

OFFERING MEMORANDUM

Cameron Road Development Site

13601 Cameron Rd, Manor, TX 78653



A ±15-ACRE POTENTIAL INDUSTRIAL DEVELOPMENT SITE IN MANOR, TEXAS





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EXECUTIVE SUMMARY



Executive Summary

Cameron Road Development Site

Northmarq is pleased to present the **Cameron Road Development Site**, a ±15-acre tract offering flexible land-use potential in one of the fastest-growing corridors in Central Texas. Located in the ETJ, the site supports a wide range of development paths, including flex or tilt-wall industrial, service commercial, logistics/distribution, light manufacturing, R&D, contractor facilities, outdoor storage, or other mixed commercial programs depending on user requirements.

This future development site is strategically positioned to benefit from Manor’s strong demographic momentum and expanding economic base. With a current population of more 21,000+ residents, representing over 150% growth since 2010. Manor continues to experience rising demand for employment uses, commercial services, and industrial support infrastructure.

Recent residential expansion across Manor and Eastern Travis County has elevated demand for warehousing, distribution, and service oriented industrial uses that support both local consumption and regional supply chain activity. For users and tenants, the site’s access to major transportation arteries provides efficient connectivity to Austin’s employment centers, technology and manufacturing nodes, and the broader Central Texas logistics network.

The Cameron Road Development Site offers a compelling opportunity to capture industrial demand driven by population growth, increased nearby rooftops, and sustained economic expansion across the Austin MSA.

	<p>±15 AC Total Acreage</p>	 <p>Flex/Tilt Industrial Projected Site Use</p>	 <p>ETJ Zoning</p>
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INVESTMENT HIGHLIGHTS



Cameron Road Development Site

Site Description

PROPERTY SUMMARY

ADDRESS	13601 Cameron Rd, Manor, TX 78653
OFFERING PRICE	To Be Determined by Market
TERMS	All Cash
ACREAGE	±15 Acres
PARCEL ID NUMBER	460964
COUNTY	Travis County
SUBMARKET	Manor
CURRENT USE	Raw Land
PROJECTED SITE USE	Flex/Tilt Industrial Site
ZONING	ETJ

UTILITIES

UTILITIES	PROVIDER	LOCATION
WATER / WASTEWATER	City of Manor	To the site
ELECTRIC	Oncor	To the site
GAS	Atmos Energy	To the site



Demographics

Manor, Texas (Austin MSA)



2.5M

2025 Population
(Austin MSA)



22,500+

2025 Population
(City of Manor)



\$102,362

Median Income
(3 Mile Radius)



Traffic Counts

Harris Branch Parkway and Clyde Ln - 2022 VPD: 19,566
TX 45 Toll - TX 130 and Gregg Manor Rd - 2022 VPD: 61,565
Cameron Road and Gregg Ln - 2022 VPD: 6,842

Market Statistics

One of Texas' Fastest-Growing Cities

Manor's population has grown more than 150% since 2010, making it one of the fastest-growing cities in the Austin metro and in the entire state.

Austin's Silicon Hills Tech Corridor

Manor sits within Austin's expanding "Silicon Hills" tech corridor, supported by major employers such as Tesla, Samsung, and Dell, fueling continued residential and commercial demand.

WORKFORCE

1.5M
LABOR FORCE
(Austin MSA)

TOP 3 INDUSTRIES (Manor, Texas)

01
HEALTHCARE

02
PUBLIC
ADMINISTRATION

03
INDUSTRIAL
MANUFACTURING



03

LOCATION OVERVIEW



City of Manor / Austin MSA

Located just 16 miles east of Downtown Austin along the Pickle Parkway Toll Road, Manor has quickly become one of the most active markets in the Austin region. The Cameron Road Development Site offers flexibility to support numerous development strategies, ranging from flex and tilt wall industrial to service commercial, logistics and distribution, light manufacturing, research and development, contractor operations, outdoor storage, and a variety of other commercial formats tailored to end user requirements.

The site benefits from immediate connectivity to Cameron Road, TX 130, and TX 45 Toll Road, providing direct access to the region's most significant industrial, logistics, and technology corridors. These routes create efficient connections to the broader Austin region and provide direct access to Central Texas distribution corridors. This level of accessibility allows future industrial or flex operators to move goods quickly, reach customers and suppliers with ease, and operate within one of the most active logistics regions in the state. The site's location also ensures reliable access to a growing workforce, supporting long term operational stability and enhancing the ability of future owners or tenants to expand and prosper in this submarket.

Manor's population has increased 150% since 2010, supported by steady migration and its location within Austin's expanding technology ecosystem. Major employers such as Tesla, Samsung Austin Semiconductor, Applied Materials, and Dell continue to drive regional job creation and attract skilled workers to the area, increasing the need for industrial support services, logistics operations, and light manufacturing. With more than 22,500+ residents and continued growth across Travis County, the area remains underserved in industrial and flex capacity.

The area surrounding Cameron Road continues to see new master planned communities, retail development, and public infrastructure improvements that highlight the city's strong momentum. Manor's business friendly environment, strong demographic trends, and location at the edge of the Austin metropolitan area underscore the long-term potential of the site. As growth continues throughout the region, the Cameron Road Development Site offers a lucrative opportunity to capture industrial and service driven demand in one of Central Texas' fastest evolving corridors.

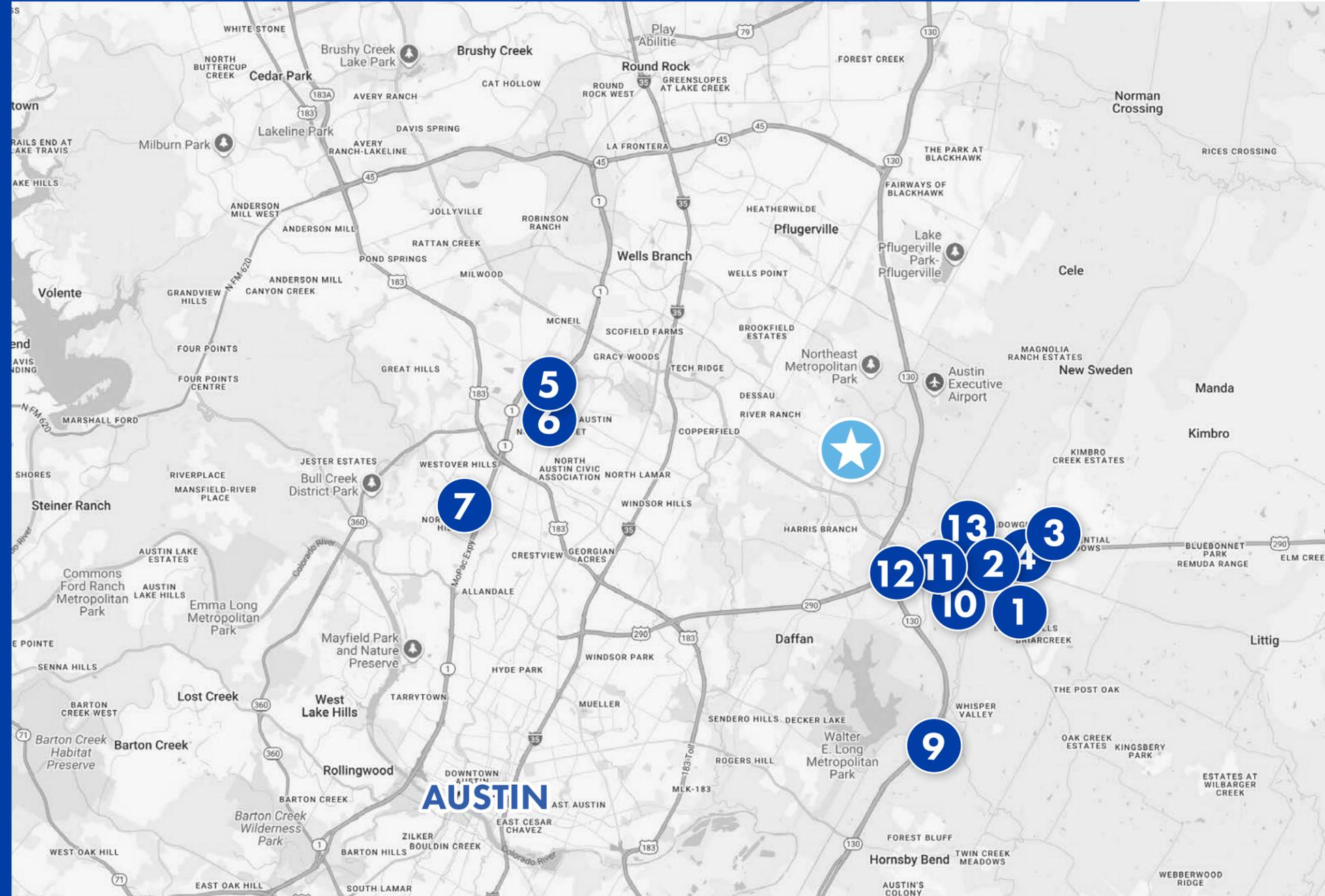


04 MAJOR EMPLOYERS



Major Employers Manor, Texas & Surrounding Region

#	EMPLOYER	DRIVE TIME
1	Manor Independent School District (MISD)	Various Locations
2	City of Manor (Municipal Government)	13 min
3	H-E-B (New Manor Store)	14 min
4	Walmart	15 min
5	Amazon (Regional Logistics & Delivery)	Various Locations
6	Baylor Scott & White Health	15 min
7	St. David's HealthCare (Manor Emergency Room)	21 min
8	KST Electric	Various Locations
9	Falcon Structures	11 min
10	Dollar General	14 min
11	McDonald's	Various Locations
12	Starbucks	Various Locations
13	Taco Bell	Various Locations



Manor Independent School District



City of Manor

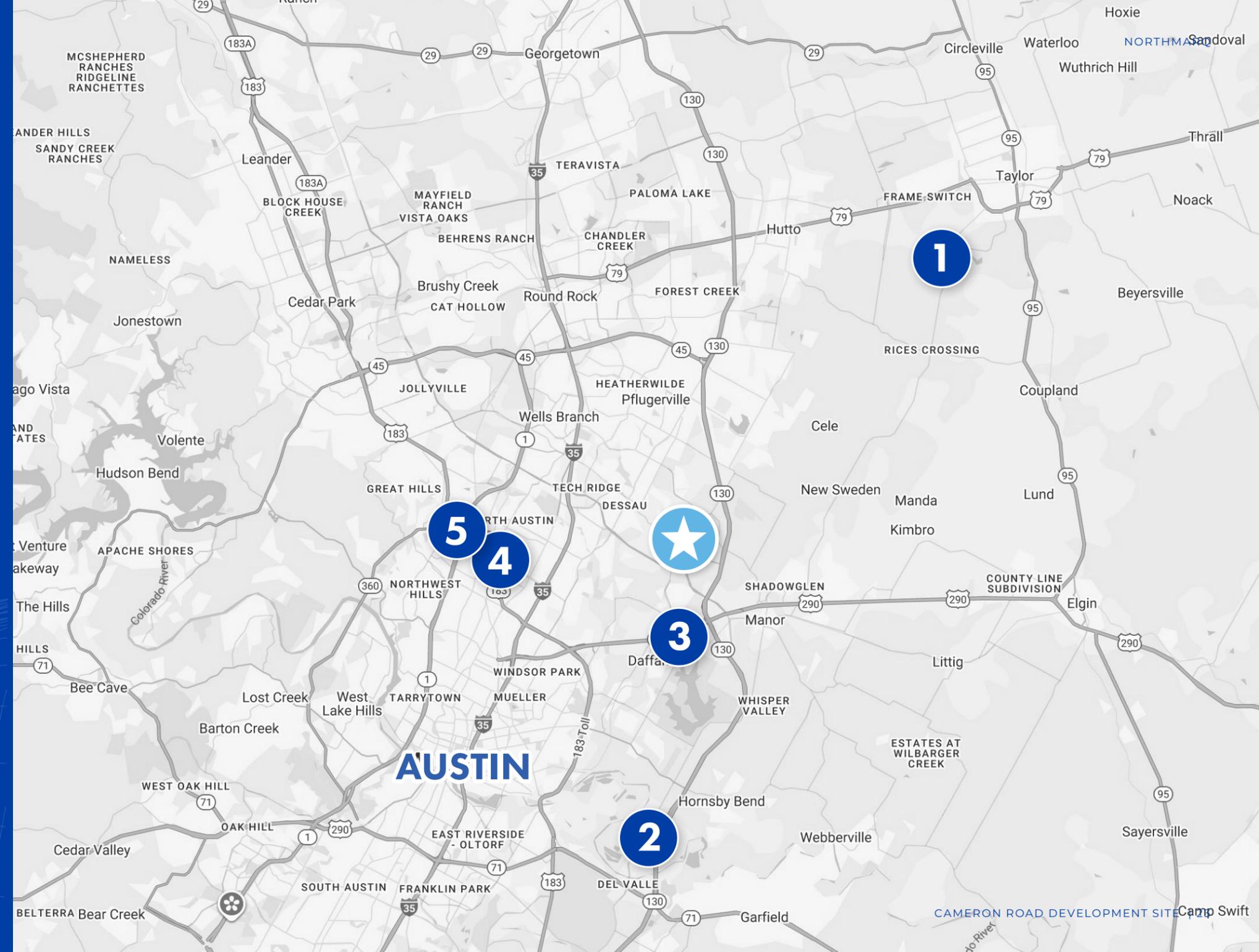


H-E-B



Major Regional Employers Influencing Manor's Growth

#	EMPLOYER	DRIVE TIME
1	Samsung Austin Semiconductor	8 min
2	Tesla Gigafactory Austin	18 min
3	Applied Materials	12 min
4	Dell Technologies	17 min
5	Whole Foods / Amazon Corporate (Austin Region)	18 min



Applied Materials

Applied Materials operates one of its largest R&D and manufacturing centers in Austin, Texas. The company develops advanced semiconductor equipment used by major chip producers worldwide. The Austin campus supports a large-scale, highly skilled industrial workforce that reflects strong regional demand for advanced manufacturing, precision assembly, and semiconductor-related production activities. This concentration of highly skilled employees generates steady demand for industrial manufacturing, assembly, production, and research tenants.



Applied Materials

Samsung Austin Semiconductor

Samsung's advanced semiconductor campus represents a significant concentration of advanced manufacturing operations in North Austin, reflecting ongoing investment in semiconductor production. The scale and stability of these operations contribute to consistent demand for nearby real estate and supporting industrial services.



Samsung Austin Semiconductor



Tesla

Tesla's Gigafactory represents one of the region's most significant advanced manufacturing operations, reflecting large-scale investment in electric vehicle production and related supply-chain activities. This concentration of advanced manufacturing activity supports sustained demand for modern industrial facilities and supporting infrastructure throughout the submarket.



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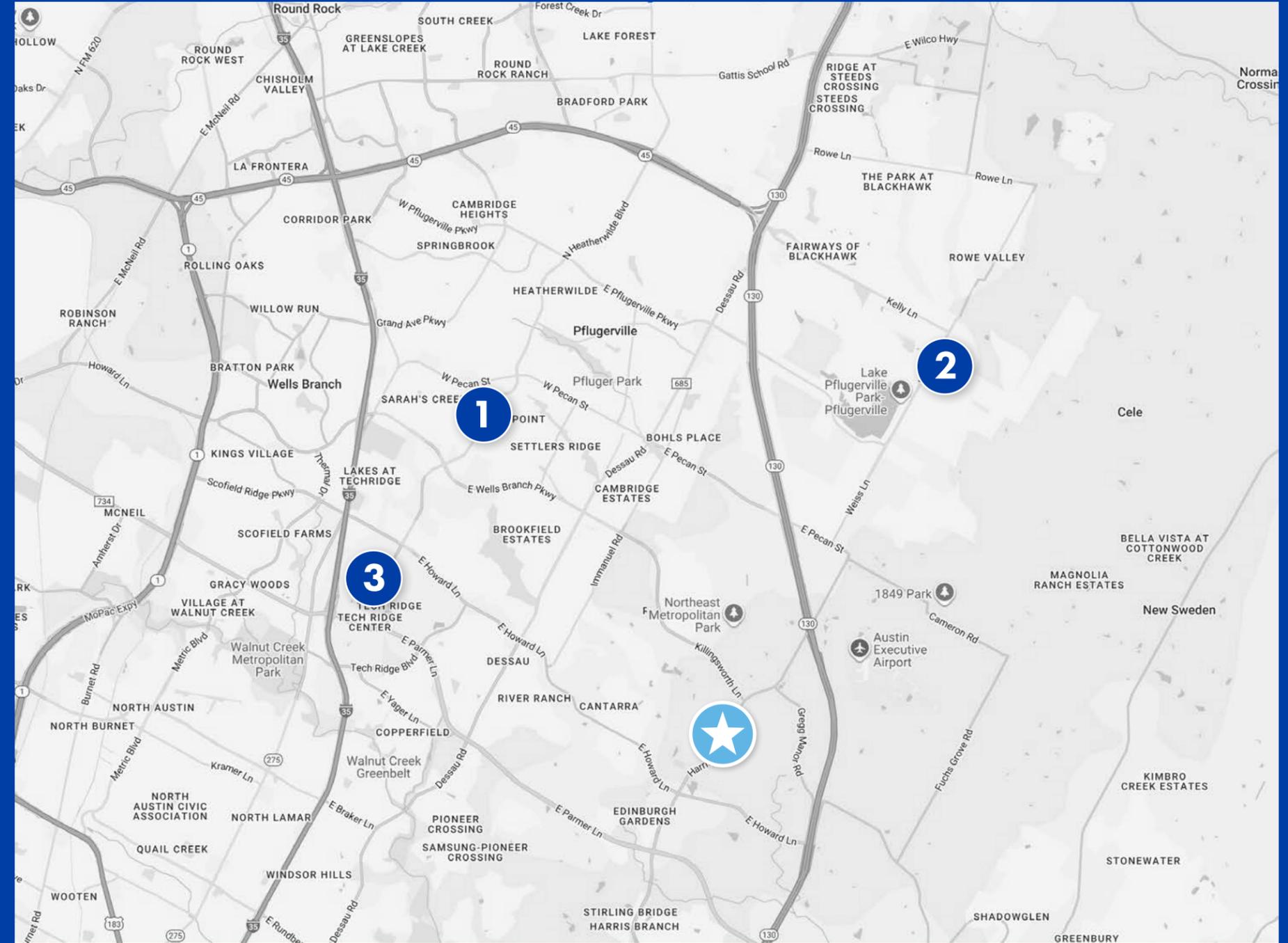
RENT COMPARABLES



Rent Comparables - Flex



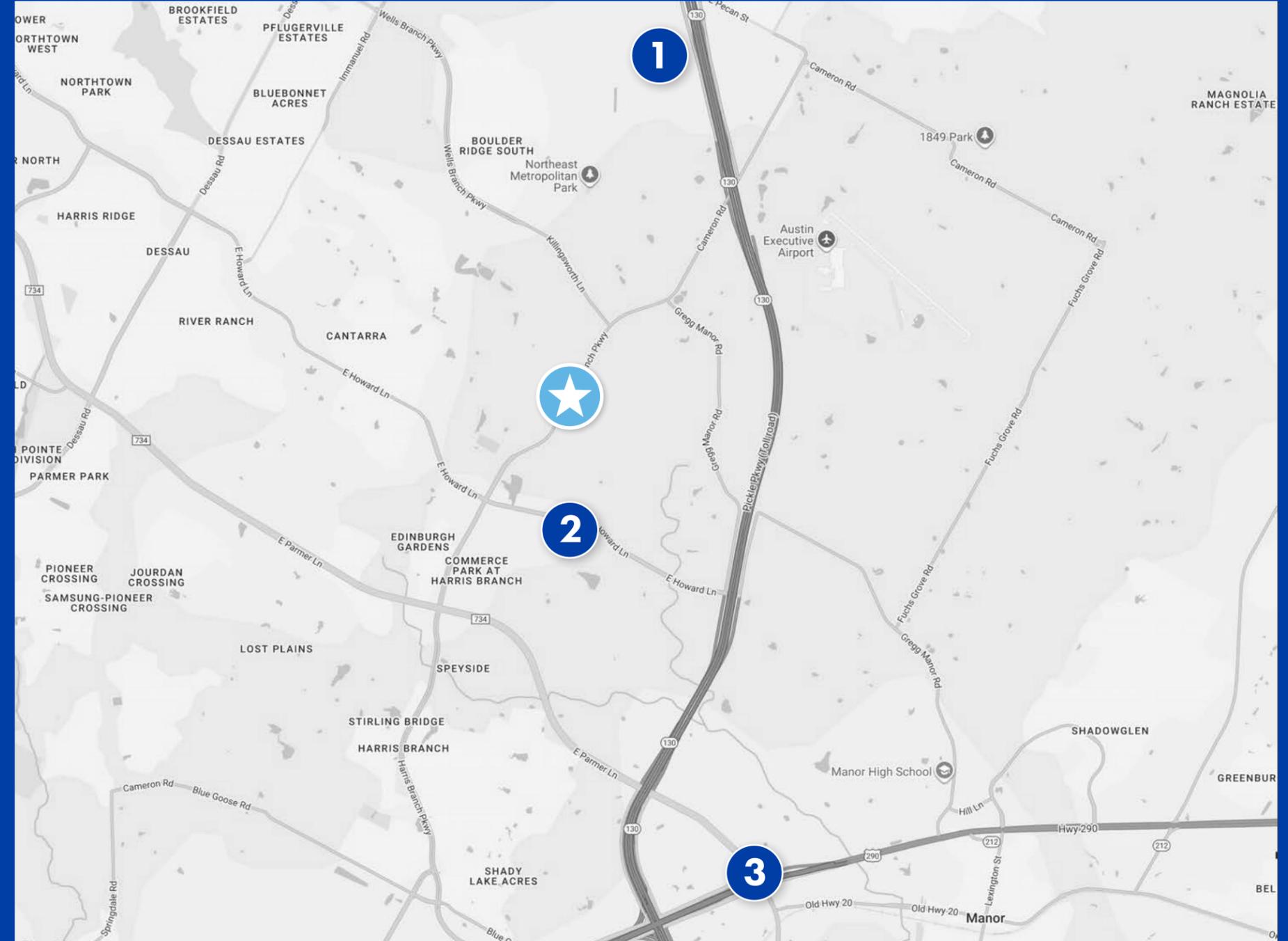
PROPERTY	YEAR BUILT	TOTAL SQ. FT.	ACREAGE	FAR	TOTAL RENT PER YEAR	MKT. PER SQ. FT. PER YEAR	LEASE TYPE
1 1019 S Heatherwilde Blvd	2017	24,640	4.67	0.12	\$566,720	\$23.00	NNN
2 18629 Weiss Ln	2024	25,000	4.50	0.13	\$400,000	\$16.00	NNN
3 401 Center Ridge Dr	2017	85,595	6.67	0.29	\$1,540,710	\$18.00	NNN
PROPERTY AVERAGES	2019	45,078	5.28	0.18	\$835,810	\$19.00	



Rent Comparables - Industrial



PROPERTY	YEAR BUILT	TOTAL SQ. FT.	ACREAGE	FAR	TOTAL RENT PER YEAR	MKT. PER SQ. FT. PER YEAR
1 15825 Impact Way	2022	118,132	8.00	0.34	\$1,063,188	\$9.00
2 6719 E Howard Ln	2023	94,400	7.00	0.31	\$929,840	\$9.85
3 Parmer Lane & US 290	2023	211,680	47.00	0.10	\$2,557,094	\$12.08
PROPERTY AVERAGES	2023	141,404	20.67	0.25	\$1,516,707	\$10.31





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EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **Cameron Road Development Site**.

OFFERING STRUCTURE

Cameron Road Development Site is going to market with an unlisted purchase price and the Property shall be subject to bid or offer.

ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development plans

COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted. The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. **ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

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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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

