

PRE-LEASING

# 12230 HARRIS BRANCH PARKWAY

12230 HARRIS BRANCH PARKWAY  
MANOR, TEXAS 78653

Oldham  
Goodwin



**GLA**  
9,800 SF



**SITE**  
1.814 AC



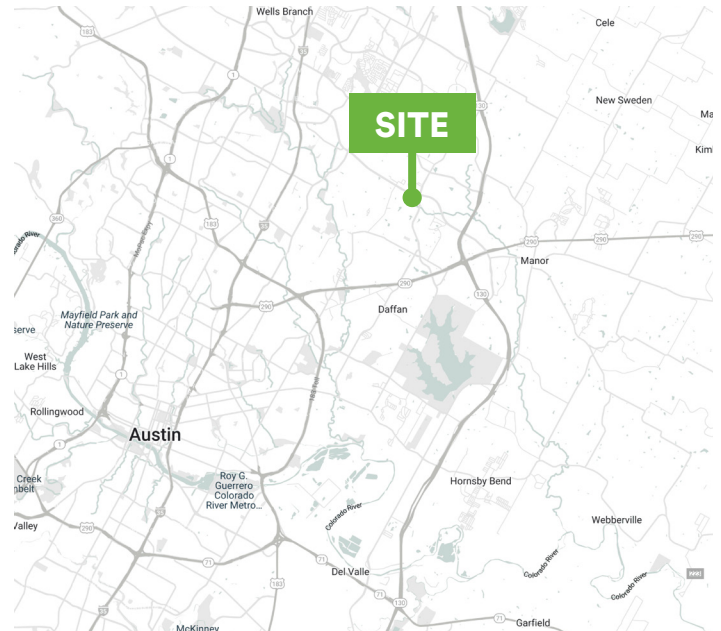
**ZONING**  
OCL



**PARKING**  
31 SPACES

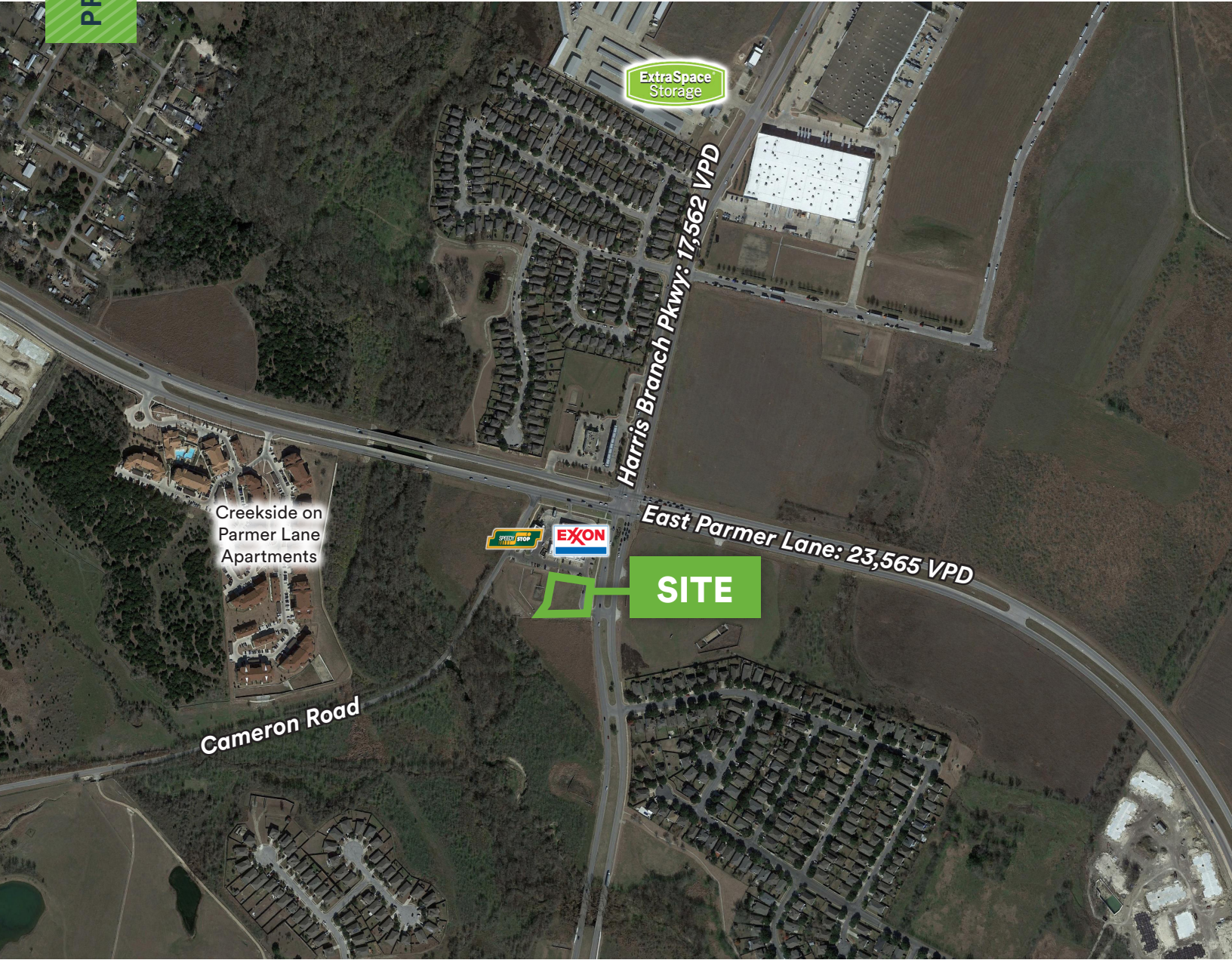
## PROPERTY HIGHLIGHTS

- Residential expansion is expected with over 600 new home permits have been approved in the past year for the immediate area
- Site supported by middle class residential households and strong daytime population
- Immediate need for service oriented users
- Excellent demographics and rapid population growth in the immediate area
- Limited supply of competing retail space currently available in the immediate area



# 12230 HARRIS BRANCH PARKWAY

12230 HARRIS BRANCH PARKWAY  
MANOR, TEXAS 78653



## DEMOGRAPHICS

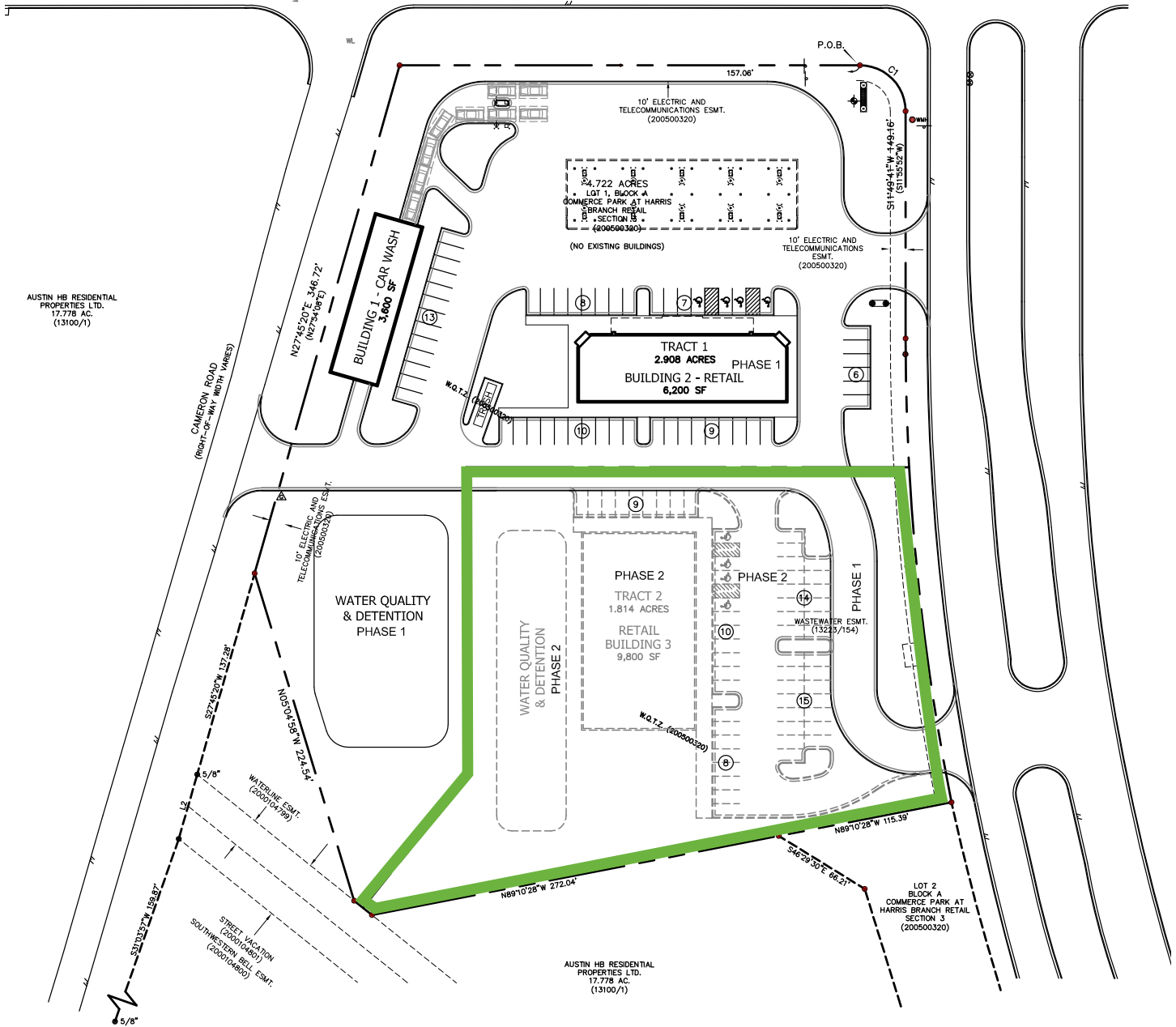
	1 MILE	3 MILE	5 MILE
2022 Total Population	4,500	30,246	134,750
2027 Total Population	5,280	34,983	153,170
2022-2027 Annual Growth Rate	17.33%	15.66%	13.67%
2022 Households	1,488	10,847	47,119
2027 Households	1,746	12,546	53,689
2022 Median Home Value	\$233,731	\$233,281	\$235,084
2022 Average Household Income	\$104,308	\$95,724	\$86,019
2022 Total Consumer Spending	\$55,020,198	\$366,455,199	\$1,460,875,560
2027 Total Consumer Spending	\$70,460,812	\$436,695,449	\$1,822,321,471



23,565 VPD  
East Parmer

# 12230 HARRIS BRANCH PARKWAY

12230 HARRIS BRANCH PARKWAY  
MANOR, TEXAS 78653



AUSTIN HB RESIDENTIAL  
PROPERTIES LTD.  
17.778 AC.  
(13100/1)

AUSTIN HB RESIDENTIAL  
PROPERTIES LTD.  
17.778 AC.  
(13100/1)

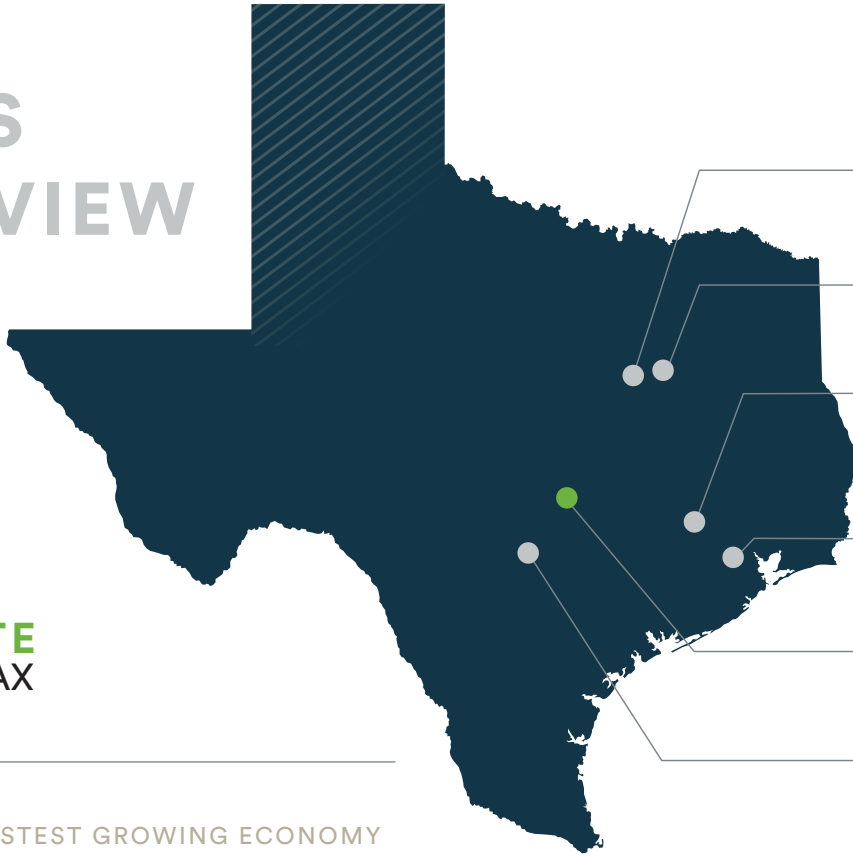
LOT 2  
BLOCK A  
COMMERCE PARK AT  
HARRIS BRANCH RETAIL  
SECTION 3  
(200500320)



# 12230 HARRIS BRANCH PARKWAY

12230 HARRIS BRANCH PARKWAY  
MANOR, TEXAS 78653

## TEXAS OVERVIEW



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION  
IN THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION



**NO STATE  
INCOME TAX**

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



POPULATION  
**28,995,881**

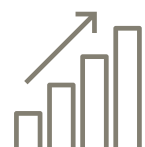
**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**

# 12230 HARRIS BRANCH PARKWAY

12230 HARRIS BRANCH PARKWAY  
MANOR, TEXAS 78653

## AUSTIN, TEXAS



POPULATION  
**950,000**

**2**

FORTUNE 500  
COMPANIES BASED  
IN AUSTIN

**#1**

JOB MARKET  
IN THE UNITED  
STATES



### HOME OF THE TEXAS STATE CAPITOL

2ND LARGEST CAPITOL BUILDING

ONLY CAPITOL BUILDING LARGER IS THE U.S. CAPITOL IN WASHINGTON, DC.



### THE UNIVERSITY OF TEXAS

HOME OF NUMBER 4 RANKED UNIVERSITY

FOR PATENTS GRANTED TO HIGHER EDUCATION INSTITUTIONS



### AUSTIN BERGSTROM INTERNATIONAL AIRPORT

2ND BEST UNITED STATES AIRPORT

IN FODOR'S 2019 TRAVEL AWARDS

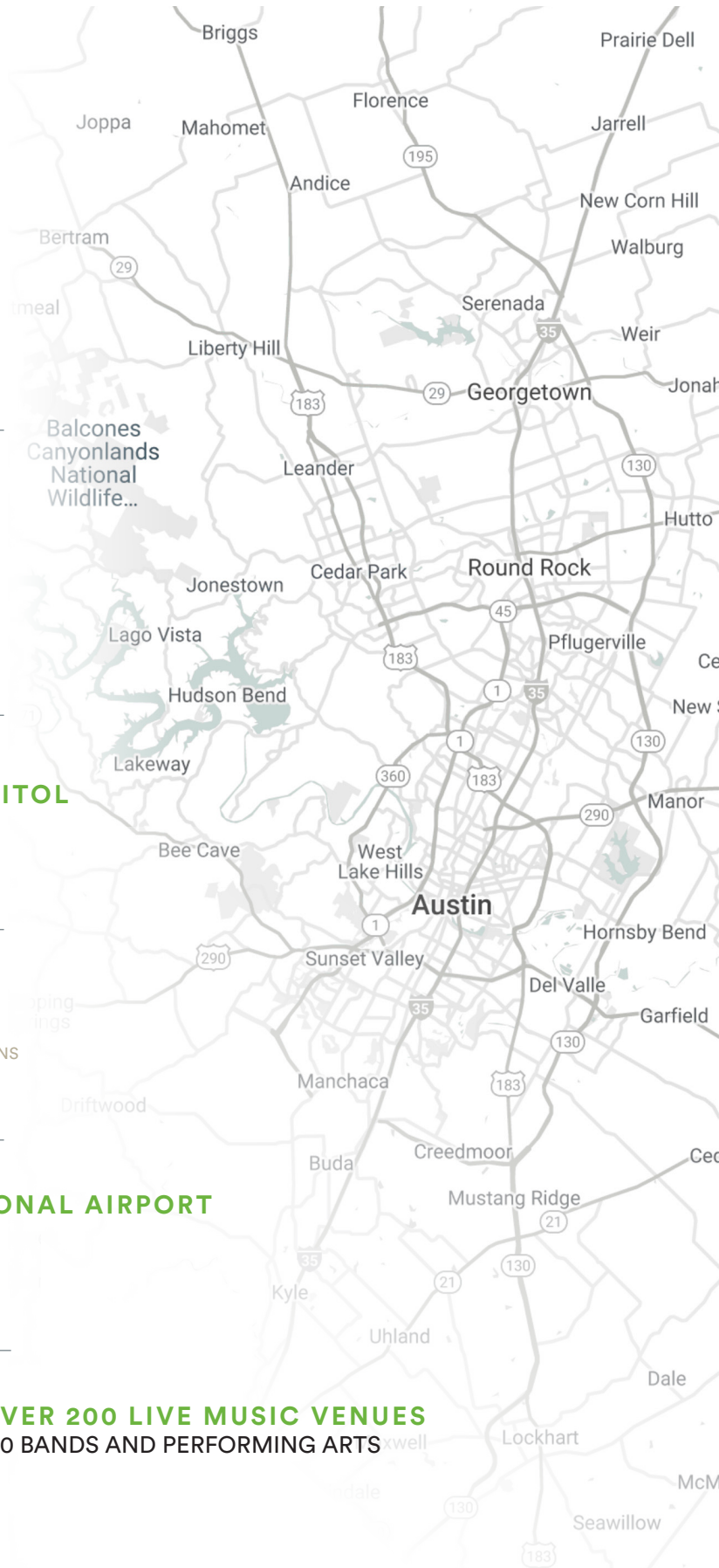
**11TH**

LARGEST CITY  
IN THE UNITED STATES



### HOME TO OVER 200 LIVE MUSIC VENUES

AND OVER 2,000 BANDS AND PERFORMING ARTS



# 12230 HARRIS BRANCH PARKWAY

12230 HARRIS BRANCH PARKWAY  
MANOR, TEXAS 78653

## 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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

\_\_\_\_\_  
Designated Broker of Firm

\_\_\_\_\_  
Licensed No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/Associate

\_\_\_\_\_  
Licensed No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Sales Agent/Associate's Name

\_\_\_\_\_  
Licensed No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



## Ben Berry

Associate | Corporate Services

D: 830.218.5174 C: 210.414.4929

Ben.Berry@OldhamGoodwin.com



## San Antonio

1901 NW Military Highway, Suite 201 | San Antonio, Texas 78213

HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM