

WAREHOUSE/MANUFACTURING CONDOS FOR SALE & LEASE

3127 E HOWARD LN, MANOR, TX 78653



LOCATION DESCRIPTION

The property provides conveniently access to Howard Ln, SH 130, HWY 290, and IH-35. It's approximately 6 miles from I-35, minutes away from Dell Corporation, Nomura Micro Science, Apple Campus, Charles Schwab Corp office, Samsung manufacturer, Tesla showroom and Amazon Hubs. The property is situated approximately 20 miles from Austin Bergstrom International Airport. Manor, TX is ranked as the 7th fastest growing suburb in the U.S.

PROPERTY HIGHLIGHTS

- Build-to-suit
- Quick access to SH 130, HWY 290, and IH-35
- Close proximity to many Fortune 100/500 corporate campuses and Austin International airport
- Zoning: W/LO (Warehouse/Manufacturing)

OFFERING SUMMARY

Sale Price:	Please call for pricing
Lease Rate:	Please call for information
Number of Units:	3
Available SF:	15,000 SF
Lot Size:	8.367 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,115	78,056	297,520
Total Population	6,430	197,731	727,452
Average HH Income	\$76,938	\$80,097	\$89,435

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Howard Plaza offers great development opportunities just off busy Howard Ln, in a growing area of Austin/Pflugerville/Manor submarket. The warehouses are designed by Structure Engineering-leaders in innovation beam, foundation, and exterior wall design. The MEP systems were thoughtfully engineered by Engineering and PE Architecture, ensuring efficiency and reliability throughout. The project is proudly owned and developed by a General Contractor with over 20 years of experience.

Highlights:

- The project includes three of 15,000 SF planned warehouse and manufacturing condo buildings.
- Building condition: raw shell, metal/masonry/stucco construction.
- Pre-engineered steel main frame (PFMB) designed by Whirlwind Steel Building to IBC 21 building code, 109 mph wind speed (3-second gust). 24 gauge Super Seam-Plus roofing, galvanized.
- Building dimensions: 100 feet wide x 150 feet long, 17.5 feet high at center joists and 15.5 feet high at eaves, front and rear gutters.
- Exterior walls are designed with 2" x 6" heavy metal stud framing.
- Main Frame and exterior wall 100 % metal.
- All windows and doors are designed with custom frames and Low E tempered glass.
- Custom quartz stone facade and 3-layer stucco at the front @ both ends are and 26 gauge heavy-duty metal on the back.
- Open-cell spray foam insulation with 9-inch-wide roof deck and 3.5-inch-wide exterior walls.
- Power source uses 460V/3-phase, 300 Amp panel (Can be converted to 220V 3and Single-phase)
- Water/ Electric meter, trash container separate for each building.
- Camera on front gate and all parking lot area
- Wet sprinkler system and alarm system
- Iron gate Automatic for entry (gate open from 7 am: to 8:30 pm).
- Overhead doors: two of 10' x 12' overhead grade level (rollup) doors
- Landlord can complete finish out for tenant.
- Condominium fees apply



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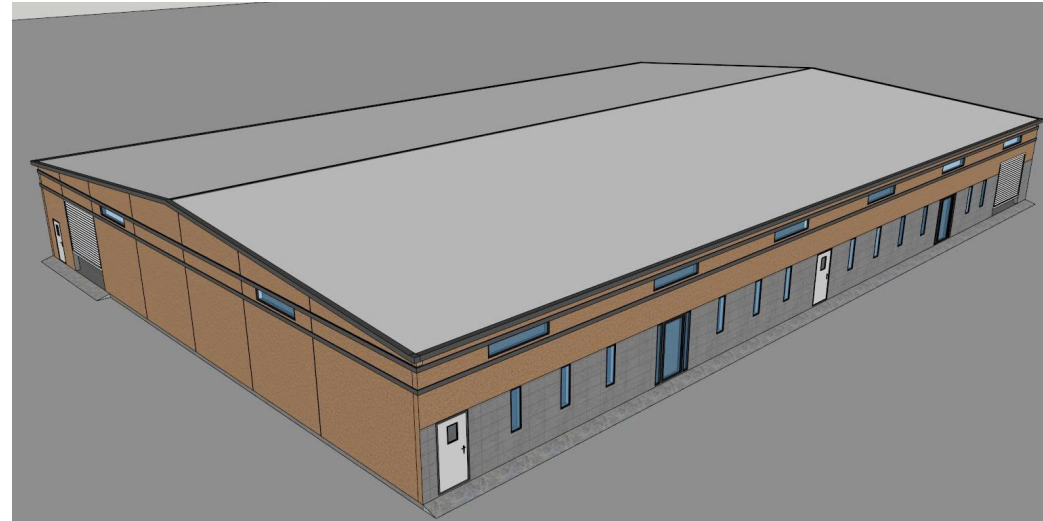
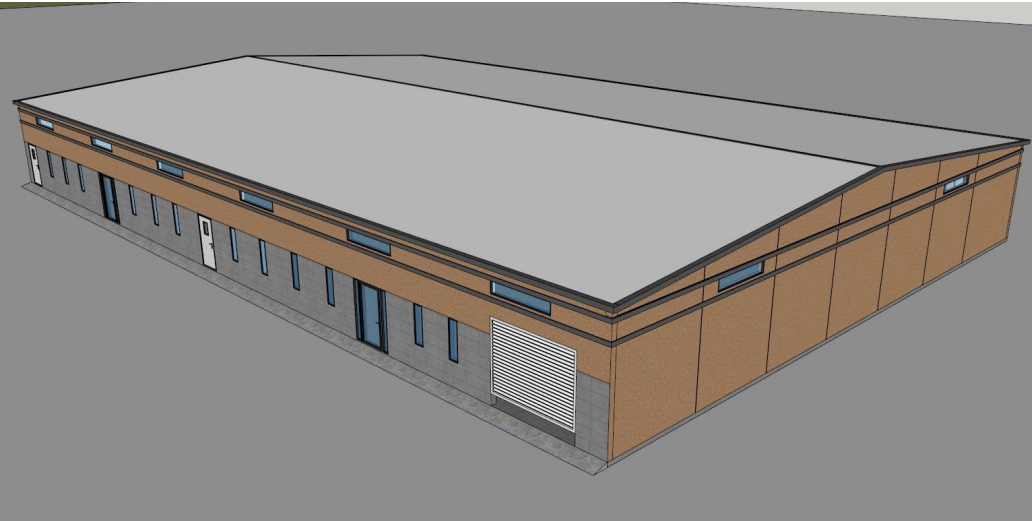
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ELEVATION

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,430	197,731	727,452
Average Age	32.7	34.0	34.8
Average Age (Male)	33.6	33.7	34.0
Average Age (Female)	33.4	35.1	35.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,115	78,056	297,520
# of Persons per HH	3.0	2.5	2.4
Average HH Income	\$76,938	\$80,097	\$89,435
Average House Value	\$212,545	\$218,381	\$288,447

* Demographic data derived from 2020 ACS - US Census

