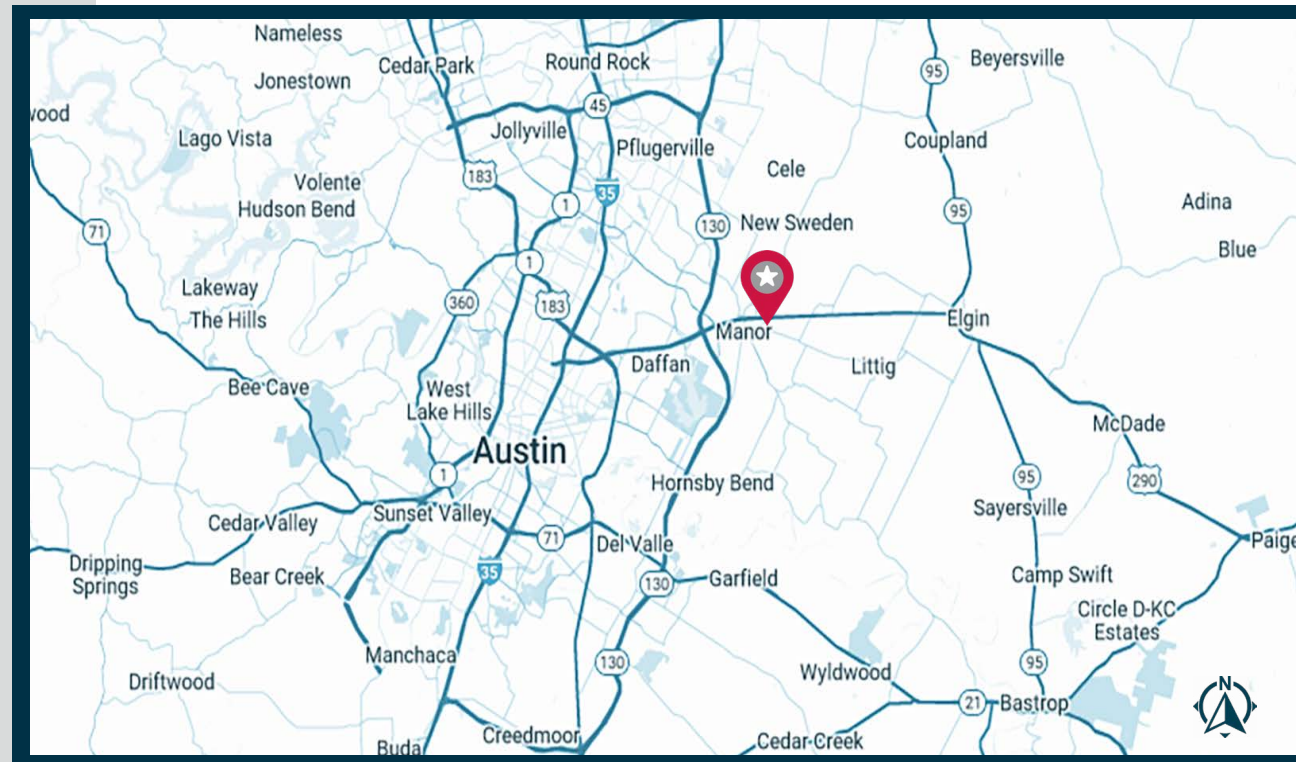


Property Type

Commercial

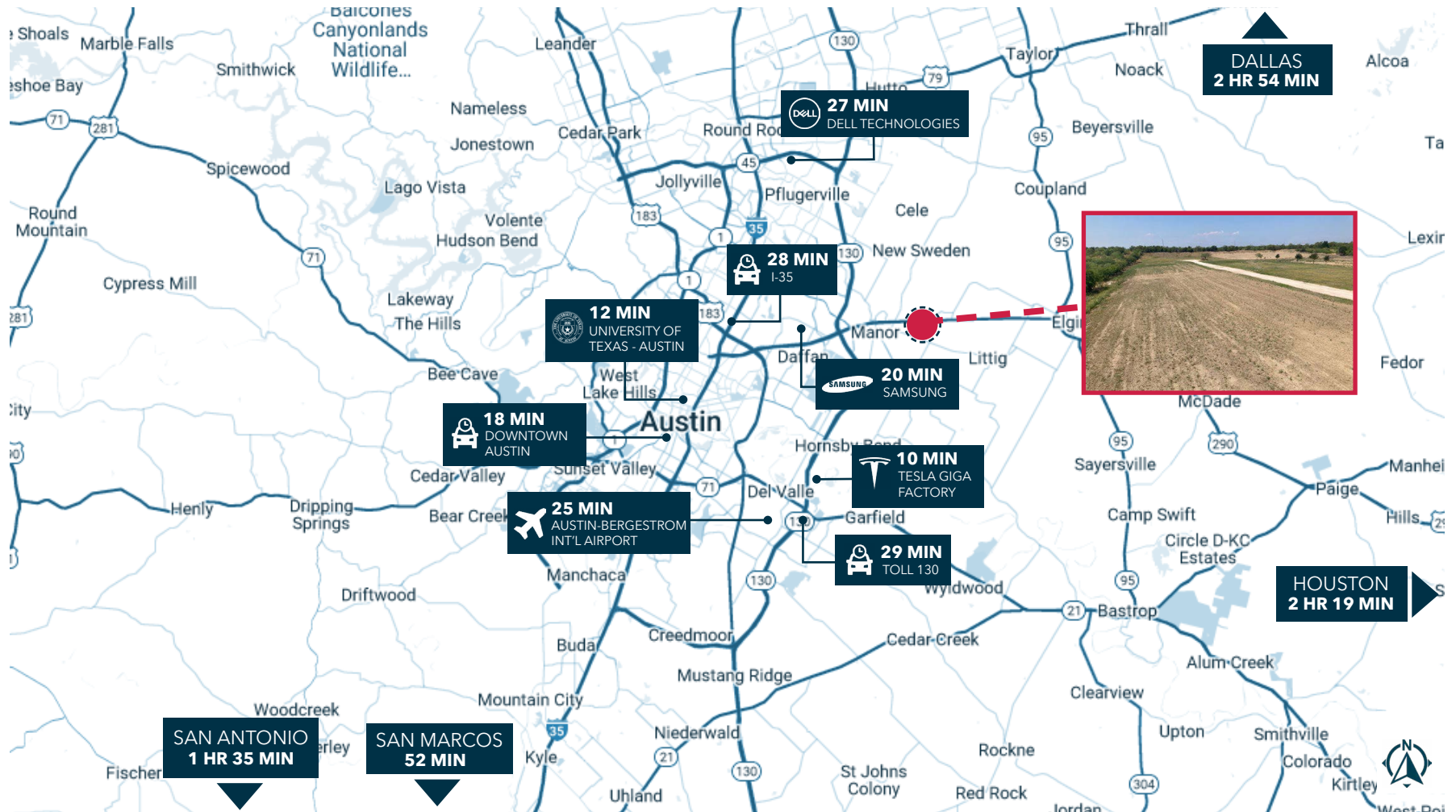
22.78 AC of land with no zoning (ETJ) for redevelopment. Property has 14 AC of developable land outside of the floodplain. Access to Electric, Sewer, and Water.

Currently has a +/-15K SF industrial building on site. Great location for multifamily redevelopment. Ample industrial development in the area. 10 min from Tesla, 20 min from the new Samsung camps, and 18 min from downtown Austin.



LOCATION MAP | DRIVE TIME

FOR SALE | 14807 E HWY 290



Drive Times:

130 Toll 130
29 MIN

A Austin-Bergstrom International Airport
25 MIN

DOWNTOWN AUSTIN Downtown Austin
18 MIN

T Tesla Giga Factory
10 MIN

INTERSTATE 35 Interstate 35
28 MIN

UNIVERSITY OF TEXAS University of Texas - Austin
12 MIN

DELL Dell Technologies
27 MIN

SAMSUNG Samsung
20 MIN

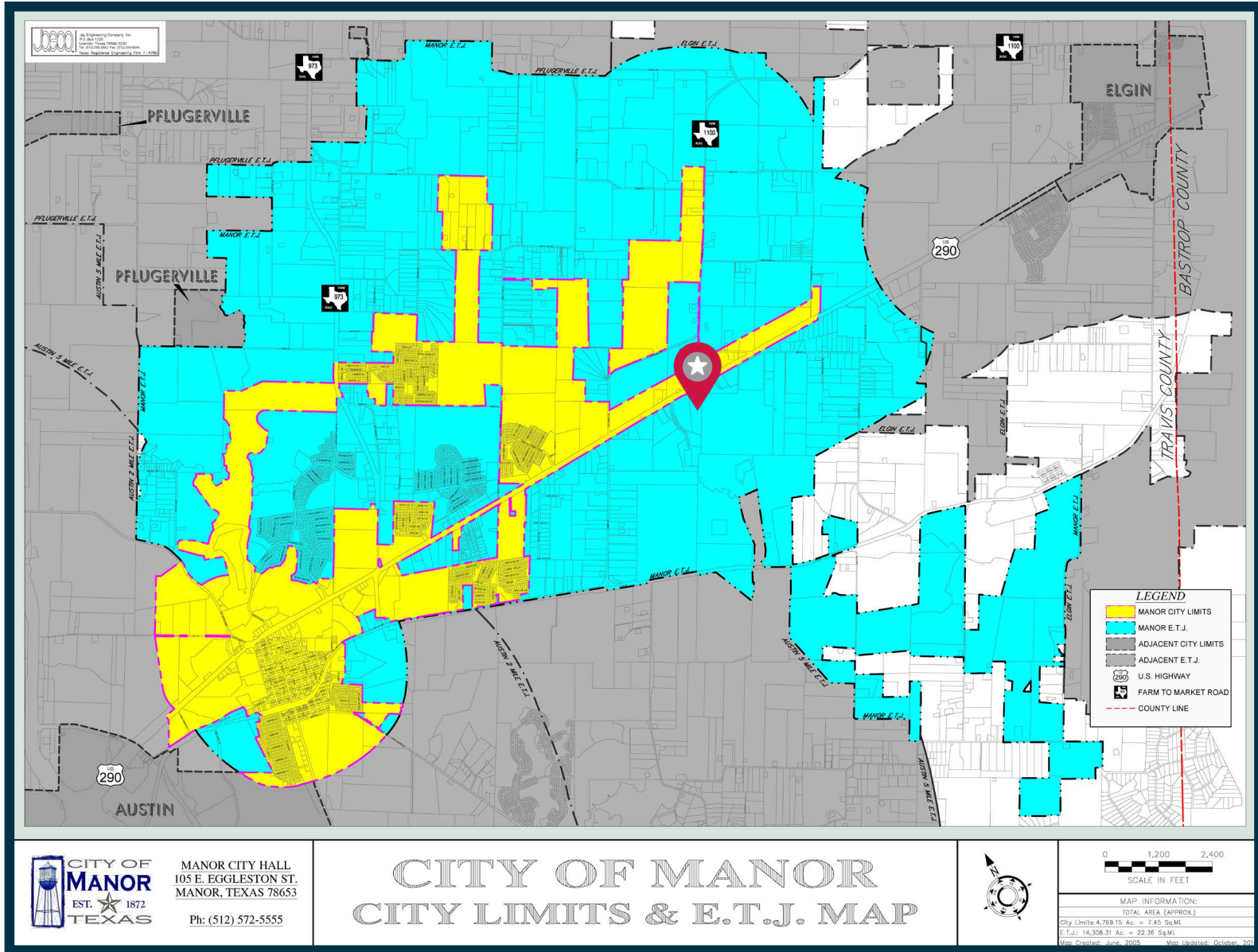
AERIAL

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MANOR CITY LIMITS

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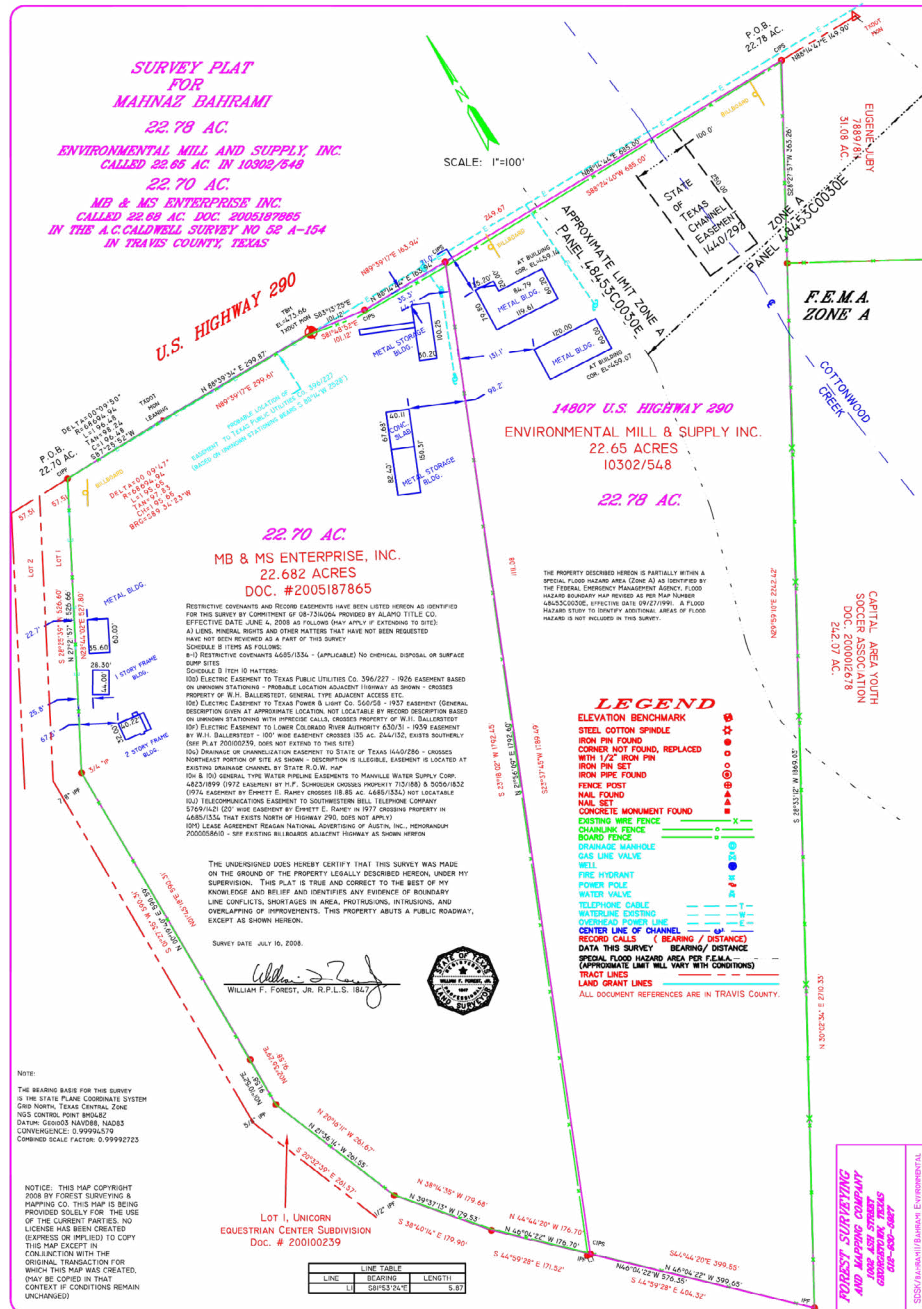
MANOR CITY HALL
 105 E. EGGLESTON ST.
 MANOR, TEXAS 78653
 Ph: (512) 572-5555

CITY OF MANOR CITY LIMITS & E.T.J. MAP

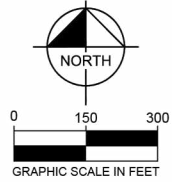


SURVEY PLAT

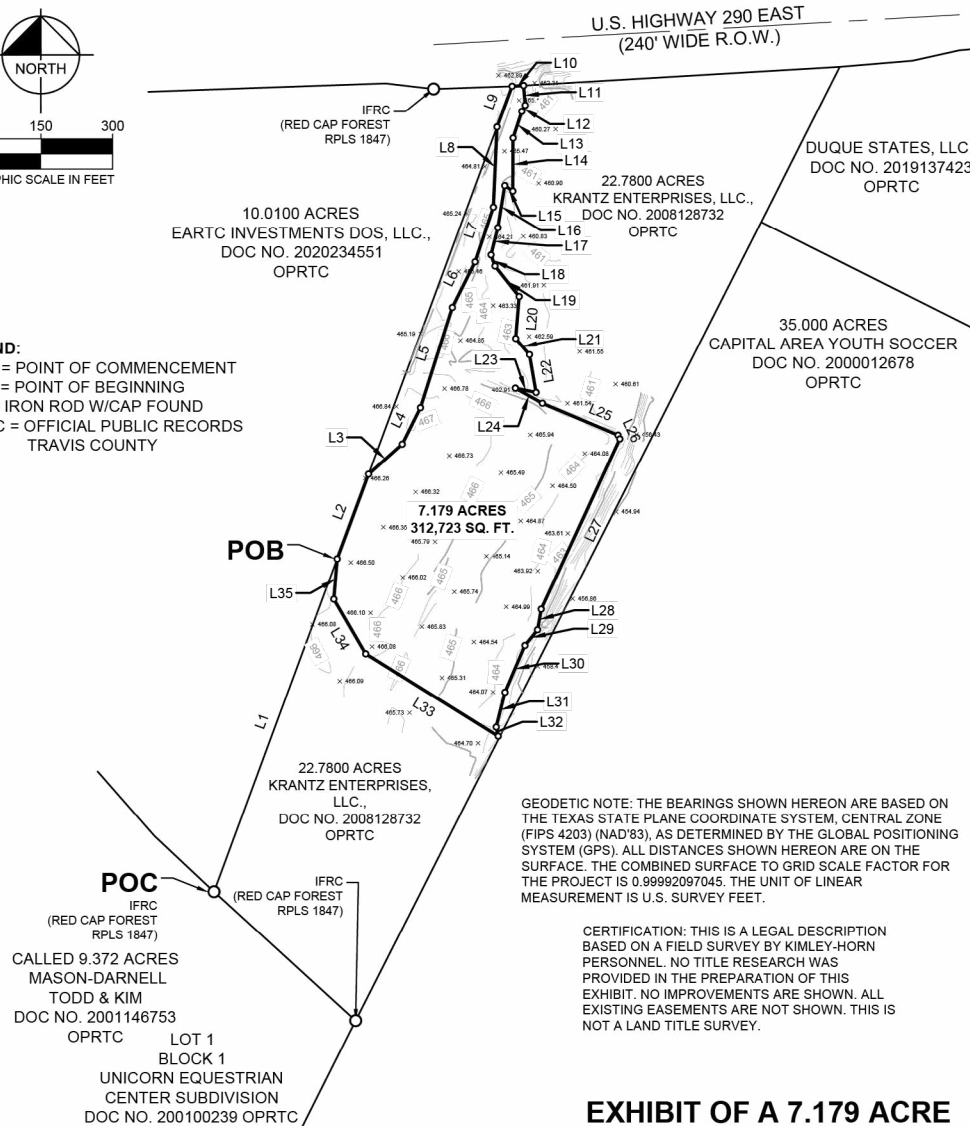
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DRAINAGE EASEMENT



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



GEODETTIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR FOR THE PROJECT IS 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

CERTIFICATION: THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO TITLE RESEARCH WAS PROVIDED IN THE PREPARATION OF THIS EXHIBIT. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS ARE NOT SHOWN. THIS IS NOT A LAND TITLE SURVEY.

EXHIBIT OF A 7.179 ACRE DRAINAGE EASEMENT

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'			

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\Dwg\Exhibits\Manor Krantz LOMA Exhibit.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

SITE IMAGES

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