



FOR SALE • LAND 21265 MELBER LN, MANOR, TEXAS 78653

±37.22 Acres in the Manor– Pflugerville–Taylor Growth Corridor

Large-acreage development opportunity near FM 973, FM 1660, US 290, SH 130,
Samsung Taylor and Tesla Giga Texas.



SpecTower
Realty Group

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Investment highlights

±37.22 ACRES	±785 ft MELBER LN FRONTAGE*
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JURISDICTION	Travis County; within the Pflugerville ETJ
IMPROVEMENTS	Existing approximately 1,644-SF residence
UTILITIES	Water and electric available
ACCESS	Located near FM 1660, FM 973, US 290 and SH 130
POSITION	Between major Central Texas employment and manufacturing centers
OFFERING	Offered separately or potentially with the adjacent ±43.1-acre tract, creating a combined ±80.38-acre opportunity
PRICING	Available upon request



DEVELOPMENT OPTIONALITY

The property offers substantial acreage and development optionality within one of Central Texas's expanding eastern growth corridors. Potential concepts may include flex or business-park development, commercial uses, residential development or a mixed-use plan, subject to jurisdictional requirements, utility availability, engineering, access, floodplain conditions and all governmental approvals.

*Estimated frontage, subject to survey. Acreage and parcel data per county records; buyer to verify.

Two growth poles. One tract between them.

Tesla Giga Texas anchors the east-Austin pole. Samsung anchors the Taylor pole. Melber Lane sits in the band that can benefit from both.

28,746 JOBS SUPPORTED BY SAMSUNG'S AUSTIN & TAYLOR CAMPUSES, 2025	2,000+ DIRECT HIGH-TECH JOBS EXPECTED AT THE TAYLOR FAB	16,506 TESLA AUSTIN-AREA EMPLOYEES REPORTED TO TRAVIS COUNTY, YEAR-END 2025	60,000 GIGA TEXAS WORKFORCE TESLA PROJECTED IN 2023 AT FULL RAMP
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SAMSUNG TAYLOR

Samsung states its Taylor semiconductor facility is expected to become operational by the end of 2026, with broader planned regional investment exceeding \$37 billion. Samsung expects the Taylor fab to directly create more than 2,000 high-tech jobs, from technicians to engineers; its 2025 economic-impact analysis reports 4,492 direct jobs across the Austin and Taylor campuses, 14,264 direct and indirect construction jobs at Taylor, and \$2 billion in wages.

Source: Samsung Semiconductor

TESLA GIGA TEXAS

Tesla identifies Giga Texas as its global headquarters, Model Y manufacturing hub and home of Cybertruck, and remains Travis County's largest employer with 16,506 Austin-area employees reported at year-end 2025. Tesla's Q1 2026 update states Giga Texas is being prepared for its second-generation Optimus humanoid-robot line, designed for long-term capacity of up to 10 million robots per year; Tesla is actively hiring Austin-based Optimus manufacturing roles.

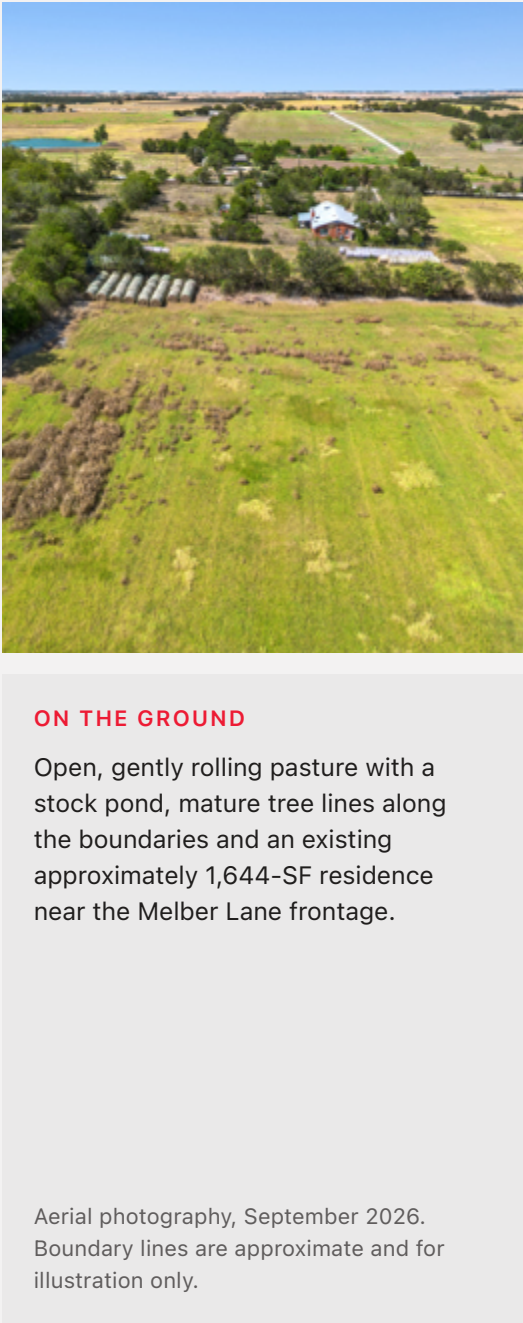
Sources: Tesla; Tesla compliance report to Travis County

CORRIDOR EXPANSION

Continued residential and industrial expansion across the Manor–Pflugerville–Taylor corridor. Whisper Valley alone is a 2,063-acre master-planned community planned for about 5,000 single-family homes and 2,500 multifamily residences; H-E-B's new Manor store added nearly 400 local jobs in 2025.

Taylor / Samsung	The northeast growth pole; a major driver of jobs and investment.
Manor	The in-between beneficiary: workforce housing, contractors, neighborhood retail, spillover from both centers.
Hutto	Tied to the Samsung/Taylor wave on the Williamson County side; benefits from the broader industrial expansion.
FM 973	Connective tissue between the Tesla area and the northeast band: flex, contractor yards, service retail, land banking.
Melber Ln tract	Tesla influence from the south and southwest; Taylor and Samsung influence from the north and northeast.

Employment figures as reported by Samsung and Tesla and subject to change; Tesla's 60,000 figure is a 2023 company projection, not current headcount. Market positioning statements are the broker's geographic inference, not a guarantee of demand or value.



ON THE GROUND

Open, gently rolling pasture with a stock pond, mature tree lines along the boundaries and an existing approximately 1,644-SF residence near the Melber Lane frontage.

Aerial photography, September 2026.
Boundary lines are approximate and for illustration only.



The homestead. Existing approximately 1,644-SF brick residence with covered porch, outbuilding and fenced yard near the Melber Lane frontage: a field office, caretaker's house or rental while plans mature.

Aerial photography · SpecTower Realty Group · (512) 285-7146

PROPERTY DESCRIPTION

Unrestricted acreage in the ETJ, with the growth coming to it

21265 Melber Lane is ±37.22 acres of open, gently rolling Blackland Prairie in northeast Travis County, within Pflugerville's extraterritorial jurisdiction and outside any city limits. With no zoning and no known deed restrictions, the tract is governed by county and ETJ subdivision rules rather than a use table, which is exactly the kind of flexibility large-acreage buyers between Austin and Taylor rarely find any more.

Roughly 785 feet of frontage on Melber Lane, the road Pflugerville's 2025 Mobility Master Plan draws as the future Rowe Lane extension to FM 973. FM 973, FM 1660, US 290 and SH 130 are minutes away; Samsung's Taylor campus is about 15 miles north and Tesla's Giga Texas about 11 miles south. A stock pond, mature tree lines along the boundaries and an existing ±1,644-SF residence sit on the land today, giving a buyer income or a field office while plans mature.

Offered alone or with the adjacent ±43.1-acre tract for a combined ±80.38 acres, the site is large enough to phase, to subdivide, or to hold a single master plan, and it sits in the path of the Manor–Pflugerville–Taylor growth corridor rather than at the end of it.

WHAT IT COULD BECOME

Unrestricted land lets the market, not a zoning map, pick the use. The concepts below are the ones this location supports best.

Business park / flex	Small-bay flex, showroom-warehouse and light industrial serving contractors and suppliers working between Giga Texas and the Samsung campus; ETJ location avoids city industrial zoning constraints
Contractor & service yards	Equipment, trades and outdoor-storage users priced out of Pflugerville and Manor proper, with FM 973 and SH 130 access for regional dispatch
Residential	Single-family lots, build-to-rent or estate-lot acreage riding the Rowe Lane–Cele Road rooftop wave; Lakeside MUD 9 and Blackhawk set the comps next door
Mixed-use	Neighborhood retail, medical and office at a future Rowe Lane extension–Melber Lane frontage, with housing behind; East Pflugerville is under-retailed for its rooftops
Land banking	Hold the existing residence and ag use while FM 973 widening, the Rowe Lane extension and the surrounding districts mature, then develop or sell into a deeper market

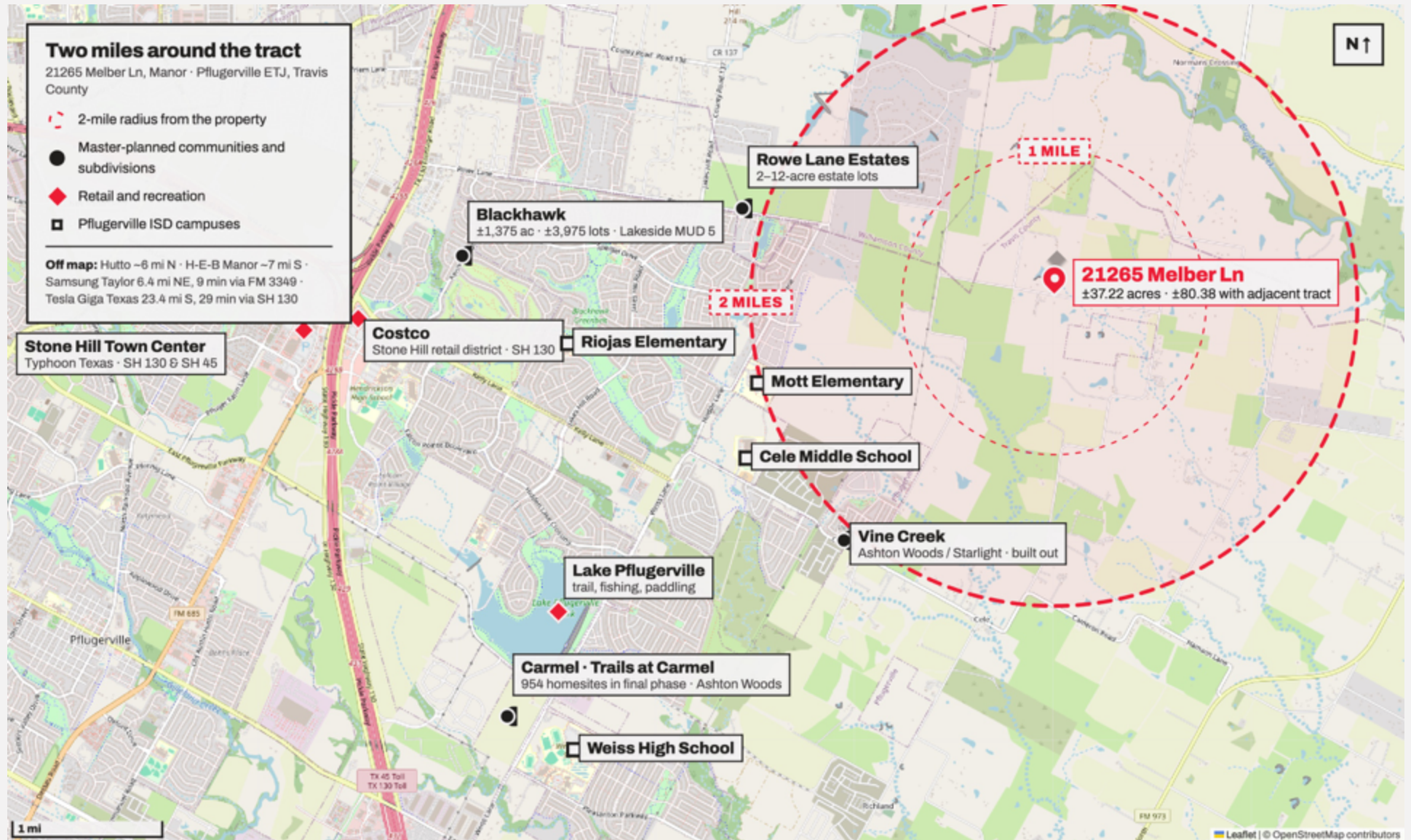
±37.22 ACRES · 3 PARCELS	±785 ft MELBER LN FRONTAGE	ETJ PFLUGERVILLE · NO ZONING	±80.38 ACRES WITH ADJACENT TRACT
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WHY NOW

Samsung Taylor comes online in 2026, Tesla is tooling Giga Texas for Optimus, FM 973 improvements are funded in part, and thousands of lots are planned within a few miles. Acreage this size, this unrestricted and this close to both employment engines is not being made any more.

Two miles around the tract: rooftops, schools and retail moving east toward Melber Lane

Dashed rings labelled at 1 and 2 miles from the property · pins approximate



EVERYDAY AMENITIES

Rural acreage, suburban conveniences

Manor's first H-E-B opened in October 2025 at US 290 and FM 973, a 101,000-SF store with pharmacy, fuel and car wash that employs nearly 400 people. Pflugerville's Stone Hill retail district, including Costco, sits on the SH 130 side of Lake Pflugerville.

Lake Pflugerville · trail, fishing, paddling	~6 mi
H-E-B Manor · US 290 & FM 973, opened Oct 2025	~7 mi
Costco & Stone Hill Town Center · 1901 Kelly Ln, Pflugerville	~8 mi
Downtown Hutto · Co-op District	~11 mi
Round Rock · Dell Diamond, Kalahari, Premium Outlets	~13 mi
Downtown Taylor · historic Main Street	~15 mi
Downtown Austin · via US 290 or SH 130	~21 mi
Austin-Bergstrom International Airport · via SH 130	~23 mi

Approximate driving distances from the property; verify with current routing. Samsung Taylor and Tesla Giga Texas distances appear on the regional map.

NEARBY UTILITY DISTRICTS

Rooftops are already coming to the Rowe Lane–Melber Lane corridor

Two Lakeside Municipal Utility Districts between SH 130 and the property show the scale of residential growth being planned immediately west of the tract.

Lakeside MUD No. 5 · Blackhawk	ESTABLISHED	Lakeside MUD No. 9	PLANNED
Already established within the Blackhawk development, the district contains approximately 454 acres, primarily single-family residential. The broader development agreement associated with MUD 5 contemplated 3,456 dwelling units, 34.2 commercial acres, a 15.7-acre school site and 219.1 acres of open space.		Planned for approximately 1,888 residential lots, an embedded 20-acre elementary-school site, extensive parkland and more than 10 miles of trails, reinforcing continued residential growth and future demand in the Rowe Lane–Melber Lane corridor.	

Planned regional connectivity · Rowe Lane extension	2025 MOBILITY MASTER PLAN
Pflugerville's adopted 2025 Mobility Master Plan depicts a future east–west arterial connection extending Rowe Lane through the Melber Lane corridor toward FM 973. The planned connection would strengthen long-term access between SH 130, Melber Lane and FM 973 while supporting continued residential and commercial growth east of SH 130. Rowe Lane today is the spine of the Blackhawk and Lakeside districts, so the extension would place the property on the direct path between those rooftops and FM 973.	

Water: the Cele / New Sweden area is historically served by Manville Water Supply Corporation; CCN boundaries, meter availability and capacity for a development-scale project must be confirmed with Manville WSC. **Districts:** the tract has no district today; any new MUD in the Pflugerville ETJ requires City consent and TCEQ approval. A summary of the MUD 5 development agreement is available on the property website.

RESIDENTIAL GROWTH

The rooftop wave is moving east toward Melber Lane

Pflugerville's growth has marched east from SH 130 along Pflugerville Parkway, Rowe Lane and Cele Road: Blackhawk, then Carmel, then Ashton Woods' Vine Creek. The next wave, Lakeside MUD No. 9, a ±250-acre plat east of Hodde Lane and the Rowe Lane extension, lands within about two miles of the tract. Melber Lane is the leading edge.

WITHIN ROUGHLY TWO MILES

Lakeside MUD No. 9	Planned ±1,888 lots, 20-acre school site and 10+ miles of trails, northwest of the tract
Hodde Lane plat	±250-acre preliminary plan east of Hodde Lane and the Ridge at Blackhawk, extending Speidel Drive to CR 198
Vine Creek	Ashton Woods and Starlight Homes off Cele Road; built out and sold
Rowe Lane Estates	2- to 12-acre estate lots at Rowe Lane and Hodde Lane, adjoining Blackhawk
Cele homesteads	Acreage tracts along Melber Lane, Cele Road and Weiss Lane; the current land pattern

WHAT IT MEANS FOR THE TRACT

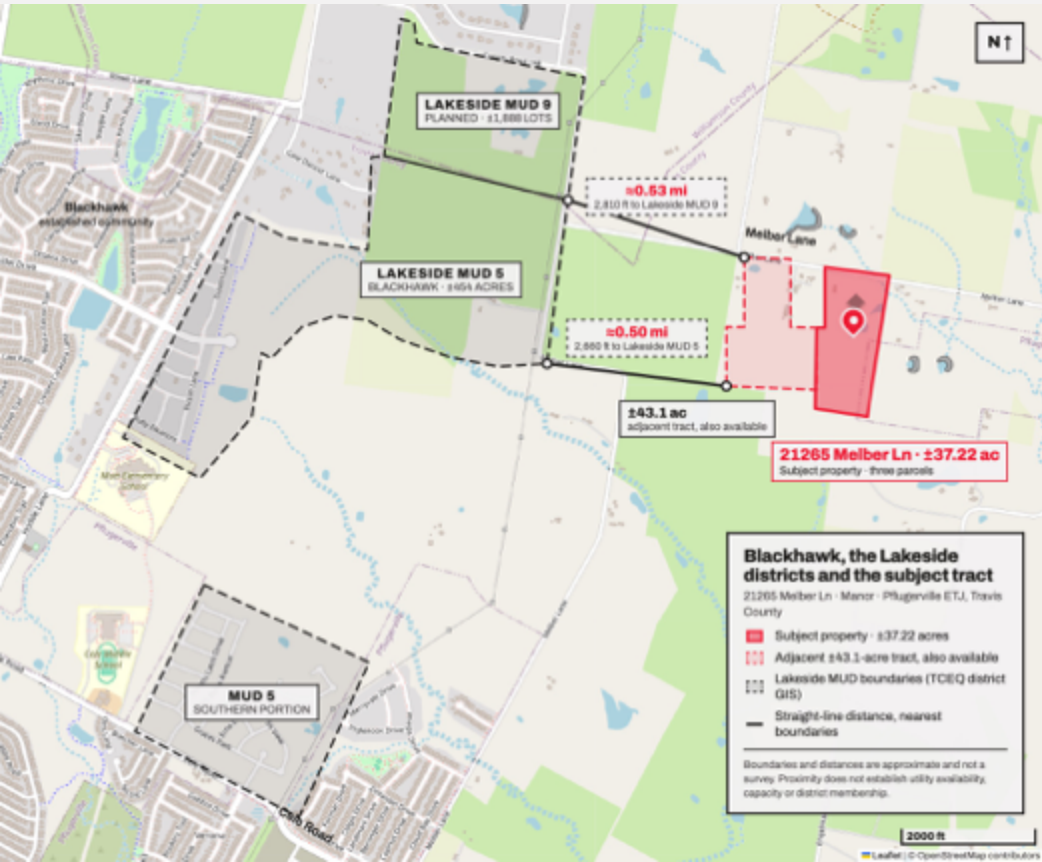
Thousands of planned lots to the west and north put household demand on the Rowe Lane–Melber Lane–FM 973 line. East Pflugerville's retail, office and service base is thin relative to its rooftops, leaving room for neighborhood commercial and flex uses. ±37.22 to ±80.38 contiguous acres is increasingly rare this close to built-out master-planned communities.

NEAREST MASTER-PLANNED COMMUNITIES

Approximate drive from the property

Lakeside MUD No. 9	~2 mi	±1,888 lots, 20-acre school site, parkland and 10+ miles of trails	PLANNED
Vine Creek	~3 mi	Ashton Woods / Starlight Homes off Cele Road; Cele Middle and Mott Elementary within a mile	BUILT
Rowe Lane Estates	~3 mi	2- to 12-acre estate homesites, some with private ponds	ESTABLISHED
Blackhawk	~4 mi	Pflugerville's largest and oldest master-planned community: ±1,375 acres, ±3,975 lots, golf club; new sections still selling; includes Lakeside MUD No. 5	EXPANDING
Carmel	~5 mi	Travis County MUD No. 23 near Lake Pflugerville; Ashton Woods' Trails at Carmel is the 954-homesite final phase, models open 2026	SELLING
Lakeside Meadows	~7 mi	±419-acre mixed-use PUD at SH 130 south of Lake Pflugerville: 1,000+ homes and apartments plus industrial	DEVELOPING
Star Ranch	~8 mi	Master-planned golf community in Hutto on the Samsung side of the corridor	ESTABLISHED
ShadowGlen	~9 mi	±1,400-acre master-planned community off US 290 in Manor with golf and a water park; new phases selling	EXPANDING

Approximate driving distances; verify. Lot counts and acreages as reported by developers, districts, cities and news sources and subject to change. Lagos and Whisper Valley, farther south in Manor, appear on the drivers page.



Base map © OpenStreetMap contributors. Lakeside MUD 5 and MUD 9 boundaries from TCEQ district GIS; tract footprints from Travis CAD parcel GIS; distances are straight-line between nearest boundaries. Approximate, not a survey.

BLACKHAWK · LAKESIDE MUD 5 & 9 · SUBJECT PROPERTY

Blackhawk & surrounding growth: how it relates to Melber Lane

The Melber Lane properties are situated near Blackhawk, placing these acreage offerings within the broader setting of established neighborhoods and planned residential expansion.

The Blackhawk conceptual master plan illustrates a coordinated vision for housing, neighborhood retail, schools, recreation areas and connecting roads around Rowe Lane, Hodde Lane, Cele Road and Melber Lane. Its mix of residential areas and supporting amenities helps explain the development activity surrounding the properties.

For buyers considering the approximately 37.22-acre or 43.1-acre Melber Lane tract, this provides valuable context when evaluating nearby land uses, potential future connections and development feasibility.

LAND USE	ACRES	UNITS
Single-family residential (SF-R)	805.6	3,141
Single-family mixed-use (SF-MU)	45.0	315
Retail	29.2	—
Neighborhood services	5.0	—
School site	15.7	—
Public facility	6.2	—
Right of way	43.5	—
Open space, floodplain & easements	219.1	—
Project total · 2.9 units/acre	1,169.3	3,456

Districts as drawn in 2019: MUD 5 · 339.4 ac / 1,323 units · MUD 7 · 404.4 ac / 1,616 · MUD 8 · 19.6 ac / 137 · MUD 9 · 85.2 ac / 380

Land-use figures are from the March 2019 conceptual master plan; proposed features and district configurations may have changed. MUD 5 has since grown to approximately 454 acres and MUD 9 is now planned for approximately 1,888 lots. Development potential, access and utility availability for each Melber tract require independent verification.

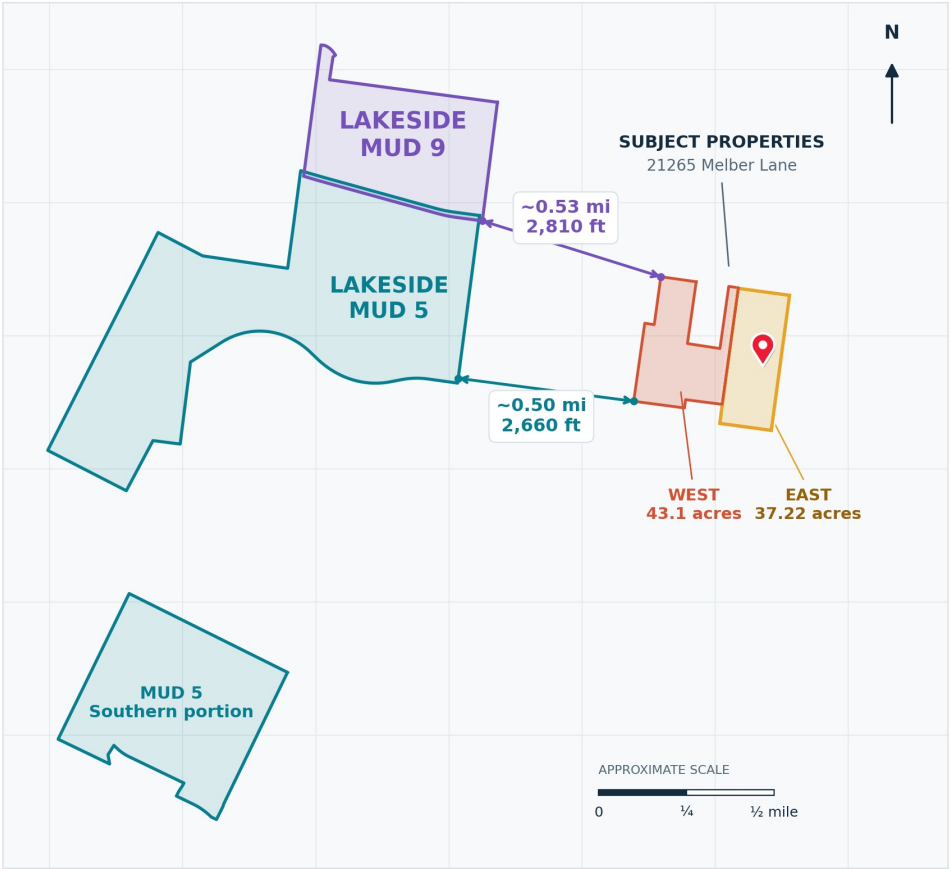
MELBER LANE

SPECTOWER REALTY GROUP

21265 Melber Lane · Manor, Texas

Lakeside MUD 5 & MUD 9

District boundaries, subject tracts and approximate straight-line distances



DISTANCE TO EACH DISTRICT

Nearest boundary to nearest boundary

West tract • 43.1 acres

MUD 5	~0.50 mi 2,660 ft
MUD 9	~0.53 mi 2,810 ft

East tract • 37.22 acres

MUD 5	~0.75 mi 3,980 ft
MUD 9	~0.75 mi 3,980 ft

READING THE MAP

Arrows show the closest distances from the combined subject holdings. Both closest points fall on the western tract.

Distances are not driving routes. District proximity does not establish utility service or MUD membership.

Sources: TCEQ published district GIS; Travis County / TCAD parcel GIS; January 2024 property due-diligence report.
GIS record updates: MUD 5 • Sep. 17, 2024; MUD 9 • Sep. 9, 2021. Retrieved Sep. 9, 2026. Boundaries are approximate, not a survey.
Offering acreages are supplied listing figures. State Plane Texas Central (US feet); distances rounded to nearest 10 ft and 0.01 mi.

FAR NORTHEAST AUSTIN MARKET AREA · SIX-MILE RADIUS

Six-fold growth since 2000, with incomes above the metro

Capitol Market Research defined a six-mile market area around the tract, bounded by SH 130, US 290, SH 29 and eastern Williamson County. It held 26,840 people in 2000 and 164,827 by 2022, an average of 8.6% growth every year for two decades, and its median household income of \$126,281 runs \$25,850 above the Austin MSA.

164,827	56,549	\$126,281	81%
POPULATION, 2022	HOUSEHOLDS, 2022	MEDIAN HOUSEHOLD INCOME	OWNER HOUSEHOLDS

CENSUS	POPULATION	HOUSEHOLDS
2000	26,840	8,975
2010	75,704	24,733
2022 (ACS 2020–24)	164,827	56,549
Average annual change	+8.6%	+8.7%

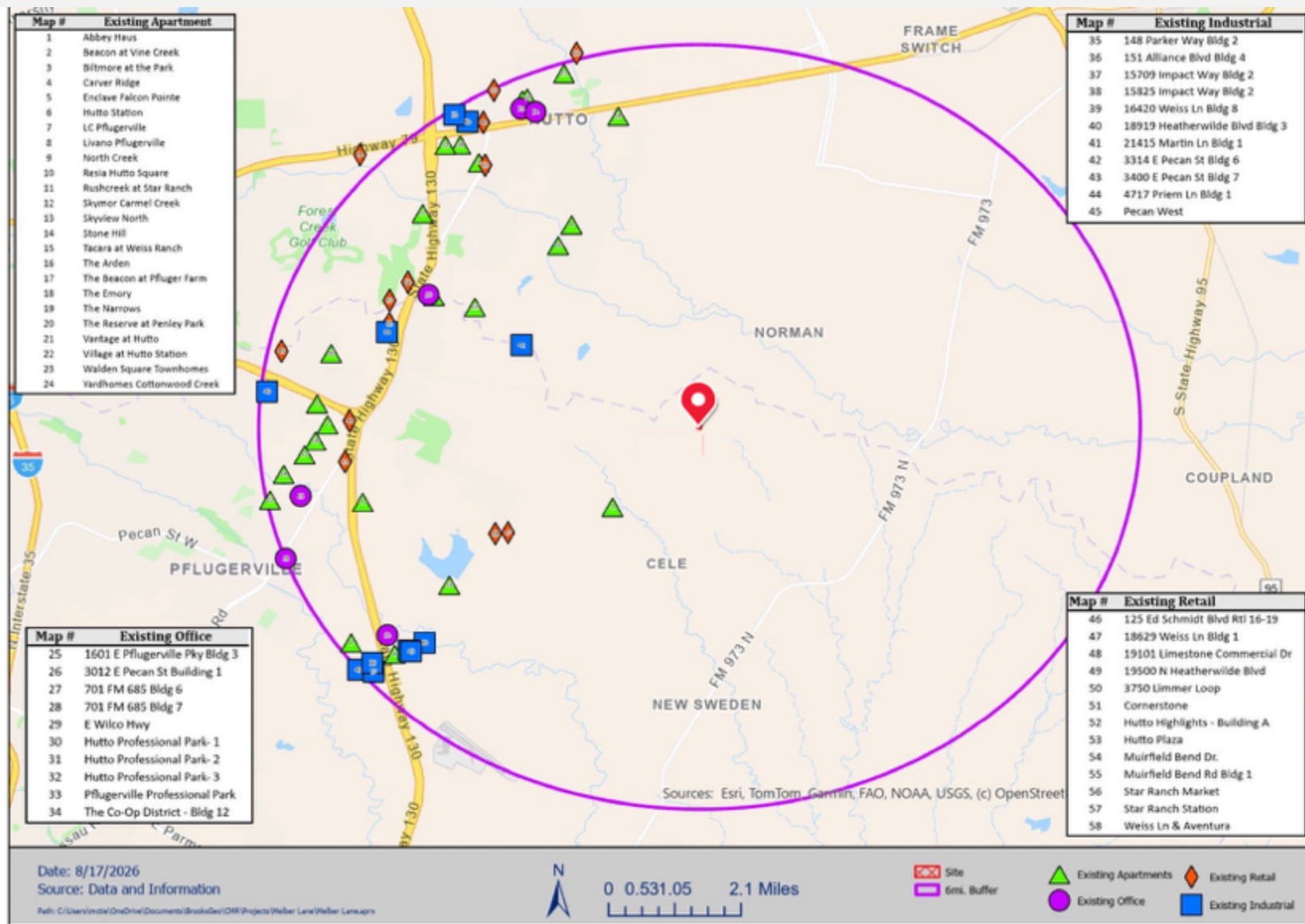
HOUSEHOLD INCOME VS. AUSTIN MSA MEDIAN, 2022		MSA MHI \$100,431
Under 50% of MHI		11.8%
50–60%		4.9%
60–80%		10.0%
80–100%		10.4%
100–120%		11.2%
Over 120% of MHI		51.8%

RESIDENTIAL PIPELINE IN THE MARKET AREA 10,084 lots

20 subdivisions planned or under construction: 6,788 lots under construction and 3,296 planned, led by Pioneer Crossing West (1,264), Pioneer Crossing East (1,008), Evelyn Tract (890), Greenwood (816), Fossil Creek (790) and Lisso (704).

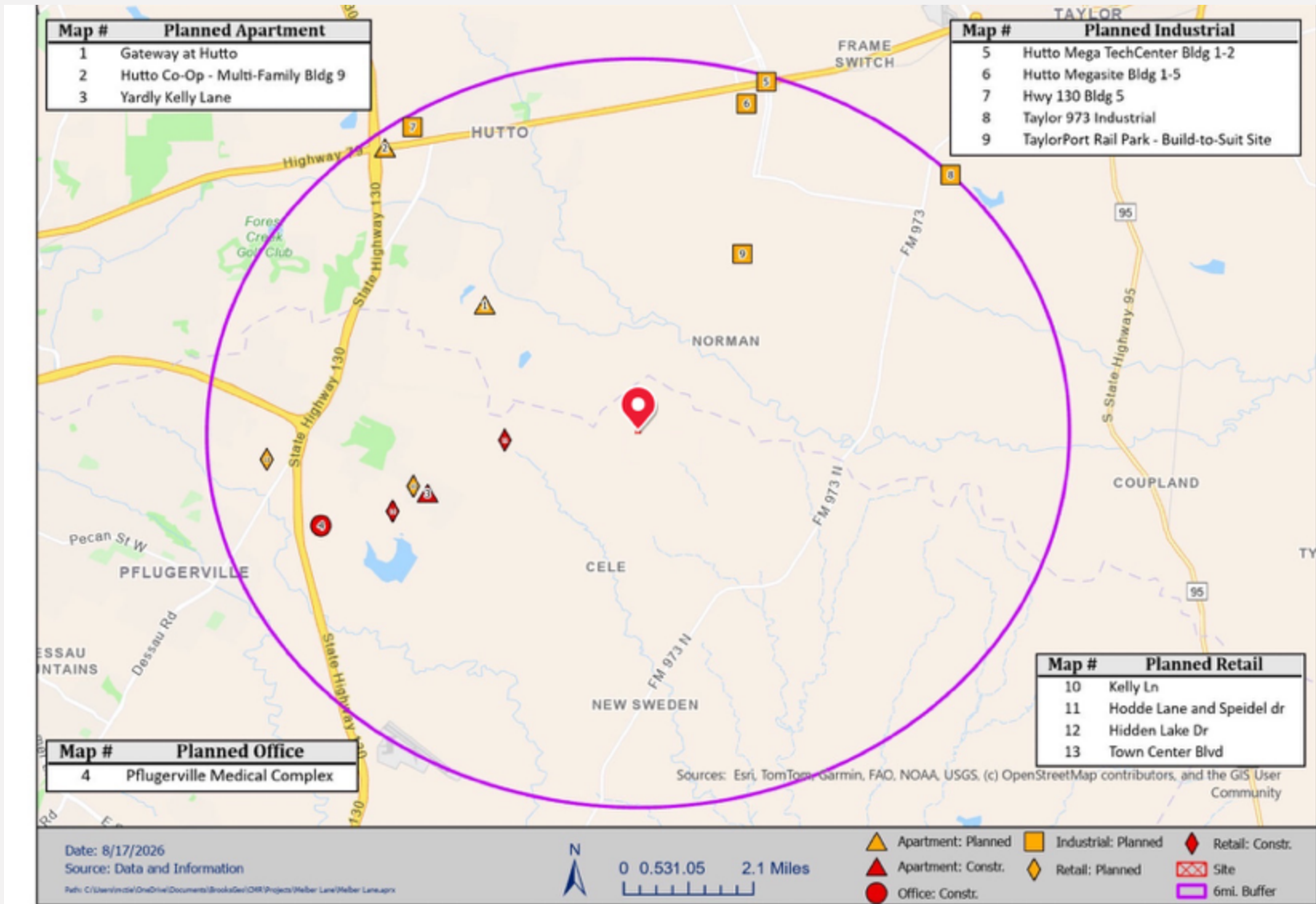
Within six miles today: 24 apartment communities, 10 office, 13 retail and 11 industrial properties

Nearly all of it sits along SH 130 and US 79 in Hutto. The eastern half of the circle, around the tract, is essentially unserved.

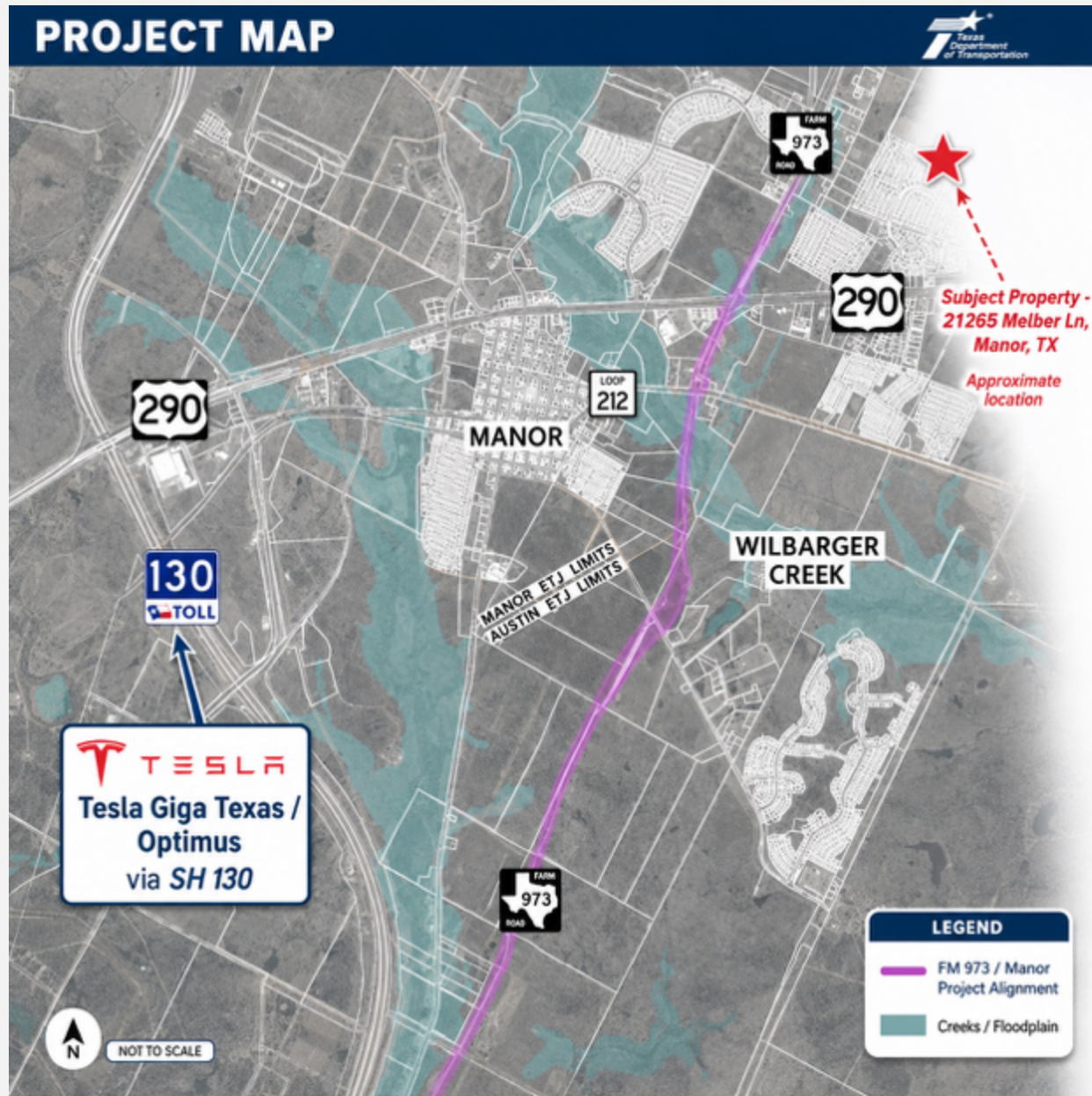


What is coming: Hutto megasite industrial, FM 973 industrial, medical office and new neighborhood retail

Retail under construction at Hodde Lane and Speidel Drive, about two miles west of the tract; Taylor 973 Industrial and the TaylorPort Rail Park on the FM 973 side to the north.



Melber Lane | SH 130 & 290





REGIONAL GROWTH

Between two employment centers

The tract sits between the Samsung Taylor semiconductor campus to the northeast and Tesla Giga Texas to the south, with Manor, Pflugerville, Hutto, Taylor and Austin all within the surrounding growth belt.

6.4 mi SAMSUNG TAYLOR CAMPUS · 9 MIN VIA FM 3349	23.4 mi TESLA GIGA TEXAS · 29 MIN VIA SH 130
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Samsung Hwy	Open; FM 3349 to FM 973, direct east–west access into the Samsung employment area
East Wilco Hwy	Williamson County regional corridor between SH 130 and US 79; existing, under-construction and future segments
US 79	Existing corridor linking Hutto, Taylor and Round Rock
SH 130 · US 290	Existing regional transportation corridors

GROWTH CORRIDOR

Connected to Central Texas' next growth corridor

Strategically positioned in the path of Central Texas growth, 21265 Melber Ln offers ±37.22 acres in Manor, expandable to ±80.38 acres with the adjacent tract, within the expanding Austin–Manor–Taylor advanced-manufacturing corridor. The property sits between two of the region's most significant economic engines: Tesla's Giga Texas campus in East Austin, where Tesla is preparing for large-scale Optimus humanoid-robot production, and Samsung's semiconductor campus in Taylor. With access to the broader FM 973, SH 130 and FM 1660 network, the property is positioned to benefit from continued employment, infrastructure, residential and commercial expansion across eastern Travis and Williamson counties.

South	Tesla Giga Texas and Optimus via FM 973, US 290 and SH 130
North	Samsung Taylor via FM 973, Samsung Highway and US 79
Between	Manor and the FM 973 corridor, the midpoint of the growth story

STATED CAREFULLY

The former FM 1660 widening (CR 134 → CR 101) is no longer being advanced by Williamson County and is not represented here.

The Hutto Arterial is designed but unfunded; it is shown as future planned, not coming soon.

East Wilco Highway does not directly serve the property.

Drive times are approximate and should be re-checked with current routing.

Samsung Taylor campus

EMPLOYMENT ANCHOR

Semiconductor campus; operations expected by end of 2026

US 79

EXISTING

Regional corridor through Taylor and Hutto

Samsung Highway

OPEN

FM 3349 → FM 973, four lanes; Segment 1 opened Oct 2023, Segment 2 May 2024

FM 973 improvements

FUNDED IN PART / PLANNING

US 79 → Samsung Hwy widening in TxDOT's 2026 UTP; US 290 → Samsung Hwy study launched April 2026

21265 Melber Ln

SUBJECT PROPERTY

±37.22 acres east of FM 973 in the Cele / New Sweden area

US 290 / Manor

EXISTING

East–west arterial; free-flow connectors at SH 130 completed 2021

FM 973 Realignment

ENVIRONMENTALLY CLEARED

US 290 → SH 130, ~5.7 miles, two to six lanes; FONSI 2023, est. \$115M

SH 130

EXISTING

High-speed north–south toll corridor; added mainlanes proposed SH 45 N → SH 71

Tesla Giga Texas + Optimus

EMPLOYMENT ANCHOR

Global HQ; second-generation Optimus line in preparation per Tesla's Q1 2026 update

To the northwest: East Wilco Highway → FM 1660 → FM 3349 → Samsung Highway, a second route into the Samsung employment area as segments open.



WILLIAMSON COUNTY

Southwest Taylor improvements

The county's project map around the Samsung plant site, with the property's approximate location starred to the southwest.

East Wilco Hwy	Segments 1–3, SH 130 → US 79
Samsung Hwy	Open; FM 3349 → FM 973 at the plant site
FM 973 at CR 404	Intersection improvements
CR 401	Reconstruction and extension; CR 401 / US 79 intersection improvements

Star: approximate property location. Source: Williamson County.

TRANSPORTATION PIPELINE

Connecting Melber Ln
to Central Texas growth

OPEN

FUNDED / UNDER CONSTRUCTION / IN DESIGN

PLANNING / STUDY

#	CORRIDOR / PROJECT	CURRENT STATUS	WHY IT MATTERS FOR MELBER LN
1	FM 973: US 290 → Samsung Highway Manor to Taylor corridor	PLANNING TxDOT/CAMPO planning study launched April 2026 to evaluate improvements between US 290 in Manor and Samsung Highway.	The most important future commute corridor tying the New Sweden / Melber area to Samsung's Taylor campus and the US 79 corridor.
2	FM 973: Samsung Hwy → US 79 Taylor segment	FUNDED (PARTIALLY) Proposed 6-lane boulevard. TxDOT 2026 UTP shows an estimated \$101.96M project; about \$61.96M of Category 12 funding identified, ~\$40M remaining TBD; letting in FY2030–35.	Improves the final segment into Taylor, supporting Samsung growth and regional traffic.
3	FM 973: US 290 → SH 130 Realignment Manor segment	ENVIRONMENTALLY CLEARED TxDOT proposes a ~5.6–5.7 mile realignment connecting US 290 directly with SH 130.	The long-term piece that greatly strengthens the southern connection toward Tesla Giga Texas.
4	Samsung Highway FM 3349 to FM 973	OPEN Four-lane roadway. Both segments completed by 2024.	Provides dedicated east–west access directly into the Samsung employment area.
5	East Wilco Hwy Segment 2 CR 137 → CR 404	UNDER CONSTRUCTION Construction underway. Scheduled completion Fall 2026.	Adds another major north–south route west of Samsung / FM 973.
6	East Wilco Hwy Segment 3 CR 404 → US 79	OPEN (INTERIM) Interim roadway opened Summer 2025; final railroad work through Spring 2027.	Connects the corridor toward US 79 and downtown Taylor.

TRANSPORTATION PIPELINE, CONTINUED

Regional spine and long-range studies

OPEN

FUNDED / UNDER CONSTRUCTION / IN DESIGN

PLANNING / STUDY

#	CORRIDOR / PROJECT	CURRENT STATUS	WHY IT MATTERS FOR MELBER LN
7	East Wilco Hwy Segment 5 Chandler Rd → SH 29	UNDER CONSTRUCTION (SOON) Construction anticipated Early 2027 – Summer 2028. County procurement shows ~\$40M.	Continues the regional highway spine northward and improves long-term regional mobility.
8	FM 1660 / Chandler Overpass Hutto	FUNDED / STARTING SOON ROW and environmental complete. Construction Early 2027 – Fall 2028. CAMPO approved federal funding in June 2026.	Removes a key bottleneck at the FM 1660 / East Wilco intersection.
9	Corridor A2 Samsung Hwy → SH 95	IN DESIGN / FUNDED Extends the Samsung Highway corridor east toward SH 95. Construction targeted 2028–29. Segment 2 received CAMPO funding.	Expands Samsung-area regional access and connects to the SH 95 corridor.
10	Hutto Arterial Future north–south connection	PLANNED (LONG-RANGE) Design complete. Planned 6-lane divided arterial. Construction funding not yet identified.	Important long-range connection through Hutto, but not a near-term construction project.
11	SH 130 Expansion SH 45 N → I-35, north segment	STUDY / PLANNING TxDOT studying a third lane in each direction on ~16 miles of SH 130 due to growth including Samsung.	Strengthens the regional backbone feeding Hutto/Taylor and the broader SH 130 corridor.
12	US 290 Extension SH 130 → SH 95	STUDY Environmental / schematic study underway for a ~15-mile extension of 290 Toll alongside existing lanes.	Improves Manor's east–west mobility and regional connectivity, but still a study, not a committed build.

Pricing available upon request.

For pricing, parcel data, survey and title information, or to arrange a site visit, contact the listing broker. The property may be offered separately or together with the adjacent ±43.1-acre tract.

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DISCLAIMER

The information contained herein has been obtained from sources believed reliable, including county records, TxDOT, Williamson County, Samsung and Tesla public statements; SpecTower Realty Group has not verified it and makes no representation or warranty as to its accuracy or completeness. Acreage, frontage, parcel identification, jurisdiction, ETJ status, utility availability, floodplain conditions and development potential are approximate or reported and must be independently verified by the buyer. Transportation project descriptions and statuses are as published by the agencies at the time of publication and are subject to change. Distances and travel times are approximate. Any development concept is subject to all governmental approvals. Offering subject to change or withdrawal without notice.

Information About Brokerage Services

11-2-2015 · IABS 1-0

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.

ROLE	NAME	LICENSE NO.	EMAIL	PHONE
Licensed Broker / Broker Firm Name	SpecTower Realty Group	9008892	sam@spectower.com	(512) 285-7146
Designated Broker of Firm	Sam Sheikh	656784	sam@spectower.com	(512) 285-7146
Licensed Supervisor of Sales Agent / Associate	Sam Sheikh	656784	sam@spectower.com	(512) 285-7146
Sales Agent / Associate's Name				

Buyer / Tenant / Seller / Landlord Initials

Date

DISCLAIMER & CONFIDENTIALITY

Important information for prospective purchasers

This offering summary was prepared by SpecTower Realty Group to introduce the property to prospective purchasers. It is not a contract or an offer, and buyers should conduct their own due diligence.

No warranty	Information herein was obtained from the seller, public records, government agencies, third-party reports and other sources believed reliable. SpecTower Realty Group and the seller make no representation or warranty, express or implied, as to its accuracy or completeness, and disclaim liability for errors, omissions or changes.
Buyer to verify	Acreage, boundaries, frontage, parcel numbers, ETJ status, restrictions, utility availability, floodplain, soils, access, easements, taxes, exemptions, school district and all other matters must be independently verified by the buyer through survey, title, engineering and inquiry with the relevant authorities before purchase.
Development potential	References to potential uses, concepts, lot yields, phasing, utility districts or values are illustrative only. All development is subject to jurisdictional requirements, utility availability, engineering, access, floodplain, market conditions and governmental approvals that have not been obtained and are not assured.
Third-party projects	Roadway, employer and development information is drawn from TxDOT, CAMPO, Williamson County, the City of Pflugerville, Samsung, Tesla, Capitol Market Research and other public sources as of publication. Scopes, funding, schedules and locations change without notice and are outside the seller's control. Nothing herein implies any project will be completed or that the property will have direct access to it.
Maps, photos and figures	Maps and aerials are for illustration only and not to scale; boundary lines, pins, rings, distances and drive times are approximate. Demographic and employment figures are as reported by their sources for the periods stated and are not projections.
Offering terms	This is not an offer to sell. The seller may change the price, withdraw the property or reject any offer for any reason at any time without notice. No obligation arises until a definitive written agreement is executed by all parties. Pricing available upon request.
Confidentiality	This brochure is confidential and intended solely for the recipient's evaluation of the property. It may not be copied, distributed or disclosed to anyone other than the recipient's advisors without SpecTower Realty Group's written consent.
Agency & equal opportunity	SpecTower Realty Group represents the seller. See the Information About Brokerage Services notice on the preceding page. Brokered in accordance with Texas Real Estate Commission rules and all applicable fair housing and equal opportunity laws.

QUESTIONS AND TOURS

Sam Sheikh

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(512) 285-7146 ·
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Do not enter the property without an appointment. The residence is occupied and pasture may be leased.