

±22 ACRES OF PRIME DEVELOPMENT LANDS

14440 GREGG MANOR ROAD | AUSTIN, TEXAS 78653



www.ArmstrongCP.com

FOR MORE INFORMATION:
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COLIN@ARMMGMT.COM

The information contained herein was obtained from sources deemed reliable and accurate. However, no guarantees, representations or warranties are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

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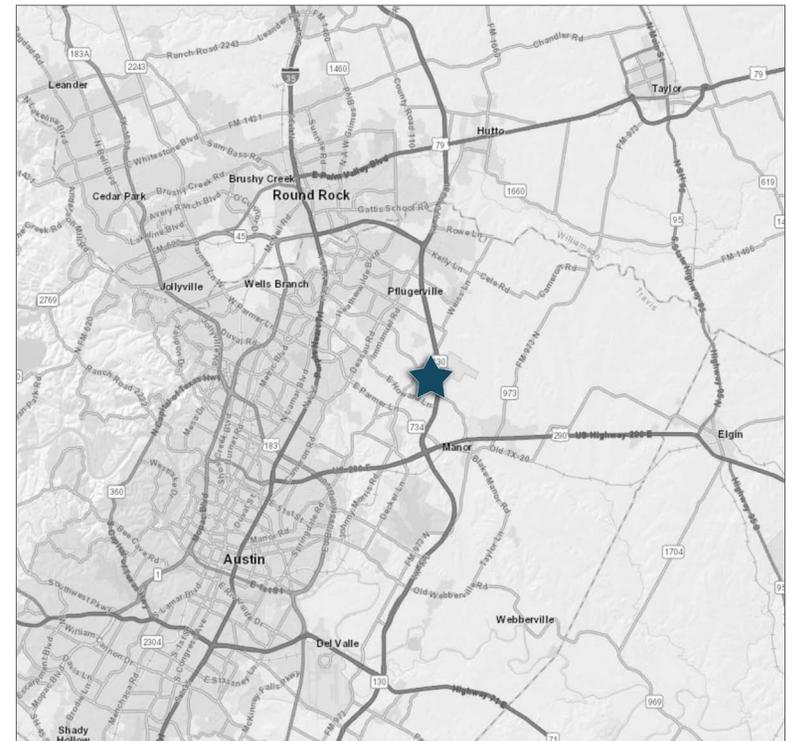
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Armstrong Commercial Partners is pleased to present the opportunity to purchase approximately 22 acres of prime development lands.

DEVELOPMENT HIGHLIGHTS:

- PERMITS:** SITE DEVELOPMENT PERMIT APPROVED BY TRAVIS COUNTY
- LOCATION:** 14440 GREGG MANOR ROAD, MANOR, TEXAS
- SIZE:** ±22 ACRES
- SALE PRICE:** CONTACT BROKER
- ZONING & LAND USE:** TRAVIS COUNTY, (FULLY REMOVED FROM CITY OF AUSTIN ETJ)
- CITY:** AUSTIN, TEXAS MSA
- COUNTY:** TRAVIS COUNTY
- UTILITIES:** WATER
- WASTEWATER:** THE PROPERTY REQUIRES AN ON SITE SEPTIC FIELD TO SERVICE WASTEWATER
- ELECTRICITY:** THE PROPERTY FALLS WITHIN THE DUAL SERVICE AREAS OF BLUEBONNET ELECTRIC COOP AND ONCOR
- ROAD EXPANSIONS:** FUTURE HOWARD LANE TO EXTEND EAST OF SH 130, PROVIDING EAST AND WEST CONNECTIVITY.

Surrounded by corporate giants, including EV Manufacturers, aerospace and technology industries, Central Texas is the heart of the Silicon Hills and the Texas Triangle. The location on SH – 130 provides a centralized location to draw from the Central Texas talent pool between Austin and San Antonio, and the entire Texas Triangle from Dallas to Houston.



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2025 Population

2 mile: 10,204
3 mile: 31,156
5 mile: 152,550



2030 Projected Population

2 mile: 14,114
3 mile: 41,071
5 mile: 177,659



Daytime Population

2 mile: 5,955
3 mile: 20,185
5 mile: 107,826



Average HH Income

2 mile: \$140,160
3 mile: \$132,336
5 mile: \$125,826



Traffic Counts

TX-130: 65,504 VPD
HARRIS BRANCH PKWY: 9,213 VPD
(TXDOT 2024)



Strategically Positioned on the Edge of Austin's Explosive Growth

Discover a rare opportunity to own ±22 acres of industrial-friendly land in the northeast Austin market, just minutes from Manor and along major regional transportation routes. This site presents an ideal location for industrial users seeking access, connectivity, and long-term growth potential in one of the nation's most dynamic economic regions.

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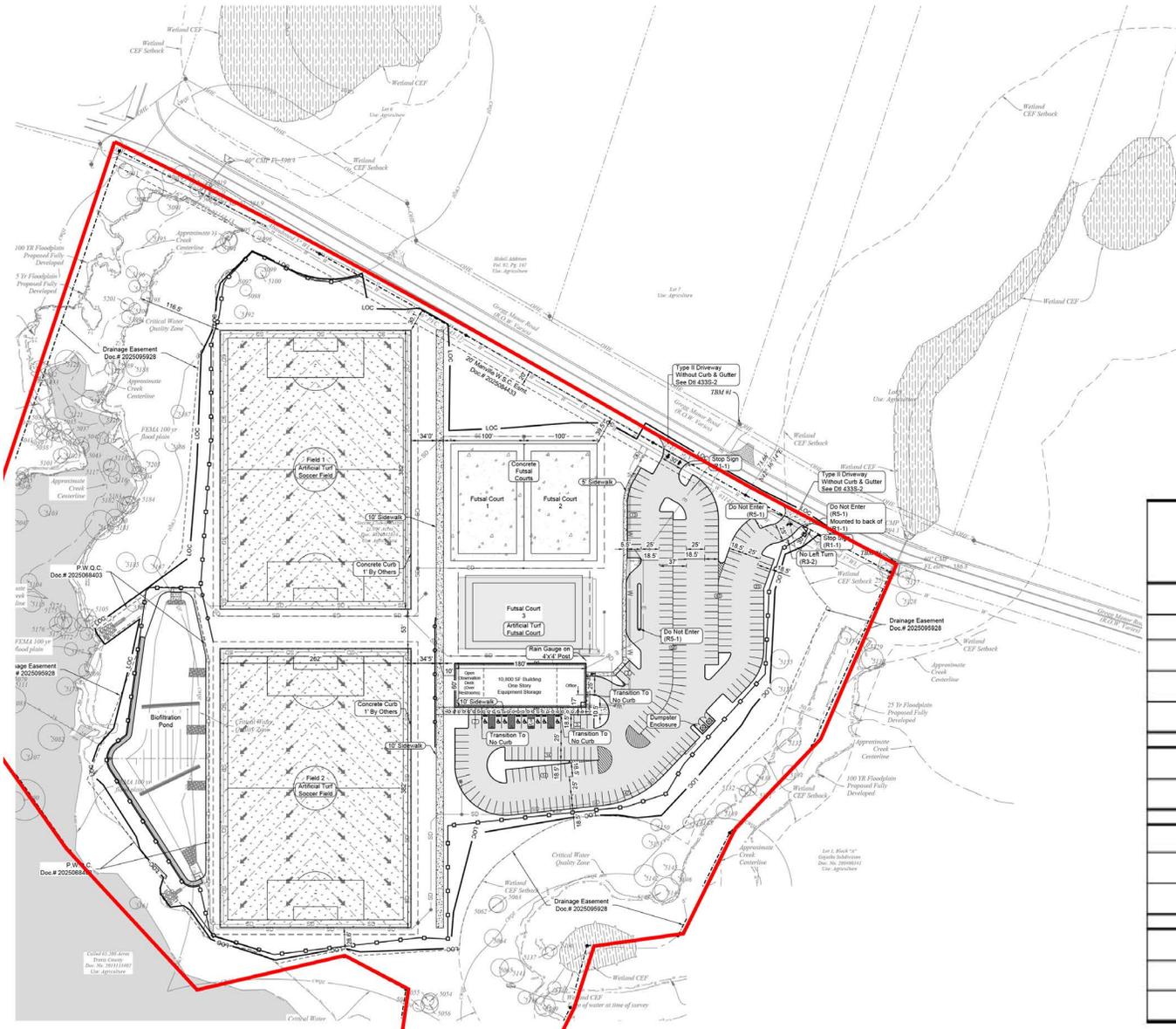
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Excellent IOS Site Potential

Site Data Table			
Zoning:	NA		
Use: Soccer Fields	s.f.	acres	%
Site Area:	958,320.00	22.00	
Allowable Impervious Cover:	622,908.00	14.30	65.00%
Total Impervious Cover:	362,494.06	8.32	37.83%
Allowable Building Coverage:	N/A	N/A	N/A
Proposed Building Coverage:	10,800.00	0.25	1.13%
Gross Building Area	21,600		
Floor to Area Ratio Allowed	N/A		
Floor to Area Ratio Proposed	0.023	:	1
Building Height Allowed	N/A	ft	
Building Height Proposed	22	ft	
Building Slab Construction	Slab On Grade		

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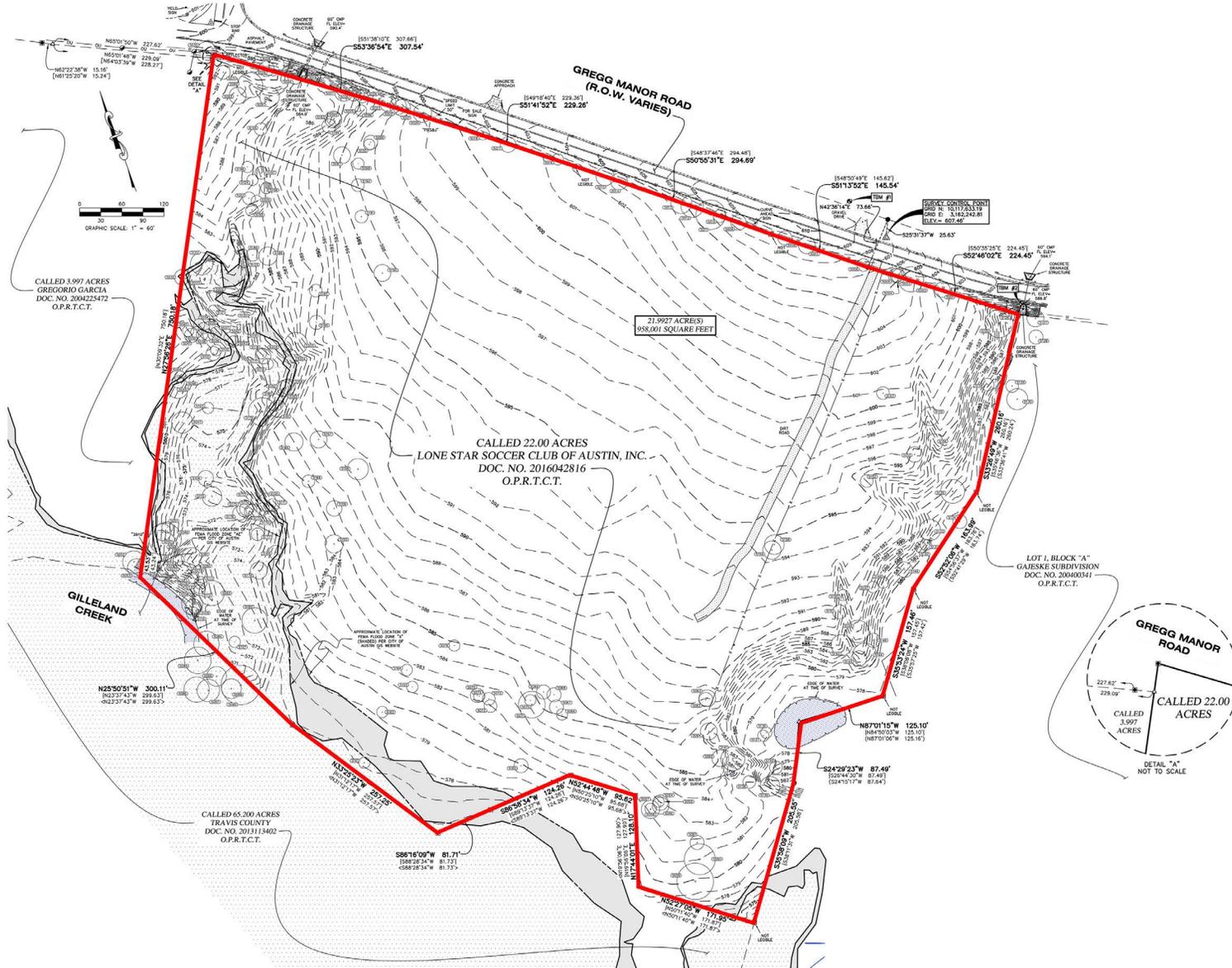
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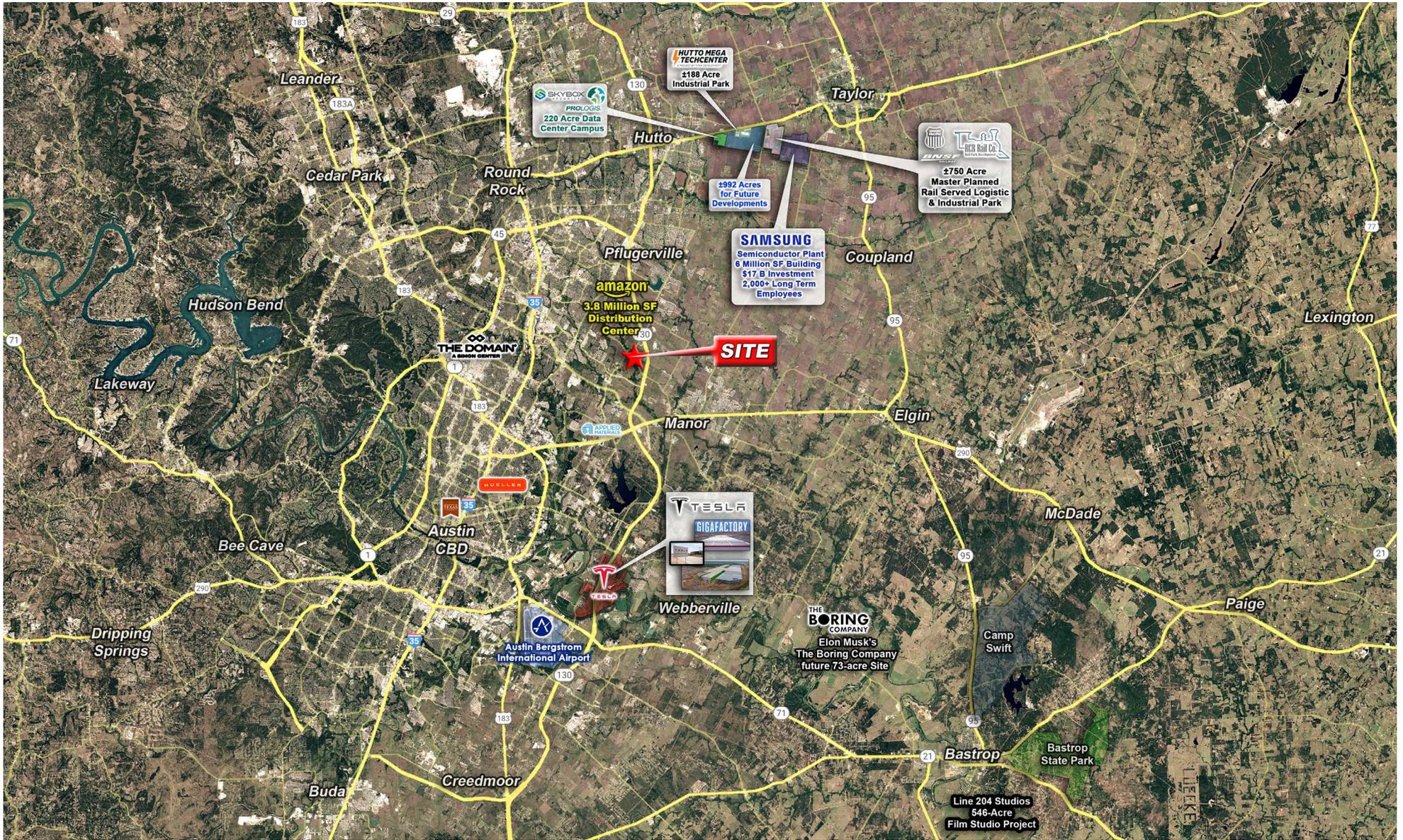
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A Region on the Rise

- Austin Ranked No. 1 Economic Boomtown — Austin leads the nation in economic growth among large U.S. cities, driven by rapid GDP expansion, robust job creation, and surging business formation.
- Metro Population Growth Continues — The Austin-Round Rock-San Marcos metro remains one of the fastest-growing regions in the country, adding tens of thousands of residents annually and fueling demand for jobs, housing, and services.

Manor: A Hub of Suburban Expansion

- Explosive Local Growth — Manor has been recognized among the fastest-growing U.S. cities over the past decade, with population growth well above national norms.
- Retail & Infrastructure Investment — Major retailers and amenities, H-E-B & Home Depot are moving into Manor — transforming it into a vibrant commercial and community hub serving East Austin.
- Proximity to Austin & Logistic Corridors — Located near U.S. 290, SH-130, and key distribution arteries, this site offers industrial users fast access to Central Texas markets and statewide logistics networks.

Educated Workforce:

- Strong Workforce & Talent Pool — With a growing working-age population and ongoing inbound migration of skilled professionals, the region offers businesses a deep labor market and rising consumer base.

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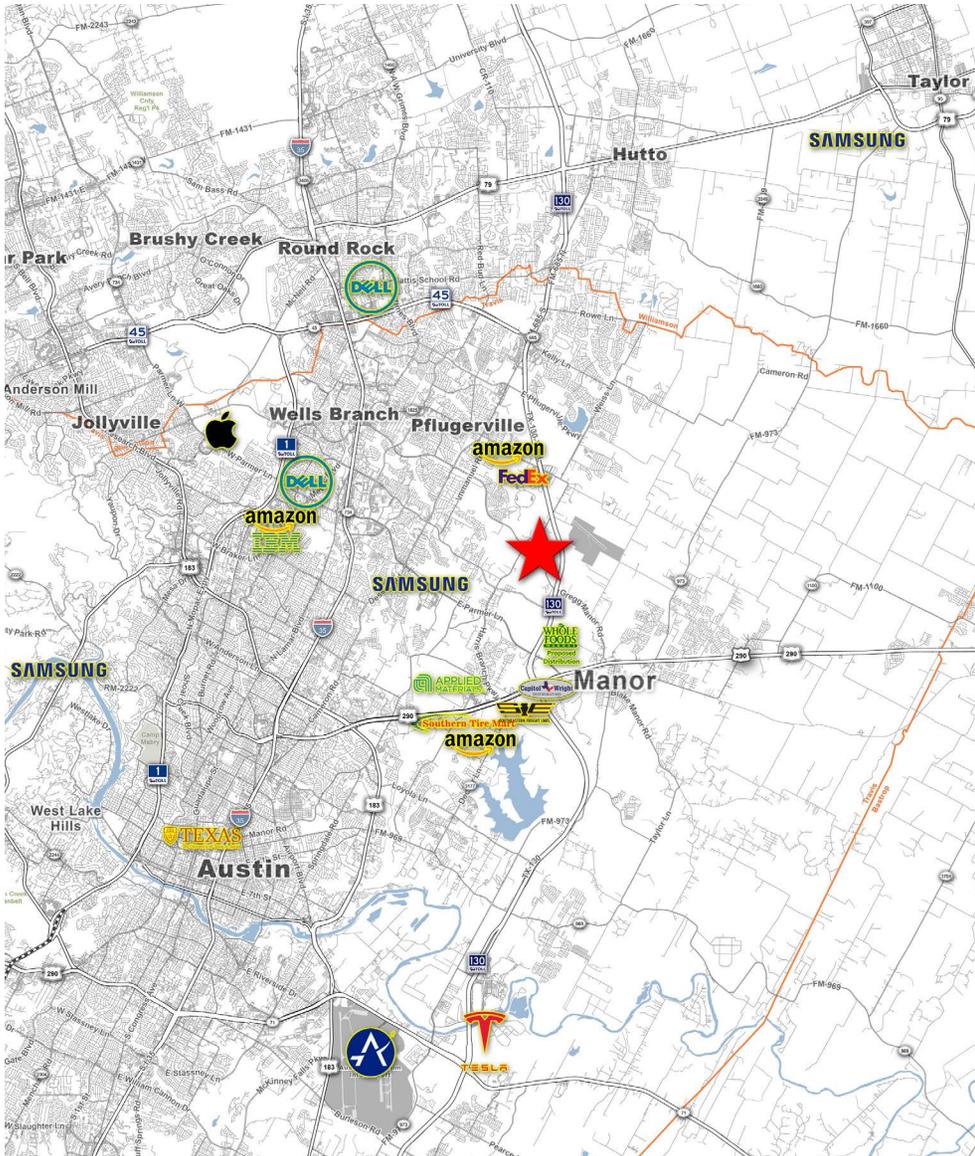
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Austin's Top 20 Employers:

- | | |
|---|-------------------------|
| 1. State of Texas (government) | ±69,777 (in Austin) |
| 2. University of Texas at Austin | ±29,597 |
| 3. H-E-B (regional grocery) | ±27,271 locally |
| 4. Tesla, Inc.
(Gigafactory Texas + operations) | ±21,191 (2025 estimate) |
| 5. City of Austin (municipal) | ±15,548 |
| 6. Ascension Seton/Healthcare | ±12,635–14,800 |
| 7. Dell Technologies | ±13,000 |
| 8. Amazon (Austin facilities + offices) | ±11,000 |
| 9. St. David's HealthCare Partnership | ±10,854–12,639 |
| 10. Austin Independent School District | ±10,565–12,000+ |
| 11. Apple (North Austin campus)
(with potential to grow further) | ±10,000 local |
| 12. Federal Government | ±15,000 (Austin area) |
| 13. Samsung Austin Semiconductor | ±4,500–5,000 (est.) |
| 14. Accenture | ±3,500 |
| 15. Charles Schwab | ±3,400 |
| 16. Visa | ±2,771 |
| 17. Austin Regional Clinic | ±2,578 |
| 18. Deloitte (Austin office) | ±2,503 |
| 19. IBM (historic presence) | ±6,000 |
| 20. NXP / AMD / Applied Materials | ±4,000–4,400 each |

Approximate employee counts for major employers in Austin, Texas (based on the most recent available data — note that exact current counts vary by source and change frequently)

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AUSTIN, TEXAS



Austin is the capital city of the U.S. state of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas and the second-most-populous state capital city. Austin has been one of the fastest growing large cities in the United States since 2010. As of 2022, Austin had an estimated population of 1,028,225, up from 961,855 at the 2020 census.

WORKFORCE

Austin has become a center for technology and business. A number of **Fortune 500** companies have headquarters or regional offices in Austin, including **3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments,** and **Whole Foods Market.** **Dell's worldwide headquarters** is located in the nearby suburb of Round Rock.

EDUCATION

Austin is the home of the **University of Texas at Austin**, which is one of the largest universities in the U.S., with over 50,000 students. Other institutions of higher learning in Austin include **St. Edward's University, Huston-Tillotson University, Austin Community College, Concordia University,** and several more.



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