

# For Sale: Manor 155 Acres



PRIME DEVELOPMENT SITE | 1311 OLD HWY 20, MANOR, TEXAS



**SUBJECT SITE**  
155 ACRES

ESTATES AT BELL FARMS  
1,129 UNITS

VILLAGE AT  
MANOR COMMONS  
375 LOTS

BELL FARMS  
460 LOTS

CARRIAGE HILLS  
247 LOTS

MANOR COMMERCIAL  
PARK

BRIAR CREEK  
1,050 LOTS

VIEW  
300 LOTS

GREENBURY  
400 LOTS

PRESIDENTIAL MEADOWS  
ELEMENTARY

PRESIDENTIAL  
MEADOWS  
1,670 LOTS

PRESIDENTIAL  
GLENN  
350 LOTS

Walmart

Home Depot

H-E-B

COMMONS  
172 56+ MF UNITS

THE GRASSDALE  
AT BLAKE  
320 MF UNITS

290  
TEXAS

NEW KATY

FUTURE MIXED USE  
DEVELOPMENT

290  
TEXAS

phsc  
306 MF UNITS

290  
TEXAS

OLD HWY 20

WATCO RAIL LINE

OLD HWY 20



# GOLD TIER

EXCLUSIVELY LISTED BY

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*Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.*

290  
TEXAS



GREENBURY  
400 LOTS

PRESIDENTIAL MEADOWS  
ELEMENTARY

PRESIDENTIAL MEADOWS  
1,670 LOTS



THE GRASSDALE  
BY WOOD  
300 LOTS

NEW KATY

290  
TEXAS

FUTURE MIXED USE  
DEVELOPMENT

VILLAGE AT  
MANOR COMMONS  
375 LOTS

BELL FARMS  
460 LOTS

ESTATES AT BELL FARMS  
1,129 UNITS

CARRIAGE HILLS  
247 LOTS

OLD HWY 20

**SUBJECT SITE**  
155 ACRES

BRIAR CREEK  
1,050 LOTS





290 TEXAS

290 TEXAS

290 TEXAS

Walmart

FUTURE THE HOME DEPOT

FUTURE H-E-B

HWY 290: 40,078 VPD (TX DOT)

THE GRASSDALE AT MANOR  
320 MF UNITS

COMMONS  
172 55+ MF UNITS

prose  
306 MF UNITS

VILLAGE AT MANOR COMMONS  
375 LOTS

NEW KATY

FUTURE MIXED USE DEVELOPMENT

MANOR COMMERCIAL PARK

BELL FARMS  
460 LOTS

CARRIAGE HILLS  
247 LOTS

RANGER INDUSTRIAL PARK

973 TEXAS

WATCO RAIL LINE

OLD HWY 20

SUBJECT SITE  
155 ACRES

ESTATES AT BELL FARMS  
1,129 UNITS

TEXAS MATERIALS

BRIAR CREEK  
1,050 LOTS

FUTURE FM 973

OLD HWY 20

OLD KIMBERLY RD



IDV INDUSTRIAL

MANOR SENIOR HIGH SCHOOL

TWO CREEKS CROSSING  
23 ACRES

MANOR HEIGHTS  
1,500 LOTS

FUTURE INDUSTRIAL

FUTURE INDUSTRIAL

STONEWATER  
1,140 LOTS

PRESIDENTIAL HEIGHTS  
1,550 LOTS

SHADOWGLEN  
1,400 ACRES  
3,000 LOTS  
50 ACRES COMMERCIAL

MANOR DOWNS APARTMENTS

MANOR ELEMENTARY

SPEYSIDE  
205 LOTS

BELHAVEN  
420 LOTS

BELLINGHAM MEADOWS  
625 LOTS

CROSSROADS LOGISTICS CENTER

WHOLE FOODS  
DISTRIBUTION CENTER

MANOR MIDDLE SCHOOL

MANOR HIGH SCHOOL

GREENBURY  
400 LOTS

PRESIDENTIAL MEADOWS  
1,670 LOTS

PRESIDENTIAL GLEN  
350 LOTS

CARILLION  
2,051 LOTS

HARRIS BRANCH  
192 LOTS

130 TOLL

EQUINOX MIXED-USE DEVELOPMENT

MANOR GRAND APARTMENTS

290 TEXAS

Walmart

NEW KATY

FUTURE MIXED-USE

AMVI TOWNHOMES

SHADY LAKE ACRES  
30 LOTS

ALTA BLUE GOOSE  
300+ MF UNITS

APPLIED MATERIALS

PARMER INDUSTRIAL CENTER

PLACEMKR

DOWNTOWN MANOR

VILLAGE AT MANOR COMMONS

BELL FARMS

MANOR INDUSTRIAL PARK

CARRIAGE HILLS  
247 LOTS

FUTURE INDUSTRIAL

MANOR SPRINGS  
3,900 LOTS

290 TEXAS

PARK 290 LOGISTICS CENTER

COOPER MILLY FREIGHT CENTER

WILDHORSE RANCH  
5,250 LOTS

WILDHORSE CREEK  
444 LOTS

HAMILTON POINT  
250 LOTS

ESTATES AT BELL FARMS  
1,129 LOTS

TEXAS MATERIALS

amazon

WILDHORSE PARKSIDE  
550 LOTS

WILDHORSE LAKESIDE  
550 LOTS

LAGOS  
392 LOTS

WOLF  
730 LOTS

BARKER HILLS

**SUBJECT SITE**  
155 ACRES

BRIAR CREEK  
1,050 LOTS

HIDDEN LAKE ESTATES  
560 LOTS

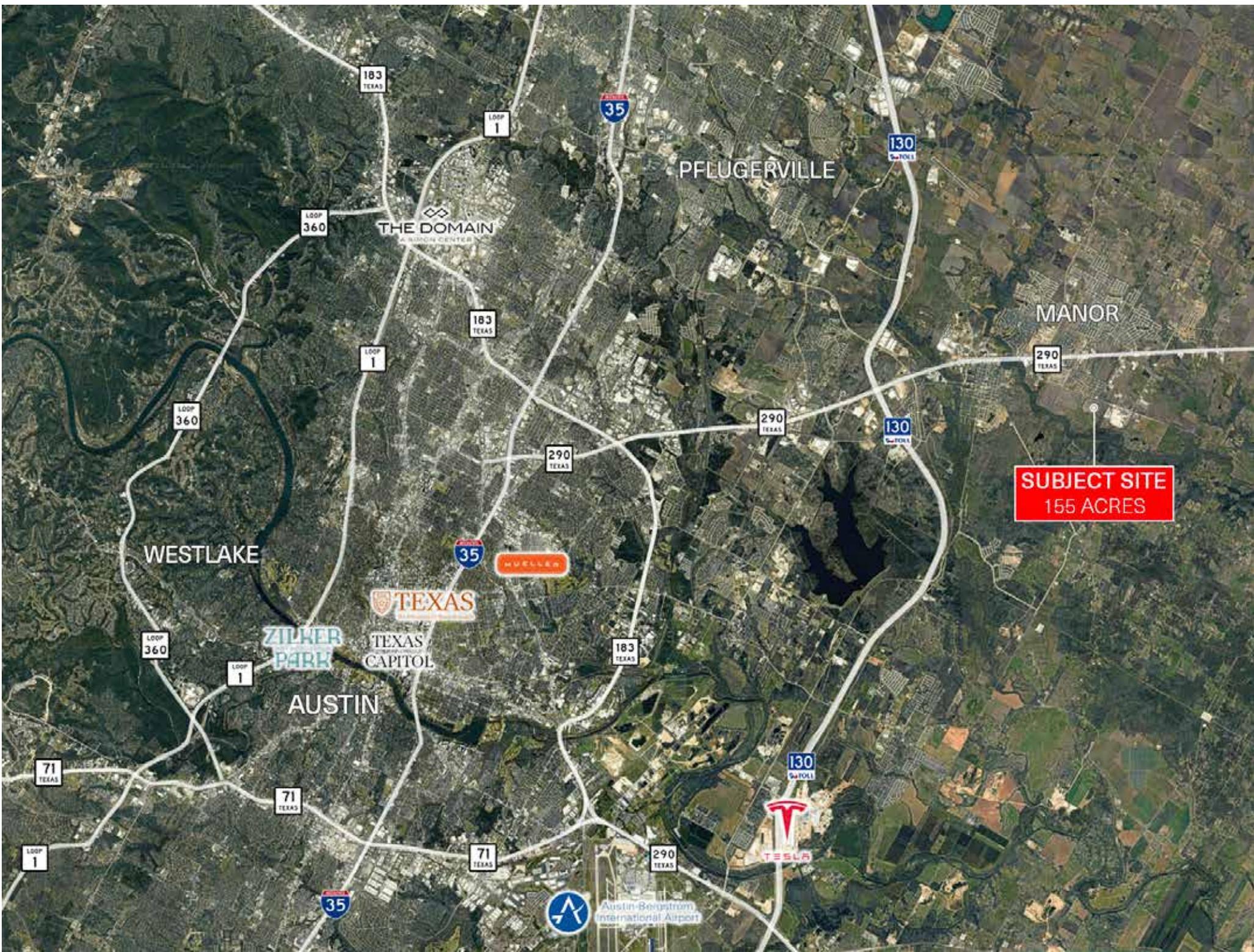
EASTWOOD  
2,305 LOTS

MOMARK MIXED USE

WHISPER VALLEY  
7,753 LOTS

WALTER E LONG PARK

130 TOLL



PFLUGERVILLE

THE DOMAIN  
COMMON CENTER

MANOR

**SUBJECT SITE**  
155 ACRES

WESTLAKE

MUELLER

TEXAS

ZILKER  
PARK

TEXAS  
CAPITOL

AUSTIN

TESLA

Austin-Bergstrom  
International Airport

# PROPERTY HIGHLIGHTS

**ADDRESS:** 13111 Old Highway 20, Manor, Texas, 78653

**TOTAL AREA:** 155.07 Acres

**ASKING PRICE:** \$12,500,000 (\$80,645/Acre)

**ZONING:** Austin ETJ - Unrestricted

**TOPOGRAPHY:** Level

## UTILITIES:

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

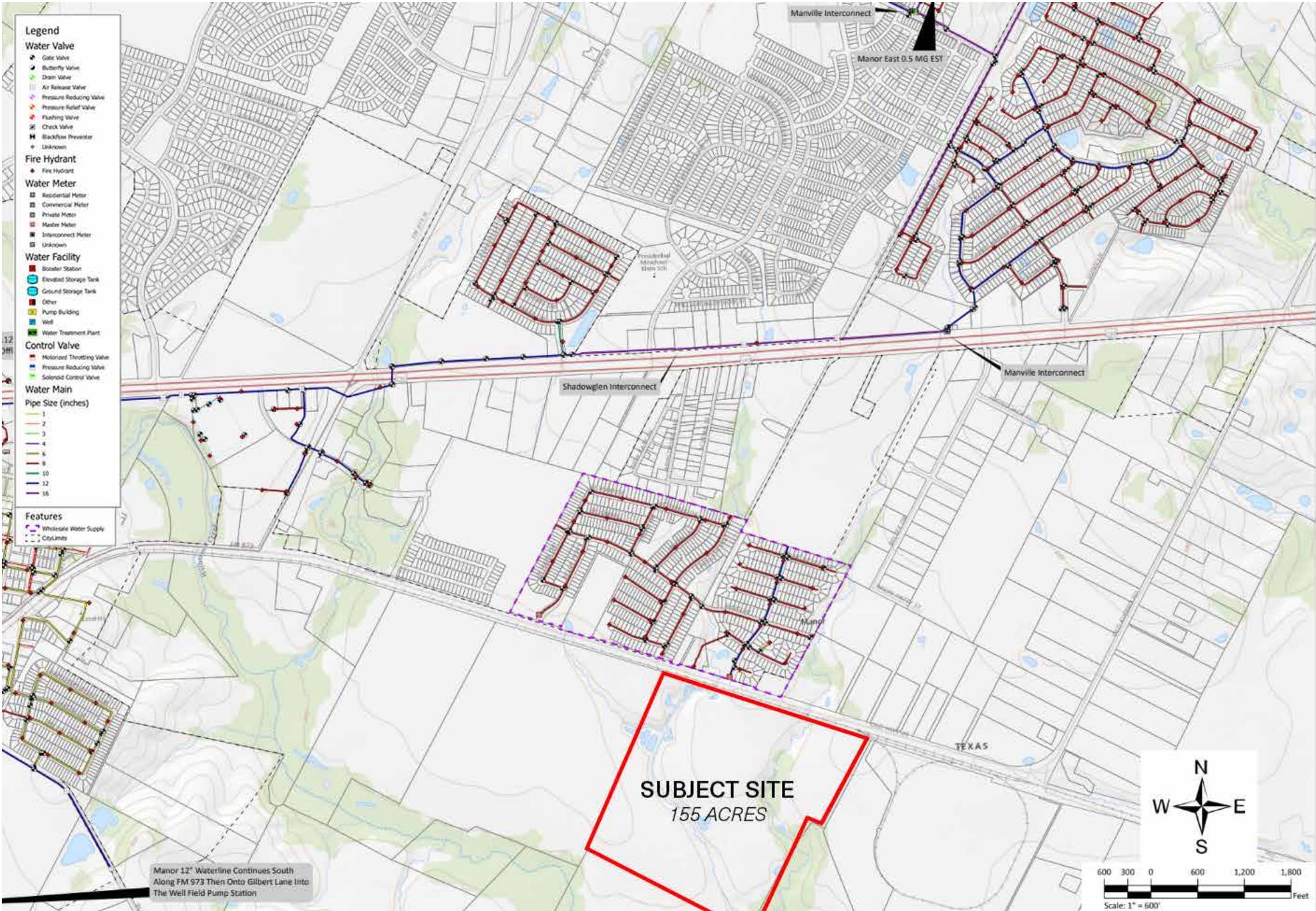
## REMARKS:

- » Approximately 2,700 feet of rail frontage, WATCO has already given the preliminary green light on access to the rail.
- » Old Highway 20 (Kimbrow) 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

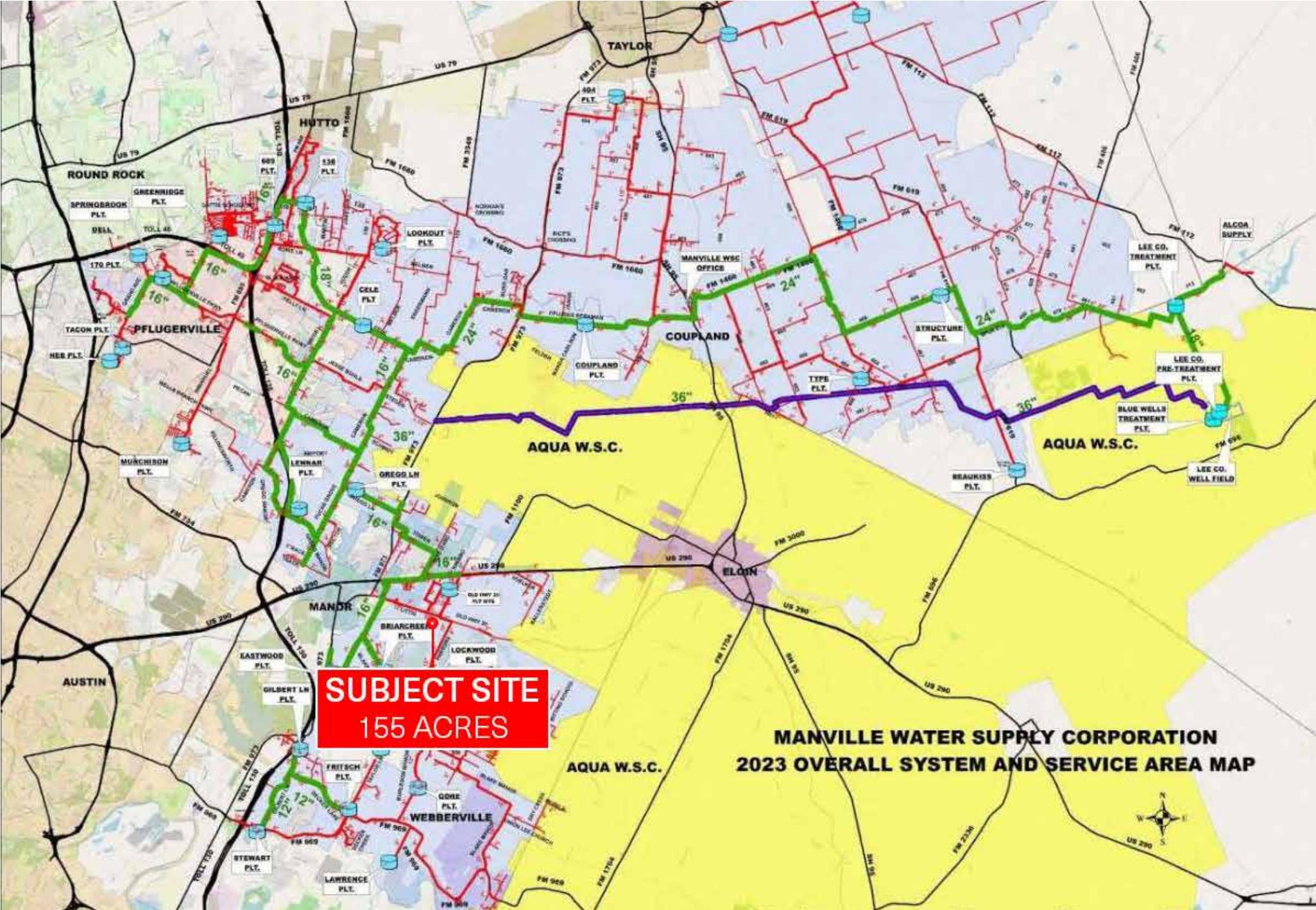
*\*Buyer to do all independent research on development potential.*



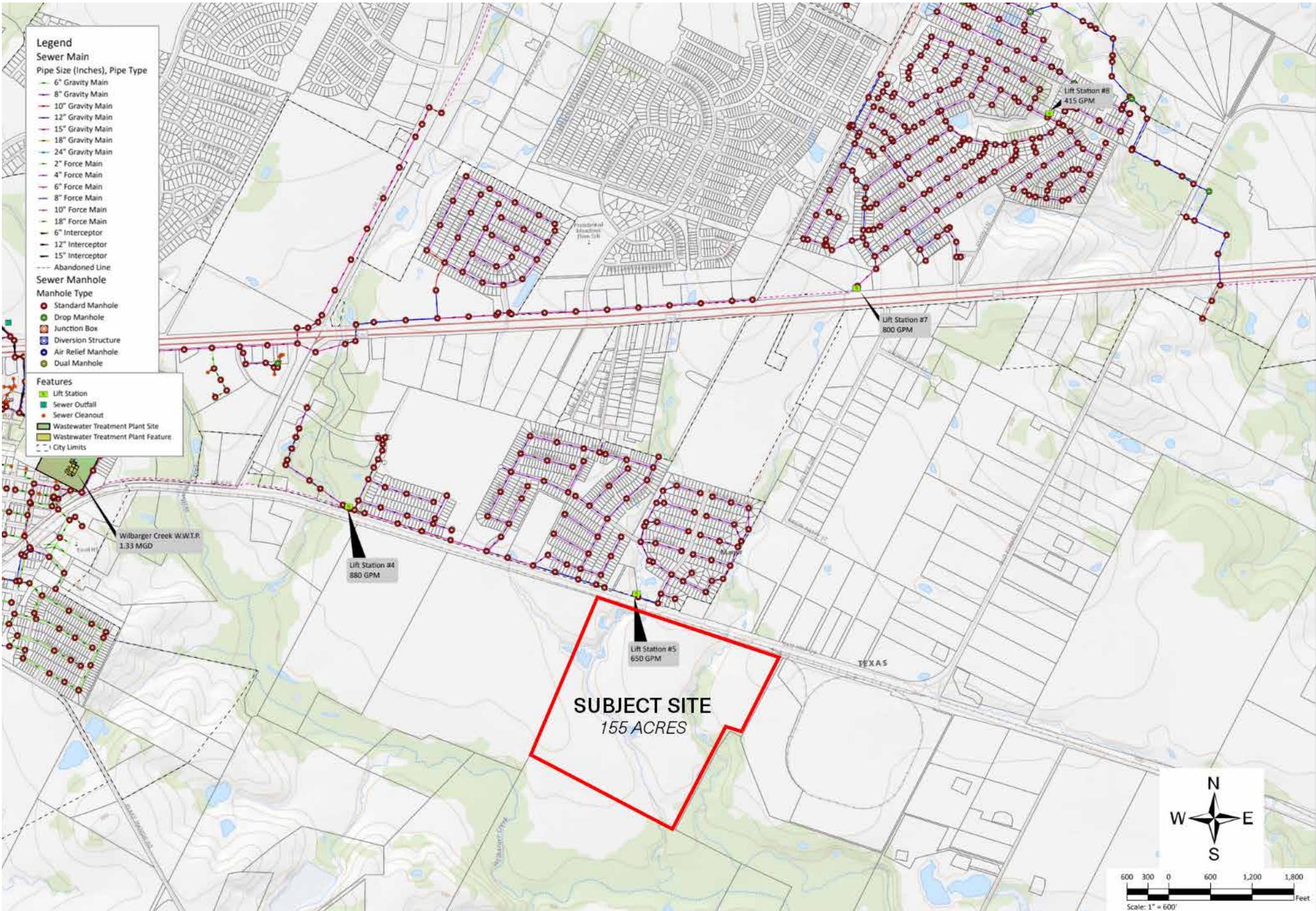
# MANOR WATER



# MANVILLE WATER

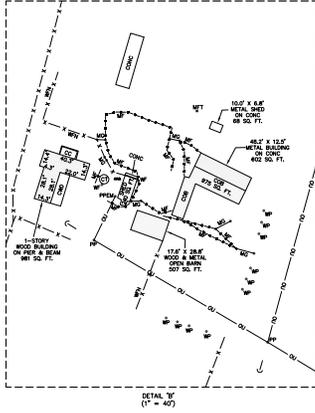


# WASTEWATER



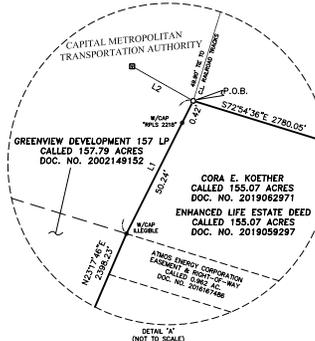
# SURVEY

ALTA/NSPS LAND TITLE SURVEY FOR A 155.050 ACRE TRACT OF LAND SITUATED IN THE TIMOTHY MCKANE SURVEY, ABSTRACT NO. 525 AND THE CALVIN BARKER SURVEY, ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS, AND BEING ALL OF THE CALLED 155.07 ACRE TRACT OF LAND CONVEYED TO CORA E. KOETHER, RECORDED IN DOCUMENT NO. 2019062971 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 155.07 ACRE TRACT OF LAND ALSO BEING DESCRIBED IN ENHANCED LIFE ESTATE DEED, RECORDED IN DOCUMENT NO. 2019059297 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
PROPERTY ADDRESS: 13111 OLD HWY 20, MANOR TX 78653



**LEGEND**

- IRON ROD FOUND
- IRON PIPE FOUND
- COAST GEODETIC SURVEY MARKER
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- METAL POST
- WOOD POST
- POWER POLE WITH ELECTRIC METER
- POWER POLE
- DOWN GUY
- ATMOS GAS MARKER
- GAS TEST
- METAL FUEL TANK
- WATER VALVE
- WATER FAUCET
- WELL ON CONCRETE SIGN
- GUARD RAIL (GR)
- OVERHEAD UTILITY LINE
- EDGE OF PAVEMENT
- WIRE FENCE (WFN)
- METAL FENCE (MF)
- APPROXIMATE FEMA LINE
- APPROXIMATE CENTER OF CREEK
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- CWD COVERED WOOD DECK
- RR ROCK RSP-RAP
- OEF OVERHEAD ELECTRIC FENCE
- CT CISTERN
- COB COVERED OPEN BARN
- CC COVERED CONCRETE
- GMSF 6" METAL STORM SEWER PIPE
- CONC CONCRETE
- CMSP CONCRETE DRAINAGE STRUCTURE
- RMFN REMNANTS OF WIRE FENCE
- HWG HOT WIRE GATE
- CMP CORRUGATED METAL PIPE
- D.E DRAINAGE EASEMENT
- C.L. CENTERLINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING



**SIGN LEGEND**

- S1 = STOP PRIVATE CROSSING
- S2 = LOAD ZONED BRIDGE 5000 FT

**NOTES:**

- BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4803) STATE PLANE SYSTEM DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00007.
- ALL DOCUMENTS LISTED HEREIN ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.
- THE TRACT SHOWN HEREIN LIES WITHIN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 49430C0485, FOR TRAVIS COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF AUGUST 16, 2014.
- THE FEMA LINES SHOWN HEREIN ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

**TITLE COMMITMENT NOTES:**

Only those easements and restrictions listed in Schedule B of Fidelity National Title Insurance Company, Commitment for Title Insurance (T-7) of No. FT-4407-000760000-W, which bears an Effective Date February 26, 2025 and an Issued Date of March 7, 2025 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

150. Easement Granted to Atmos Energy Corporation Purpose: As provided by said instrument. Recording No. Document No. 2016167486, Official Public Records of Travis County, Texas. Is a part of the subject tract as shown hereon.

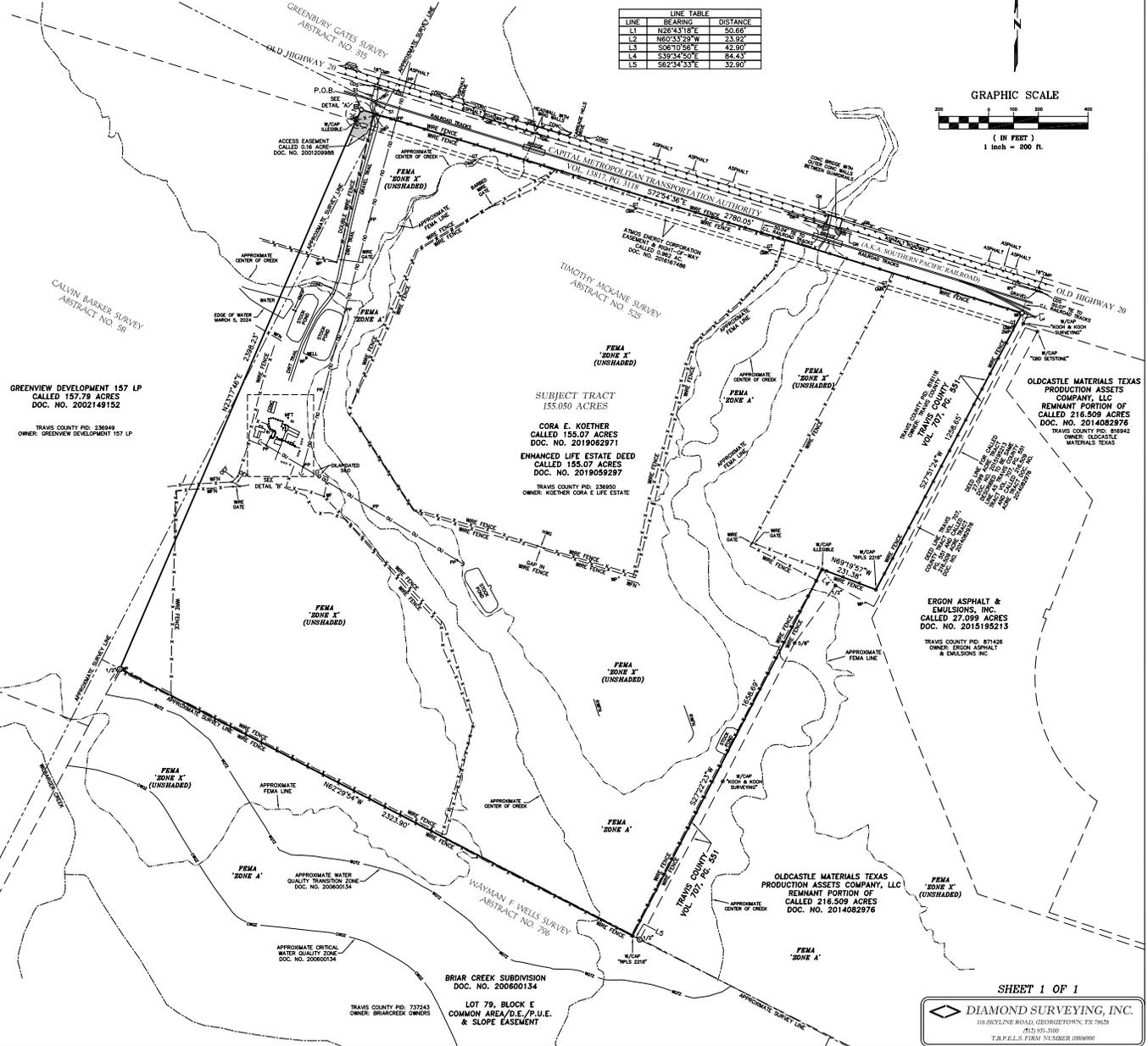
150. Interest in all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 735, Page 333, Deed Records of Travis County, Texas. Not a Survey matter.

**ALTA/NSPS NOTES:**

TABLE A ITEM 9: THERE WERE NO IDENTIFIABLE PARKING SPACES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

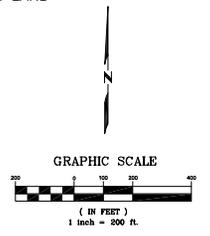
TABLE A ITEM 13: ABANDONING LAND OWNER INFORMATION WAS OBTAINED FROM THE TRAVIS COUNTY APPRAISAL DISTRICT (CAD) WEBSITE ON APRIL 24, 2025.

TABLE A ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N28°43'15" E	50.85
L2	N62°53'25" W	23.92
L3	S08°10'58" E	42.90
L4	S33°03'05" E	84.43
L5	S82°34'33" E	32.90



To Heidelberg Materials Southwest Agg LLC, Fidelity National Title Insurance Company, and Fidelity National Title Agency, Inc., exclusively.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b), 8, 9, 13, and 16 of Table A thereof. The fieldwork was completed on April 24, 2025.

Date of Plat or Map: April 28, 2025

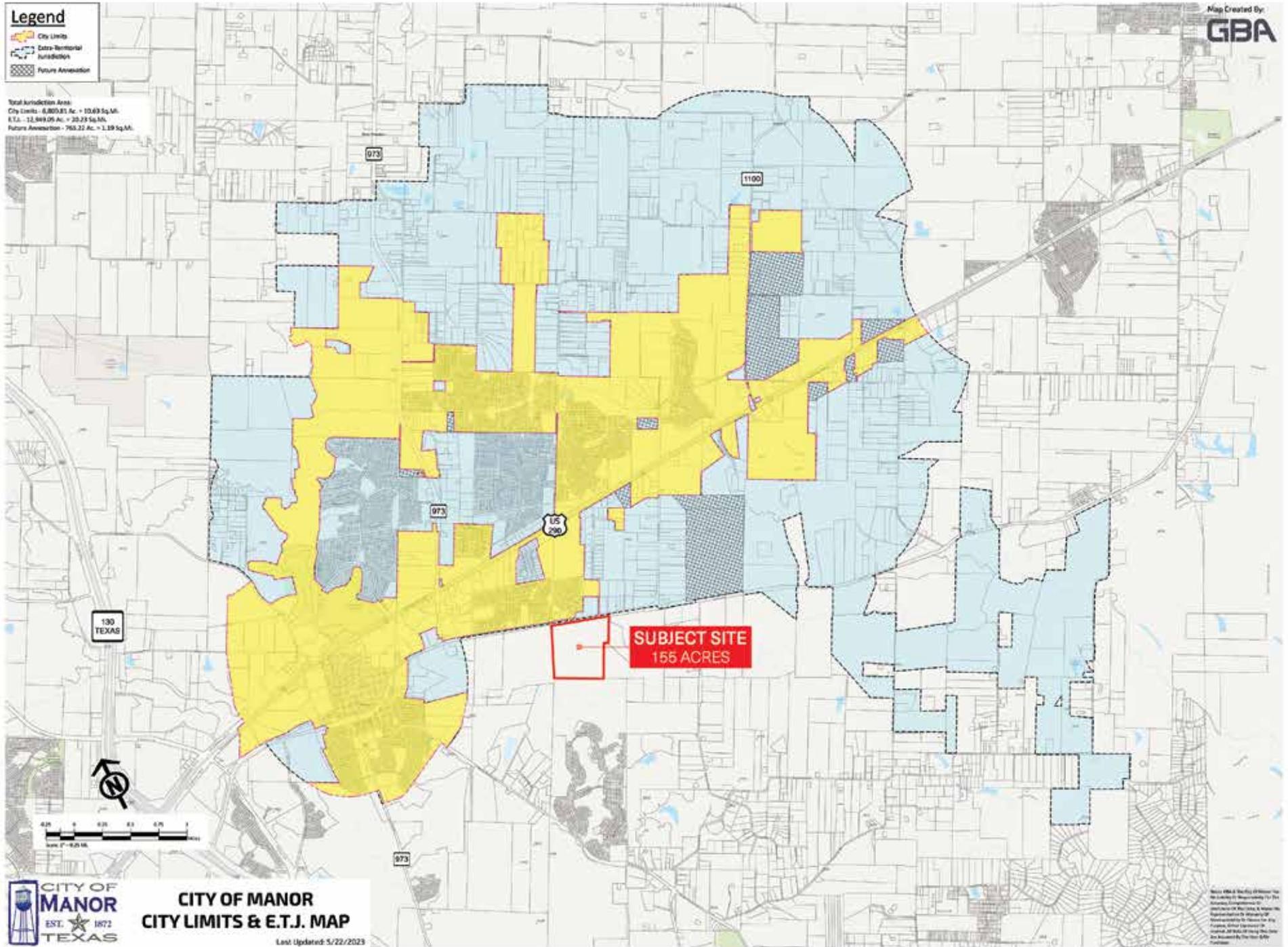
Shane Shafer, Surveyor  
Shane@diamondsurveying.com

**PROJECT NO. 2025-17**

# THOROUGHFARE PLAN



# MANOR CITY LIMITS





# 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