

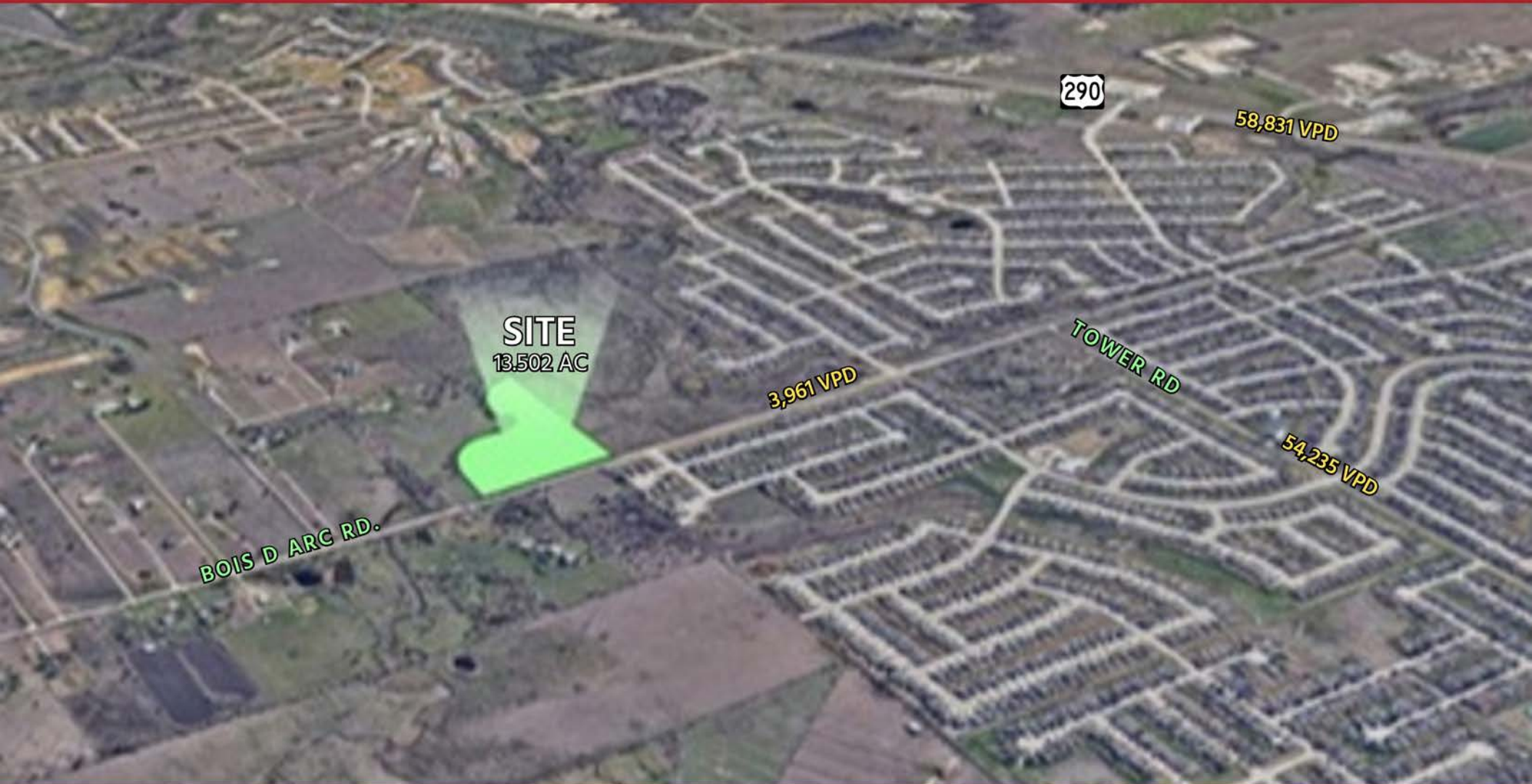


# REAL ESTATE ADVISORS

Transform Complexity into Opportunity

www.LTCommercialGroup.com

(512) 490-6666



14123 Bois D Arc  
Lane, Manor, TX  
78653

**FOR SALE**  
**Call for Pricing!**



**CHRISTIN ONG**  
**(512) 547- 9414**

Christin@ltcommercialgroup.com



**PENNY CHUNG, CCIM**  
**(512) 785-0137**

Penny@ltcommercialgroup.com

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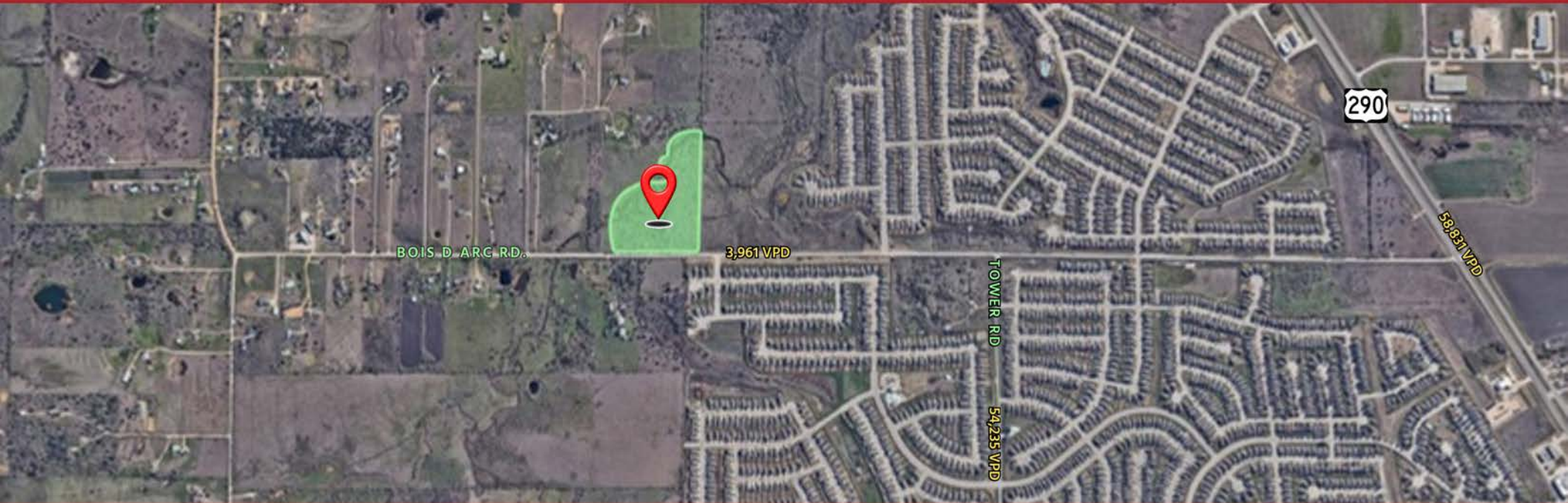


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## LOCATION

14123 BOIS D ARC LANE,  
MANOR, TX 78653



## TRAFFIC COUNTS

3,961 VPD

Bois D Arc Rd.

54,235 VPD

Tower Rd.

58,831 VPD

Hwy 290

20,751 VPD

Farm to Market  
Road 973



## RATE

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## 2025 DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE 8,246

3 MILES 29,558

5 MILES 45,110



HOUSEHOLD

1 MILE 2,699

3 MILES 9,721

5 MILES 14,592



AVG HH  
INCOME

1 MILE \$109,506

3 MILES \$116,190

5 MILES \$117,771

## PROPERTY HIGHLIGHTS

### Location:

Strategically situated in the fast-growing Manor corridor, with easy access to US-290 and SH-130, just minutes from Austin.

### Land Size:

Expansive acreage offering ample space for a wide range of uses, including residential, mixed-use, or light commercial development.

### Growth Area:

Located in one of the most rapidly expanding regions of Central Texas, making it a prime long-term investment.

### Zoning/Future Use:

Outside city limits (ETJ) — ideal for flexible development opportunities.

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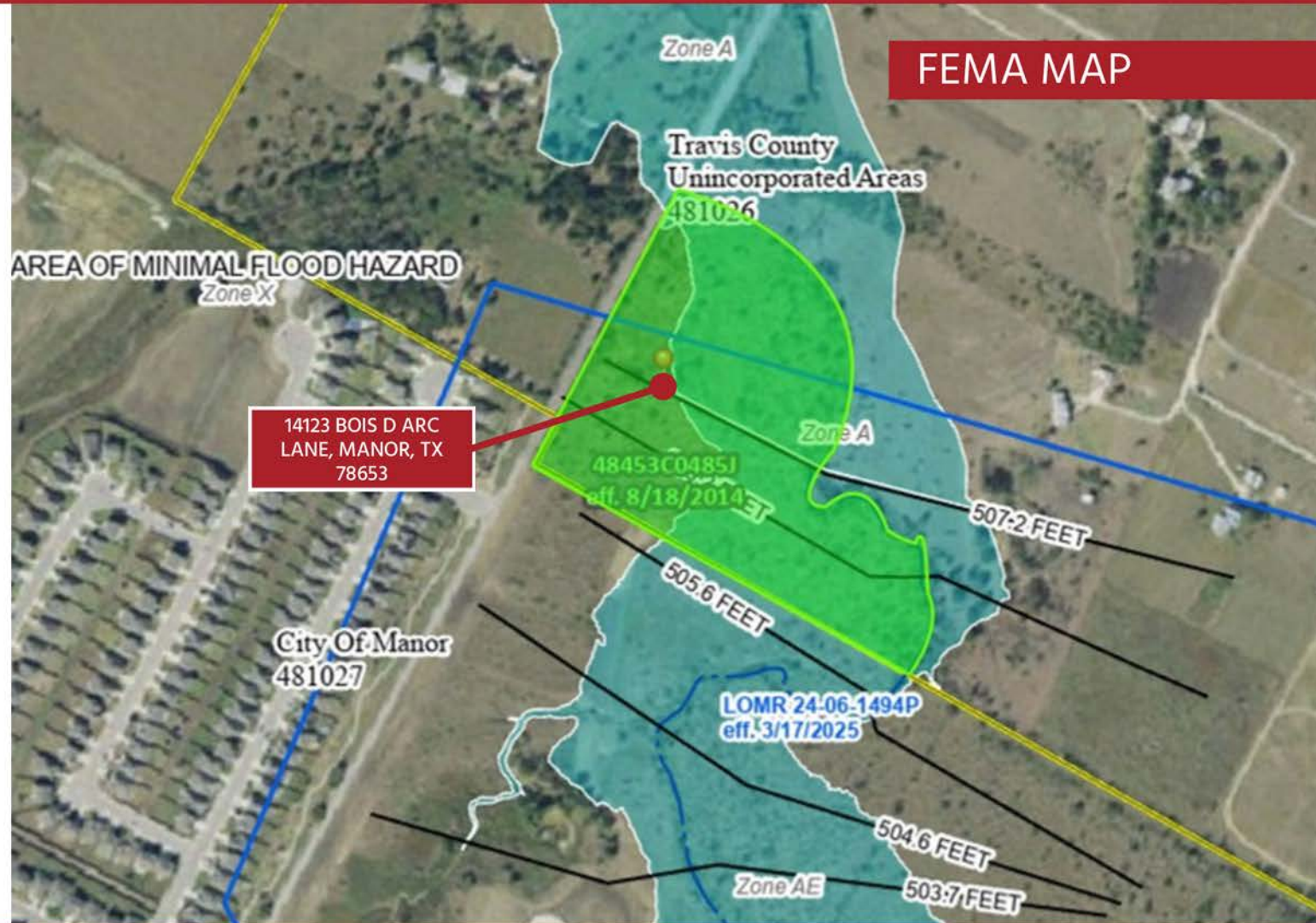
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## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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Map Created By:

**GBA**

## WASTEWATER MAP

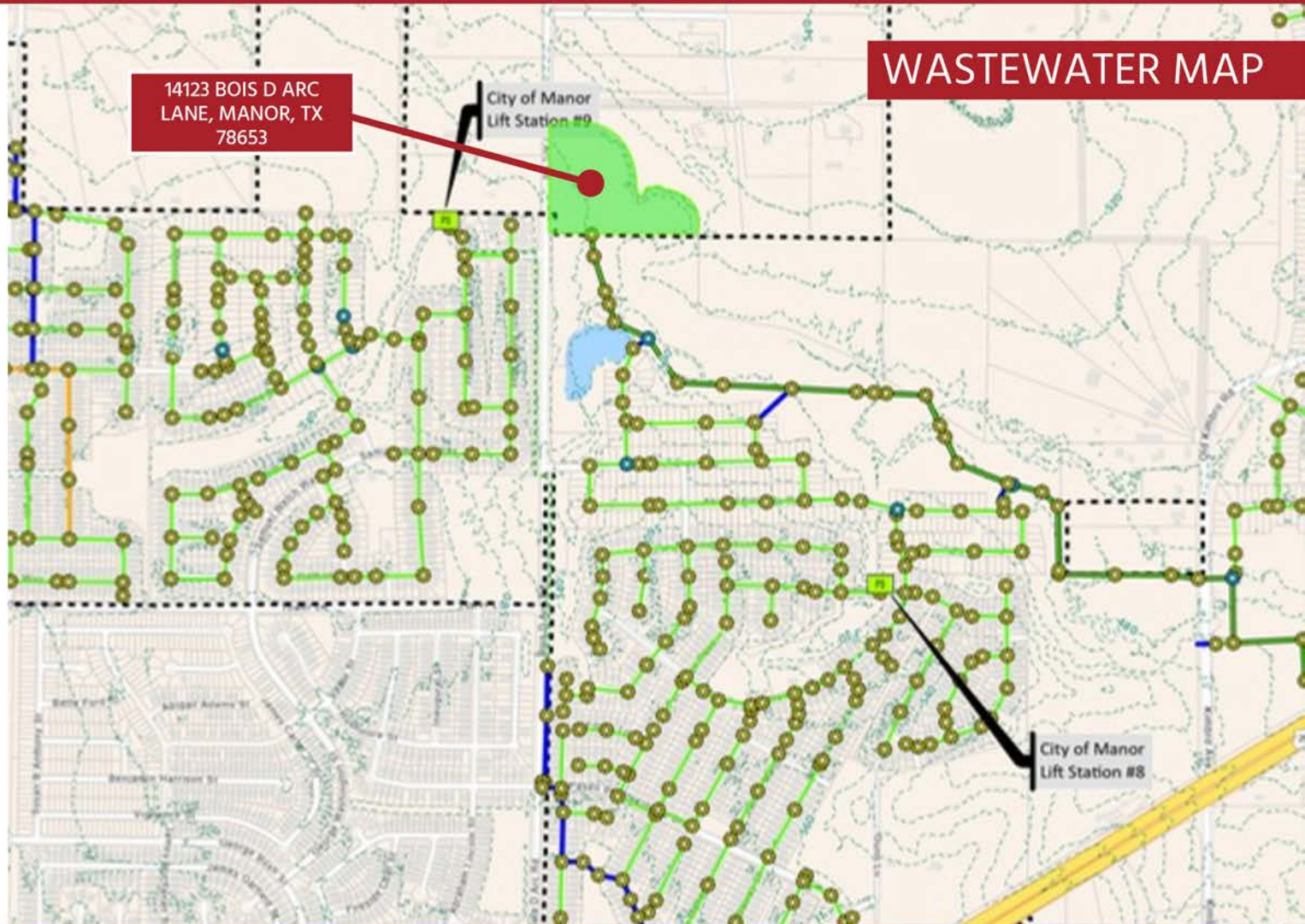
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LANE, MANOR, TX  
78653

City of Manor  
Lift Station #9

City of Manor  
Lift Station #8

### Legend

- 6" Gravity Main
- 8" Gravity Main
- 10" Gravity Main
- 12" Gravity Main
- 15" Gravity Main
- 18" Gravity Main
- 24" Gravity Main
- 6" Interceptor
- 12" Interceptor
- 15" Interceptor
- 18" Interceptor
- 21" Interceptor
- 24" Interceptor
- Abandoned Force Main
- WTP
- Lift Station
- Diversion Manhole
- Drop Manhole
- Manhole
- Abandoned Manhole
- System Valve
- Discharge Outfall
- City Limits
- Private
- Shadowglen Golf Club Force Main
- MUD Gravity Main
- MUD Force Main
- City of Austin Gravity Main
- Abandoned Gravity Main
- 2" Force Main
- 4" Force Main
- 6" Force Main
- 8" Force Main
- 10" Force Main
- 18" Force Main



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## NEIGHBORHOOD

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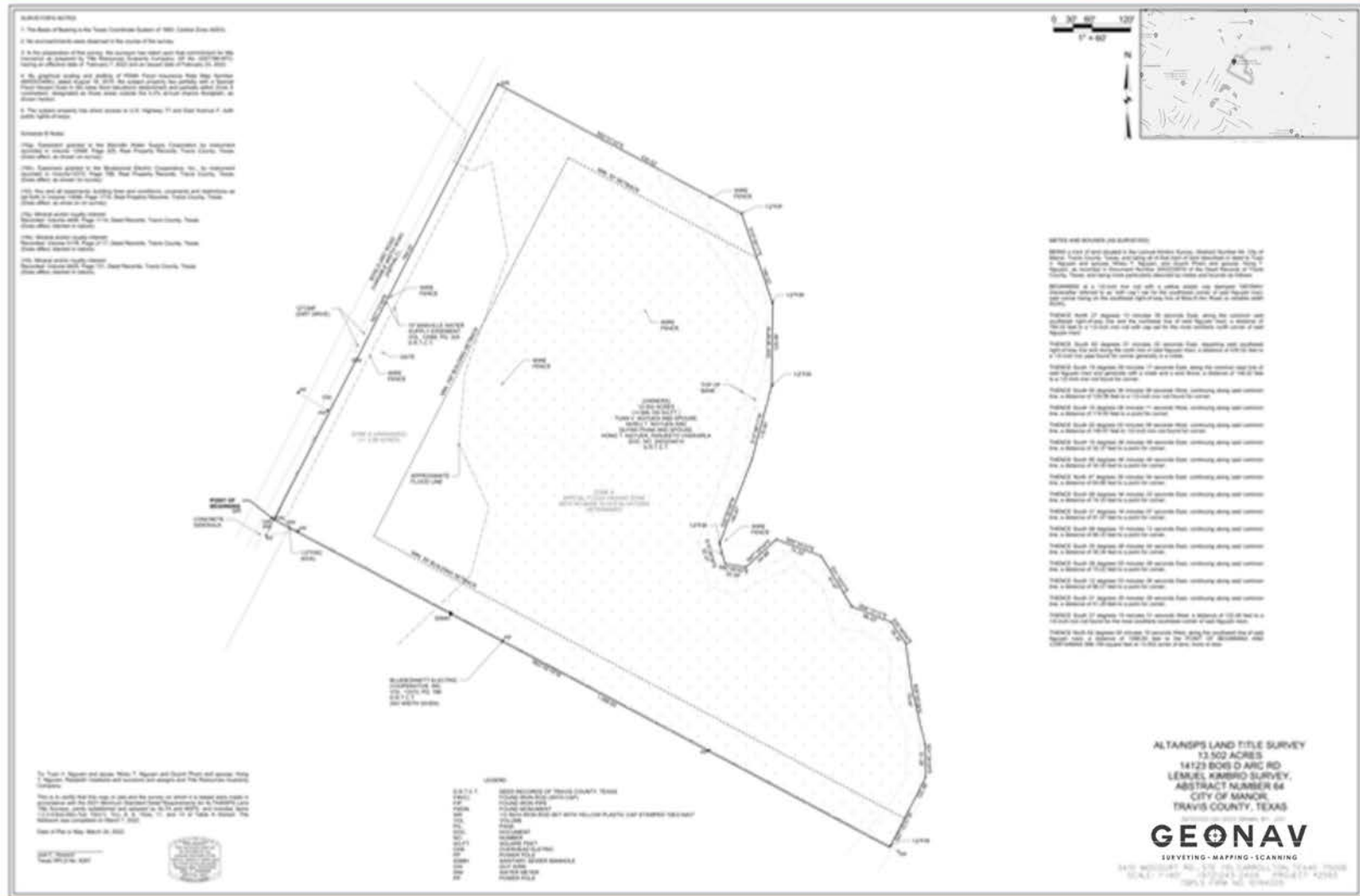




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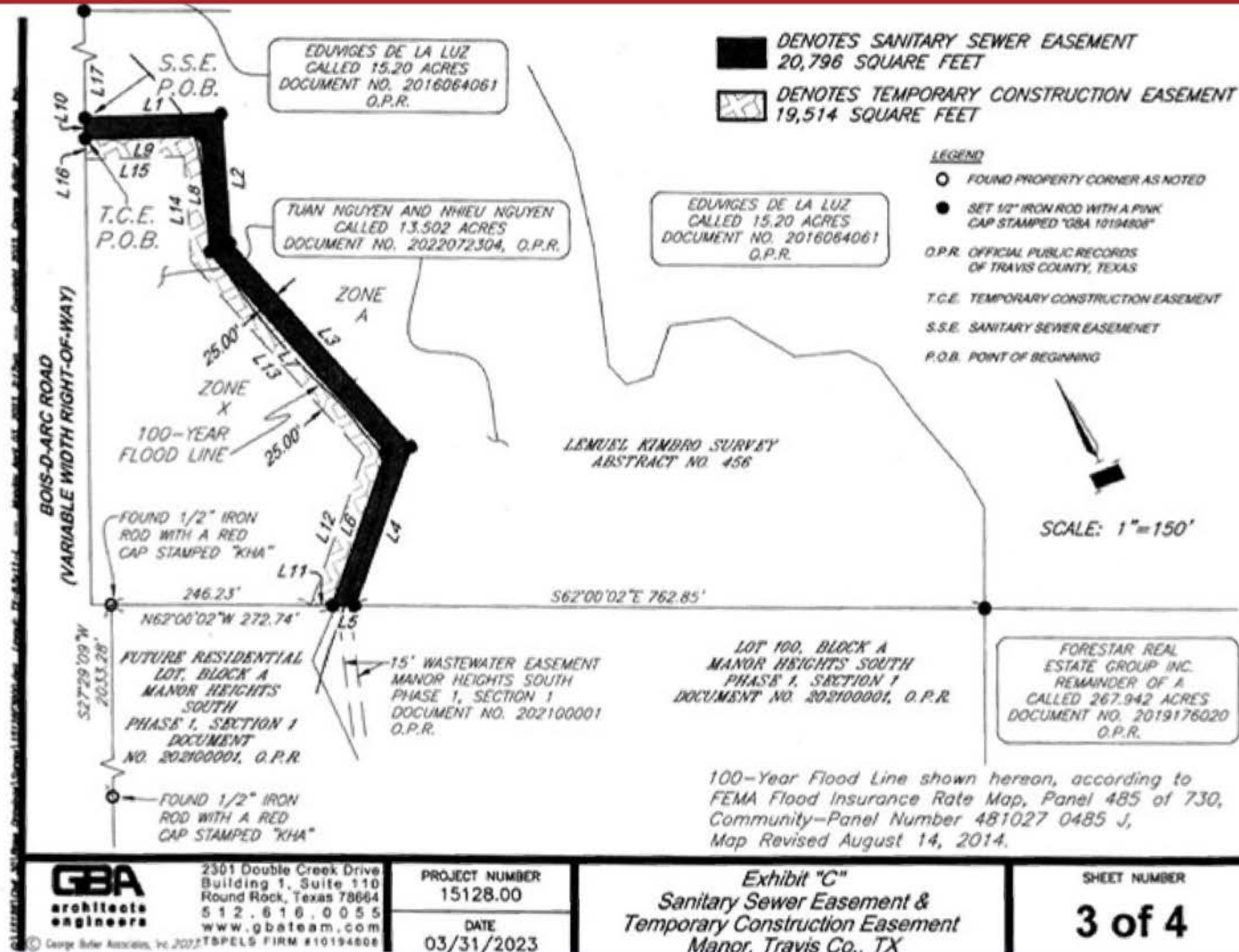
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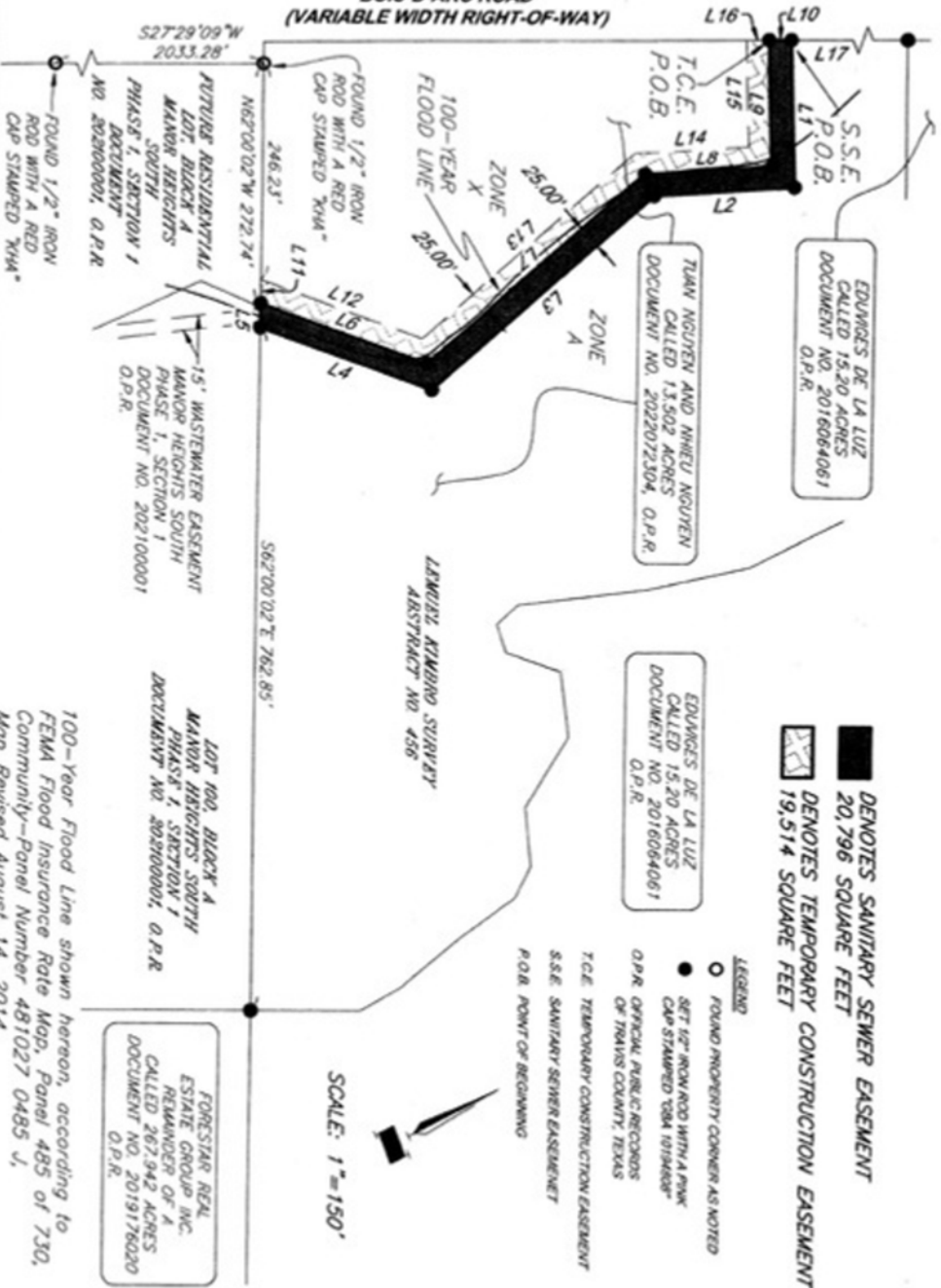
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■ DENOTES SANITARY SEWER EASEMENT  
20,796 SQUARE FEET  
■ DENOTES TEMPORARY CONSTRUCTION EASEMENT  
19,514 SQUARE FEET

LEGEND

- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" IRON ROD WITH A PINK CAP STAMPED "TGA" 10/14/08"
- P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- P.O.B. POINT OF BEGINNING

BOIS-D-ARC ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)







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LANE, MANOR  
TX 78653



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INVEST. LEVERAGE. TRUST  
REAL ESTATE



## 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.

2-10-2025



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

LT Commercial Group LLC	9007504	info@ltcommercialgroup.com	512-490-6666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Designated Broker of Firm	License No.	Email	Phone
Tram H Le	650951	lezie@ltcommercialgroup.com	512-490-6666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phuong Chung	686632	penny@ltcommercialgroup.com	512-785-0137
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1