

FUTURE AMAVI  
TOWNHOMES  
300 UNITS

290

PRESIDENTIAL  
GLENN EAST  
350 LOTS

PRESIDENTIAL  
MEADOWS  
1,550 LOTS

STONE WATER  
1,140 LOTS

290

SEASONS AT CARILLION  
2,061 LOTS

FM RD 1100

ALSO AVAILABLE  
FOR SALE  
113 ACRES

FM RD 1100

KIMBRO WEST RD

FM RD 1100

**SUBJECT SITE**  
104 ACRES

GIESE LN

# For Sale: Manor 104 Acres

PRIME DEVELOPMENT SITE | 14315 FM RD 1100, MANOR, TEXAS



# GOLD TIER

EXCLUSIVELY LISTED BY

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FM RD 1100

GIESE LN

**SUBJECT SITE**  
104 ACRES

FM RD 1100





290

← ELGIN, TEXAS

290

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# PROPERTY HIGHLIGHTS

**ADDRESS:** 14315 FM RD 1100, Manor, Texas

**ACREAGE:** 104 Acres

**PRICING:** \$13,504,400 (\$130,000/Acre)

## ZONING:

- » Current Zoning: Agriculture
- » Future Land Use: Employment Center

## UTILITIES:

- » 4" & 2" Aqua Water Line
- » 6" & 10" Aqua Water Lines to the North of the Property
- » Large Manor Water & Waste Water Nearby (Refer to Exhibits Attached)

## FRONTAGE:

- » 1,700' FM 1100 Frontage
- » 1,900' Giese Ln Frontage

**SCHOOL DISTRICT:** Elgin ISD

## REMARKS:

- » Level Site
- » No FEMA Flood Zone
- » Major Arterial Roads Planned to the North and West of Property

*\*Buyer to do all independent research on development potential.*





KIMBRO WEST RD

FMI RD 1100

GIESE LN

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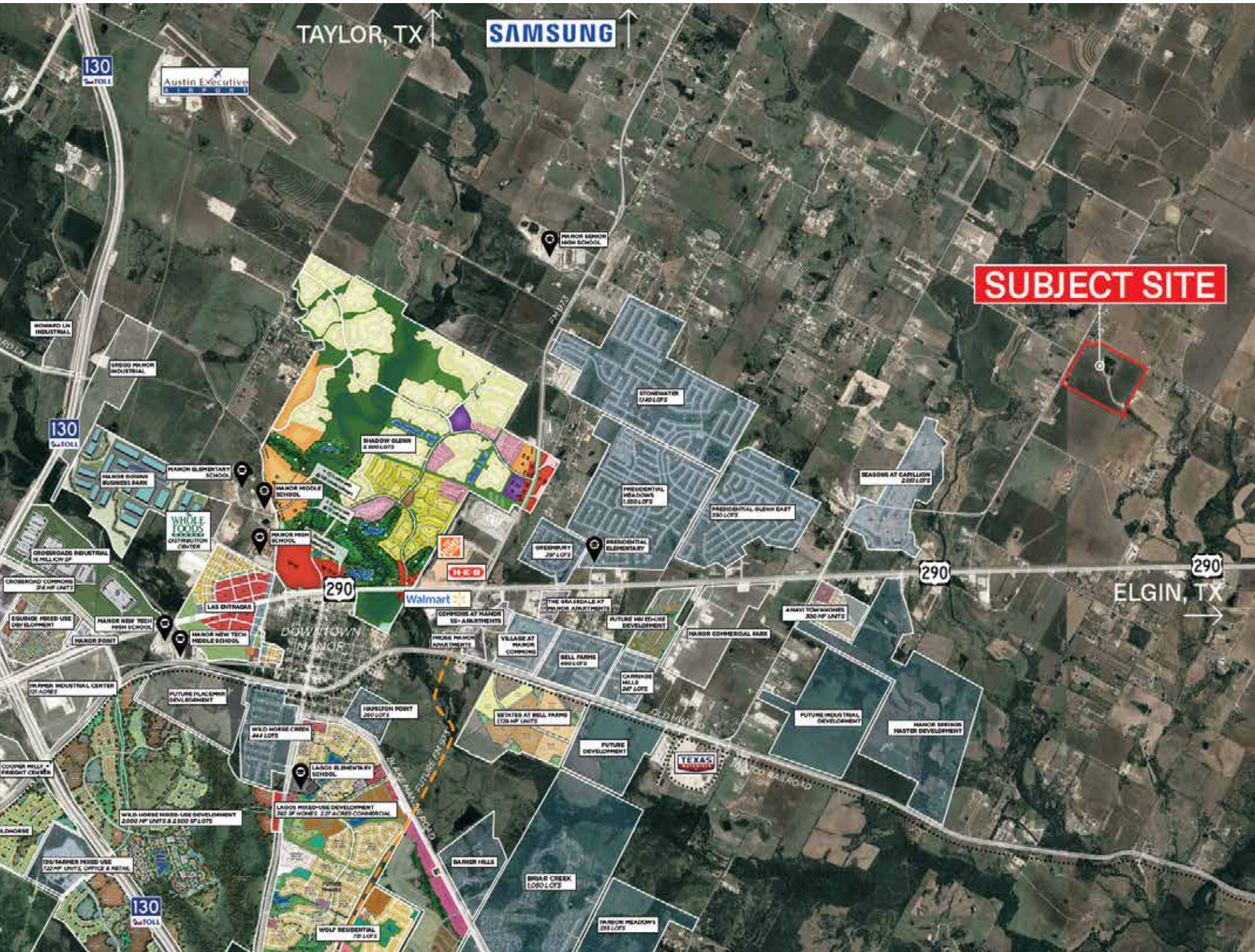




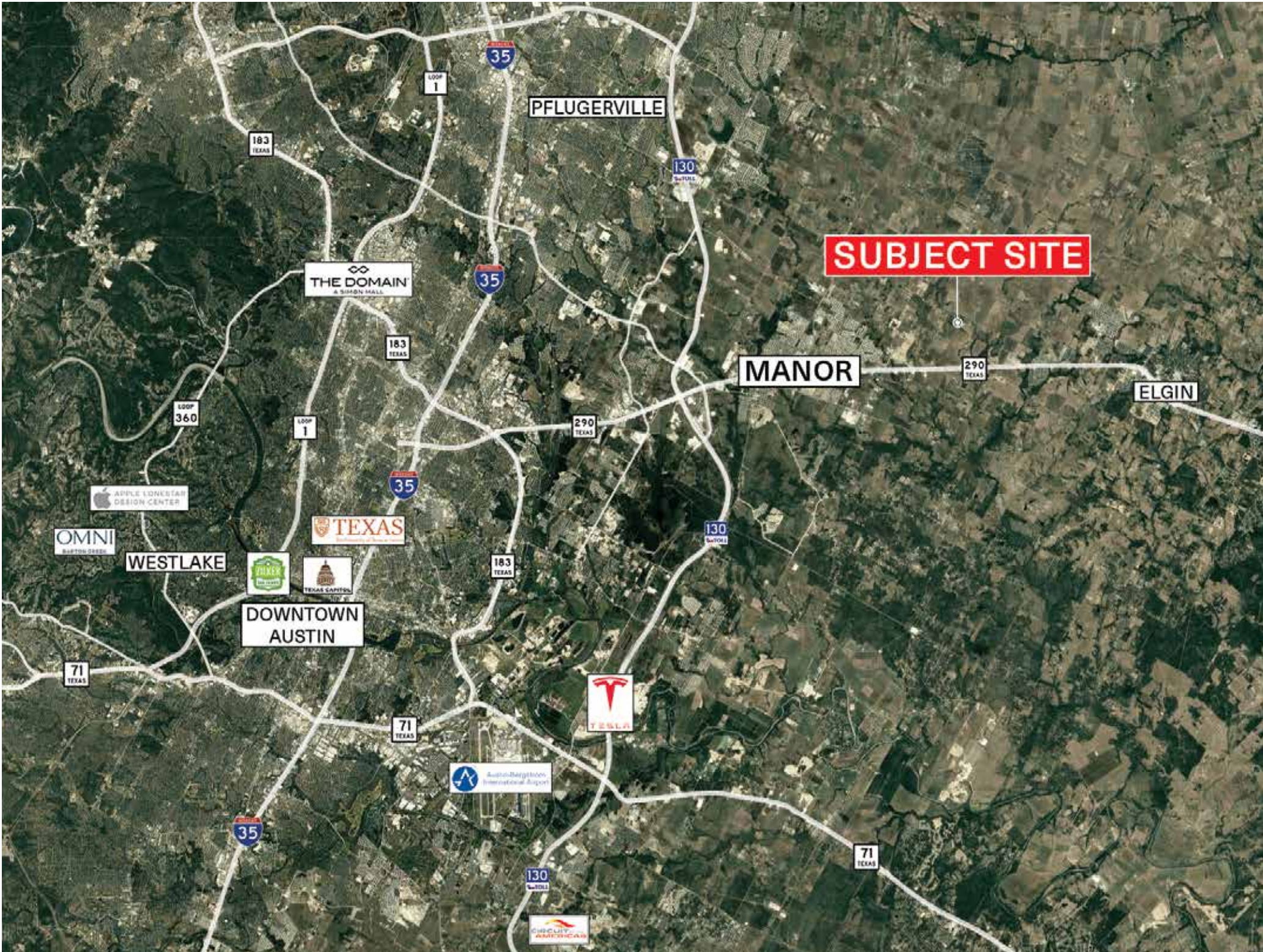
TAYLOR, TX

SAMSUNG

SUBJECT SITE







PFLUGERVILLE

**SUBJECT SITE**

MANOR

ELGIN

THE DOMAIN  
& SIMON MALL

TEXAS

DOWNTOWN  
AUSTIN

WESTLAKE

OMNI  
BARTON CREEK

APPLE LONESTAR  
DESIGN CENTER

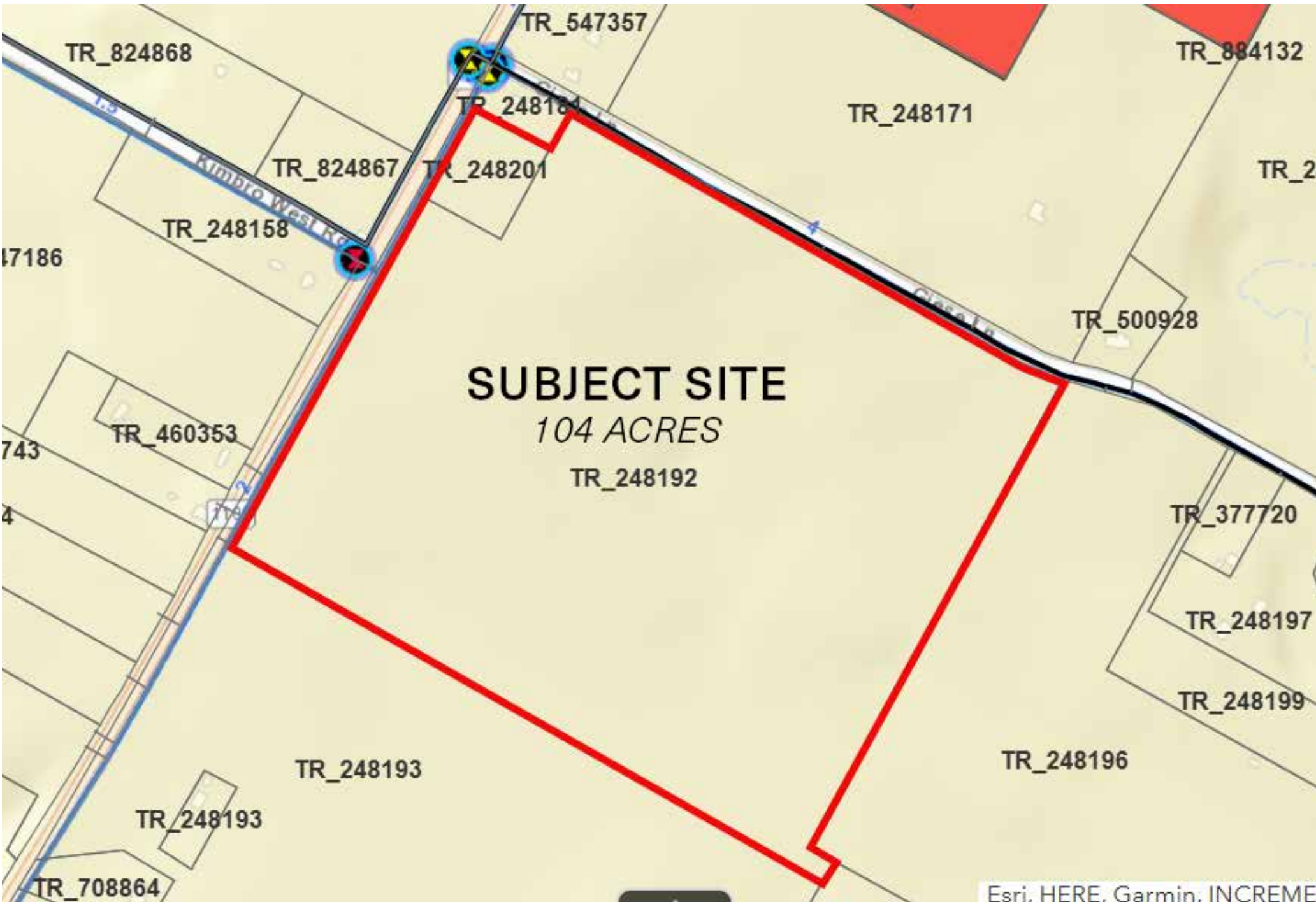
TESLA

Austin-Bergstrom  
International Airport

AMERICAN



# AQUA WATER MAP



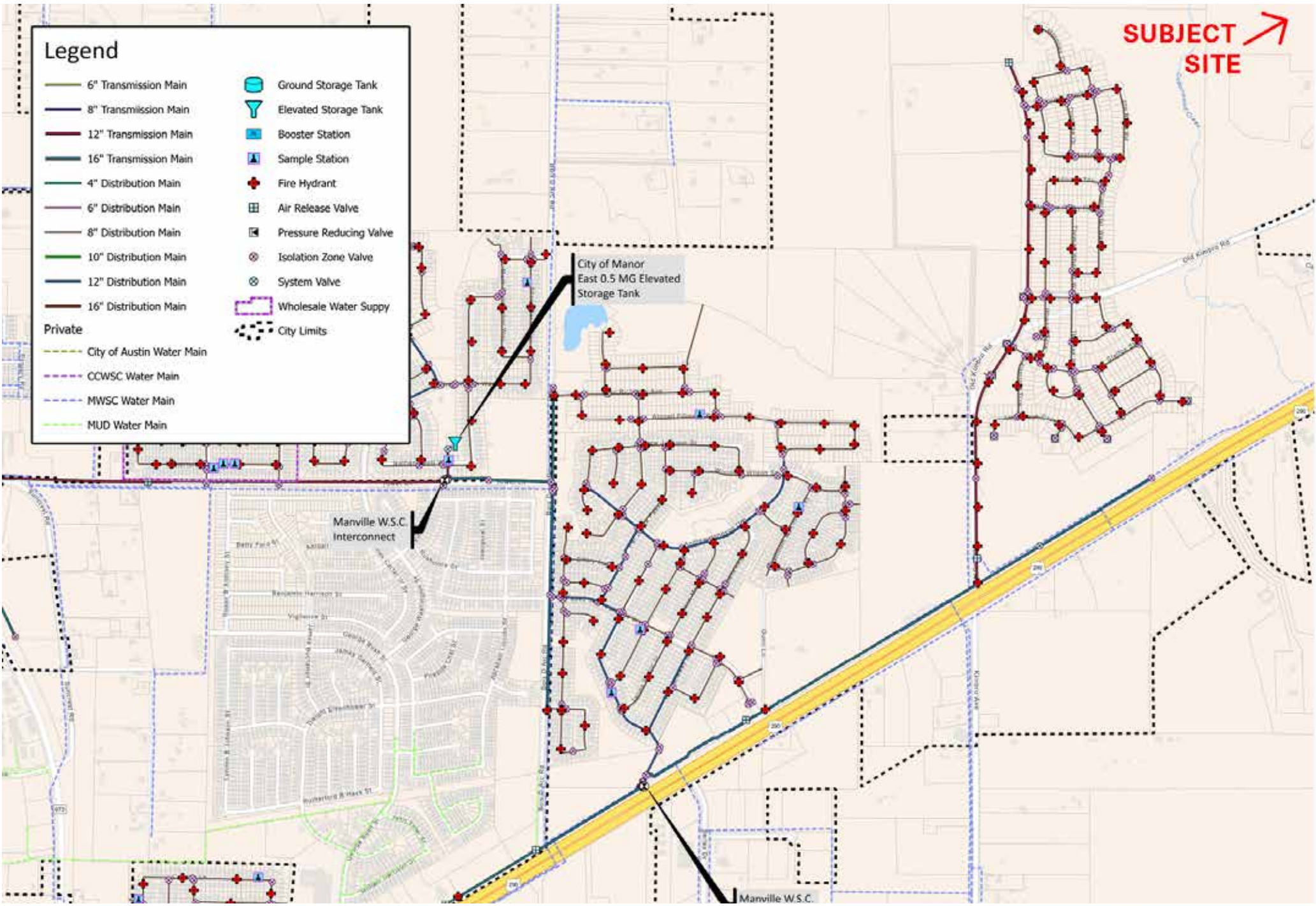


# AQUA WATER MAP





# MANOR WATER MAP



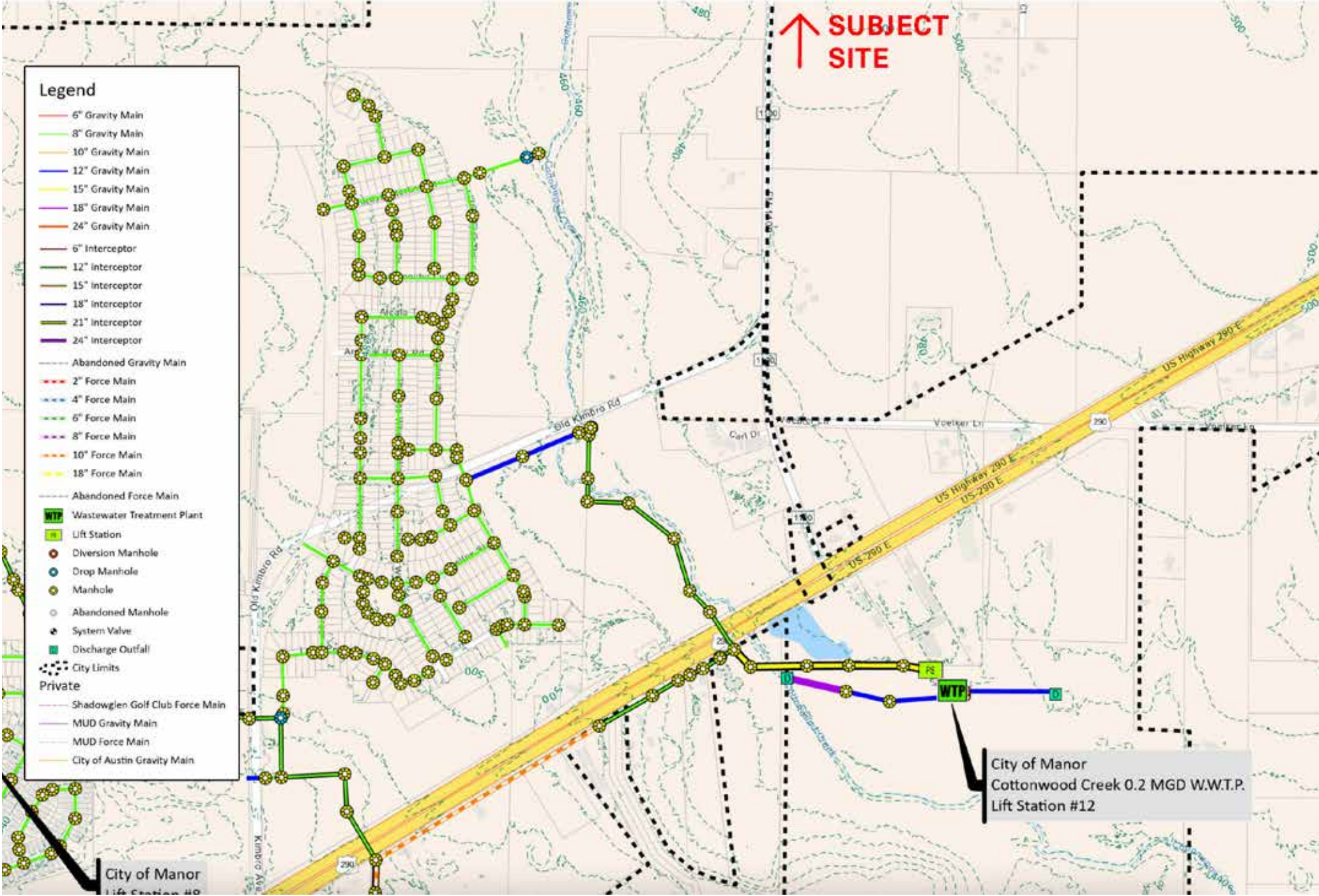


# PROPOSED MANOR WATER MAP



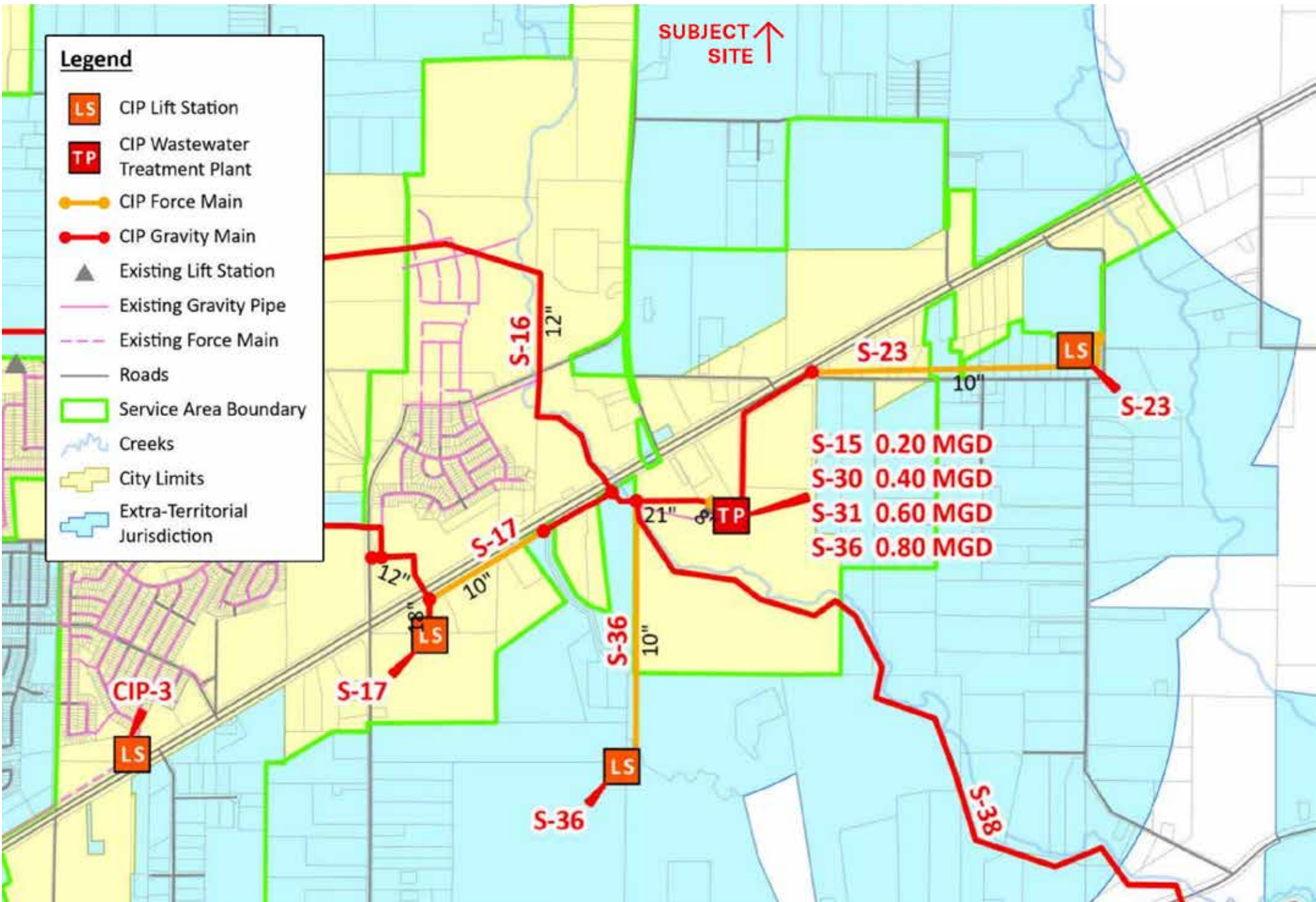


# EXISTING WASTEWATER MAP



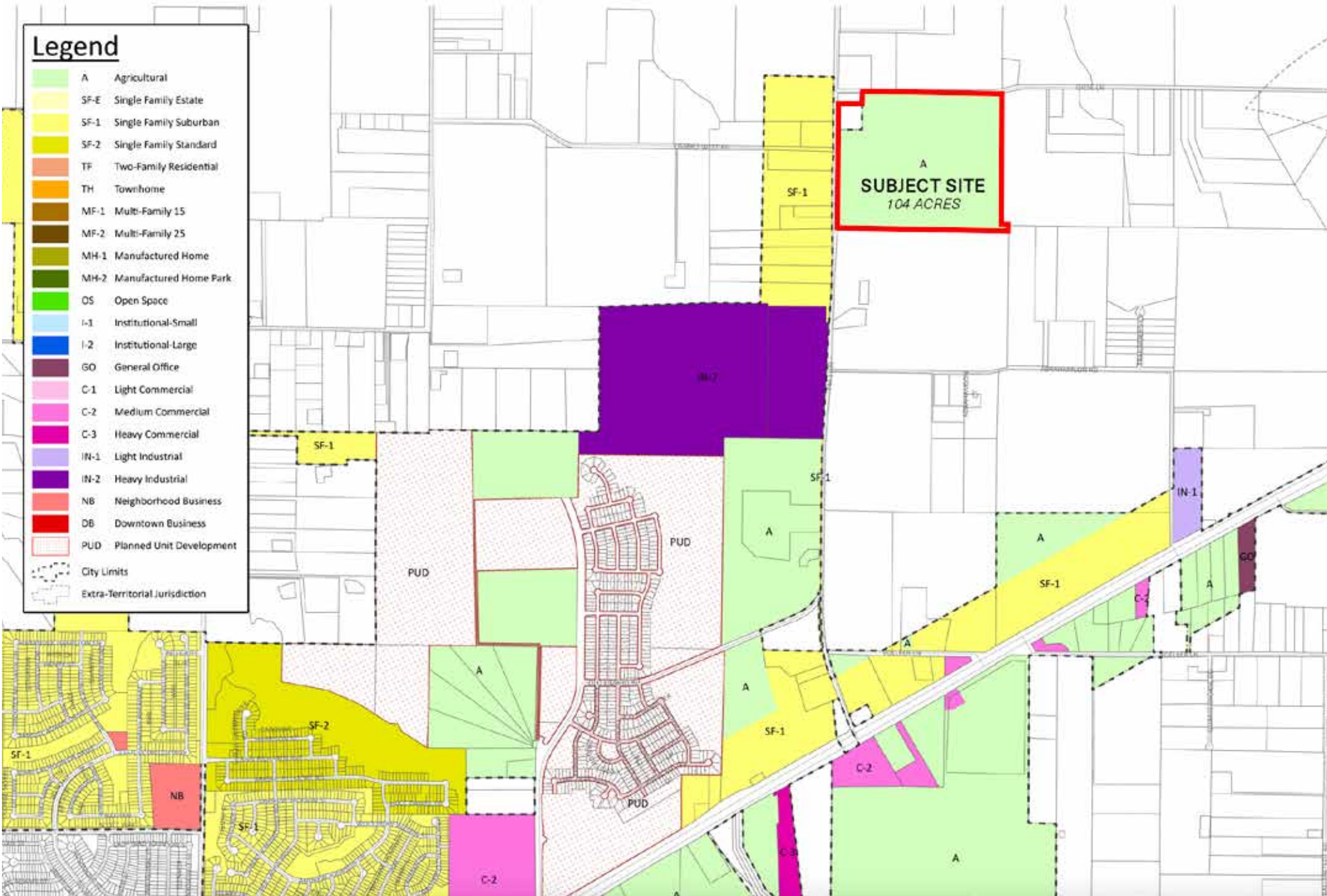


# PROPOSED WASTEWATER MAP



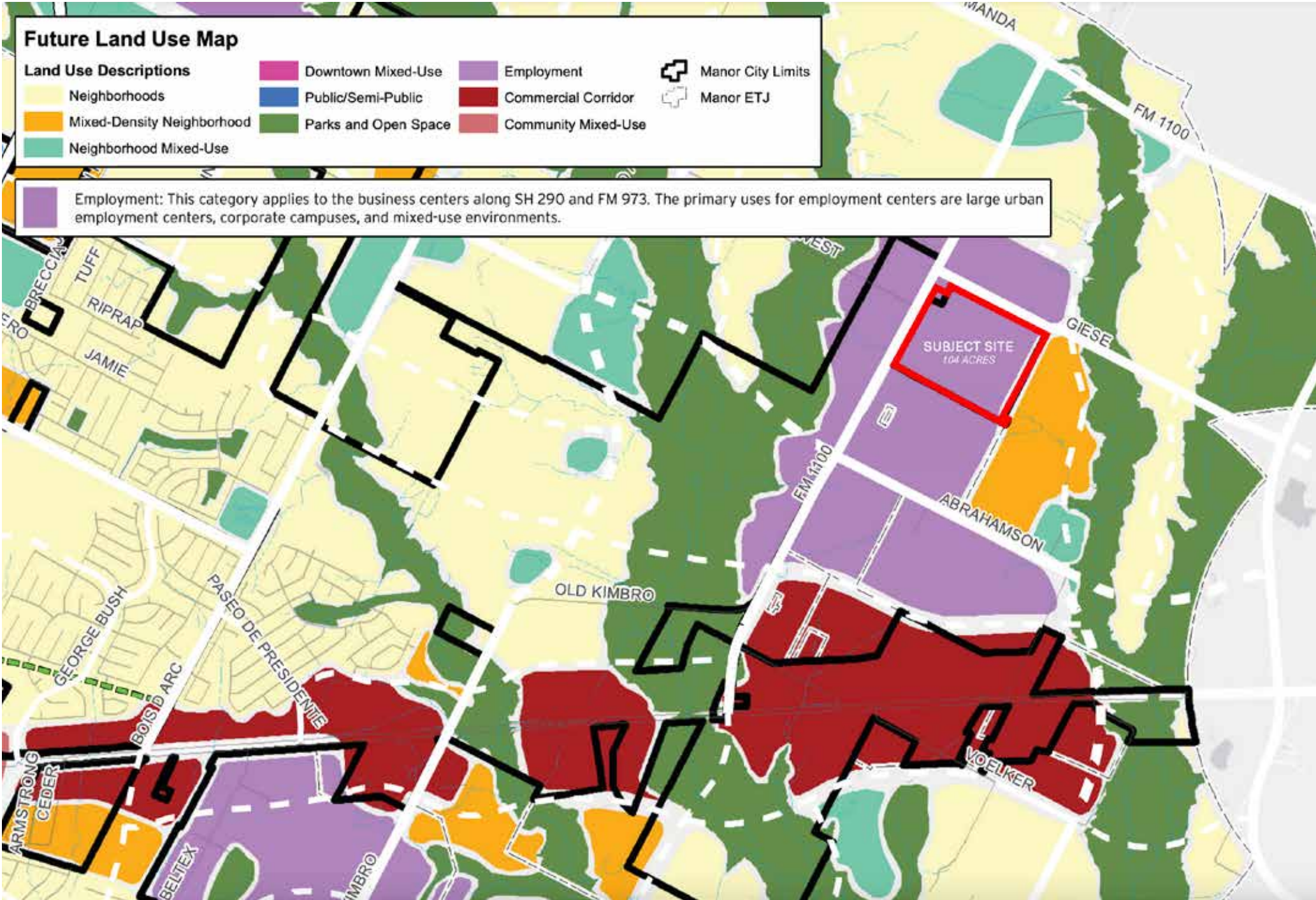


# CURRENT LAND USE MAP





# FUTURE LAND USE MAP







## 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.

**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.

**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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date