



■ FOR SALE

14719 E US Highway 290 S

Manor, TX 78653

Approximately 10.01 Acres



FOR MORE INFORMATION:

Matt Blackburn | [ASSOCIATE](#) | 817.502.8179 | matt.blackburn@streamrealty.com

Brett Carlton | [SENIOR ASSOCIATE](#) | 817.502.8128 | brett.carlton@streamrealty.com

Will Hall | [SENIOR ASSOCIATE](#) | 512.481.3039 | will.hall@streamrealty.com



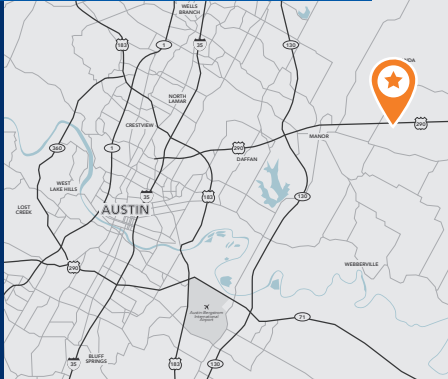


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Property Exhibit



Land Details

Address:	14719 E US HW S Manor, TX 78653
Land Acreage:	Approximately 10.01 Acres
Zoning:	City of Manor: "C-3" - Heavy Commercial
Price:	Call for Pricing
Floodplain:	None per FEMA Map 48453C0505H
Utilities:	Water, Power, Sewer are to site.



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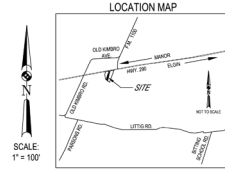
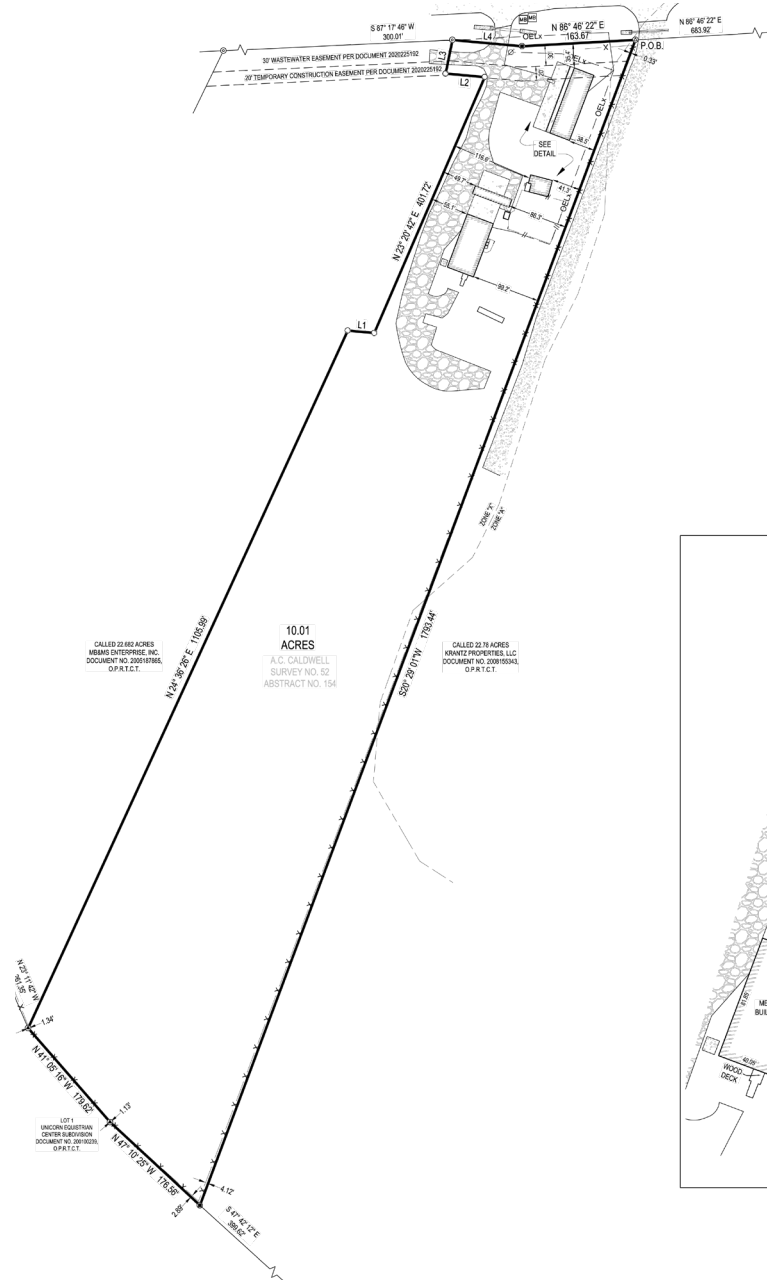
Manor, TX 78653

Survey

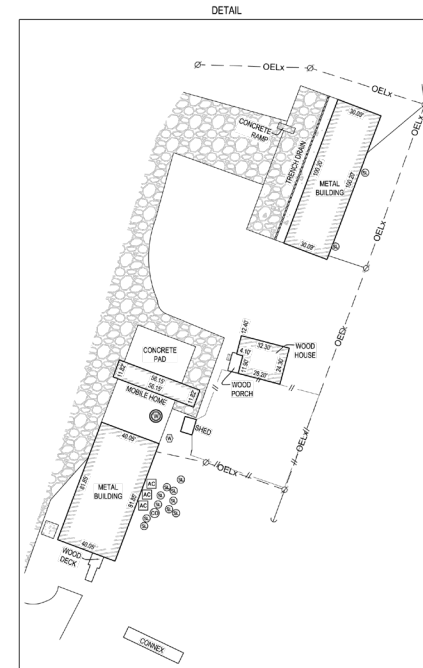
NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
2. REFERENCED PROPERTY IS IN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AND ZONE "A" SHADED, SPECIAL FLOOD HAZARD SUBJECT AREA UNLINED BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION TO AS SCALED FROM FEMA FLOOD MAP 505 OF 730, COMMUNITY PANEL NO. 484530505H, DATED SEPTEMBER 26, 2008.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL TRAVIS COUNTY ORDINANCES AND RESTRICTIONS.
5. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84° 50' 43"E	38.37
L2	N84° 50' 43"W	56.53
L3	N11° 21' 12"E	49.43
L4	S84° 50' 43"E	100.78



- LEGEND
- SET 1/2" IRON ROD WITH A RED "NATION-HOOVER ENG. & SURVEY" PLASTIC CAP
 - FOUND 1/2" IRON ROD WITH "BRYAN TECH SERVICES"
 - FOUND 1/2" IRON ROD "FOREST 1947"
 - FOUND 1/2" IRON ROD "ALL STAR 5123"
 - FOUND 1/2" IRON ROD
 - FOUND MONUMENT
 - UTILITY POLE
 - UTILITY POLE WITH GUY WIRE
 - PROPANE TANK
 - MAILBOX
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - SEPTIC TANK LID
 - SANITARY SEWER CLEANOUT
 - FIBER OPTICS MARKER
 - WELL
 - AC PAD
 - CONCRETE
 - ASPHALT
 - GRAVEL



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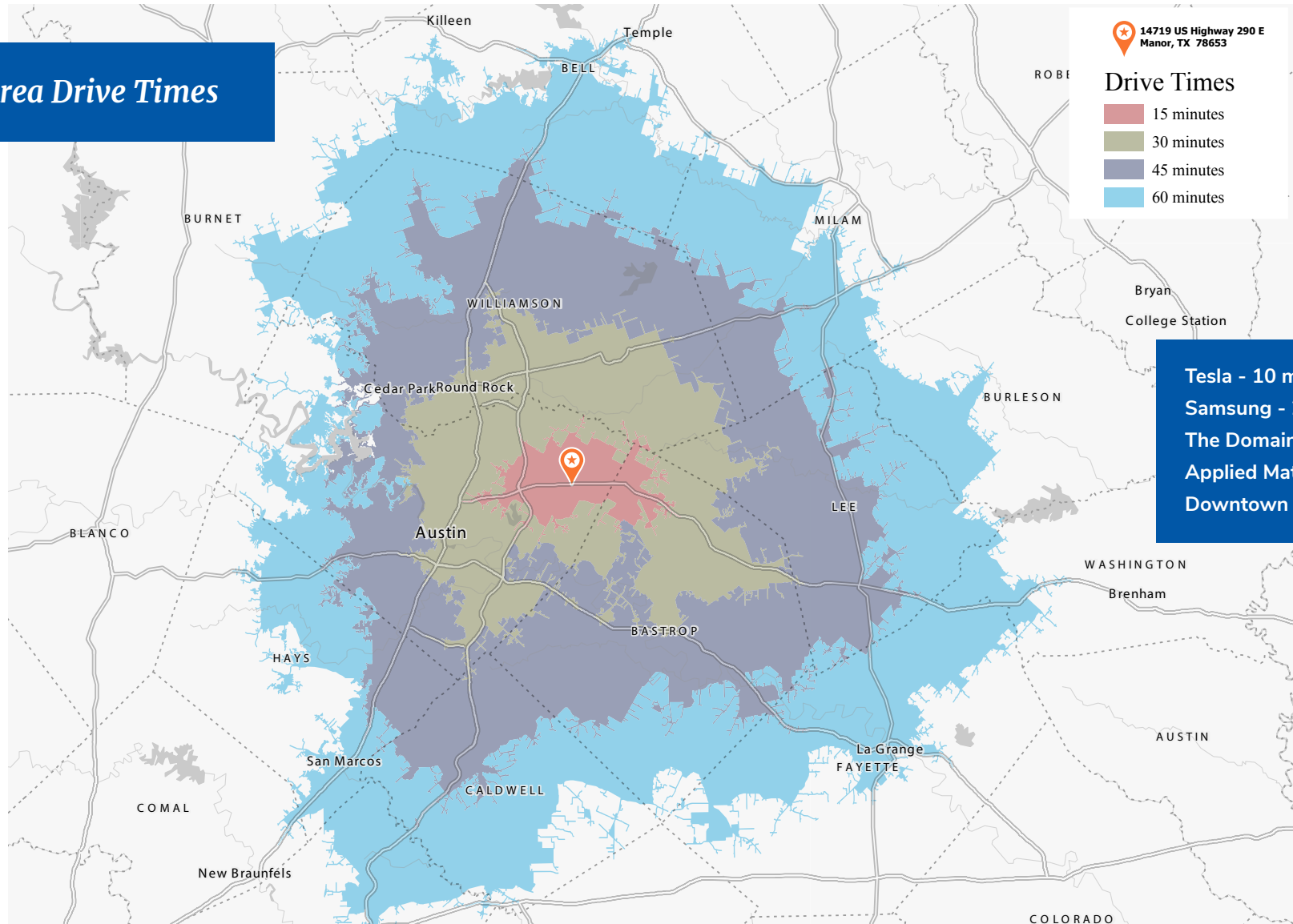


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Area Drive Times



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Information About Broker Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as a intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of the party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K



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