



SHOVEL READY LAND SITE

**12340 Old Kimbro Rd
Manor, TX 78653**

LEASED BY:

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

SITE DETAILS



- 34.35 Acres
- Shovel Ready Site with 190,441 SF Planned
- 70,441 SF Build-to-Suit Lease Signed
- 23.3% of Projected NOI
- Industrial Outside Storage Opportunity
- Ability to Modify Site Plan
- Manor ETJ
- Fully Approved Site Development Plan from Travis County
- 13 Septic Permits
- Sufficient LUEs Reserved from Manville Water Supply

Kimbro Commerce Center is a 34.35-acre parcel of land that is shovel-ready and site plan approved, with a 70,441 SF building planned for prelease.



APPROVED SITE PLAN



TOTAL SF: 190,441 SF

TOTAL ACREAGE: 34.35 AC

BUILDING 1 70,441 SF
BUILDING 2 10,000 SF
BUILDING 3 10,000 SF
BUILDING 4 10,000 SF

BUILDING 5 10,000 SF
BUILDING 6 10,000 SF
BUILDING 7 10,000 SF
BUILDING 8 10,000 SF

BUILDING 9 10,000 SF
BUILDING 10 10,000 SF
BUILDING 11 10,000 SF
BUILDING 12 10,000 SF
BUILDING 13 10,000 SF



PROJECT DETAILS

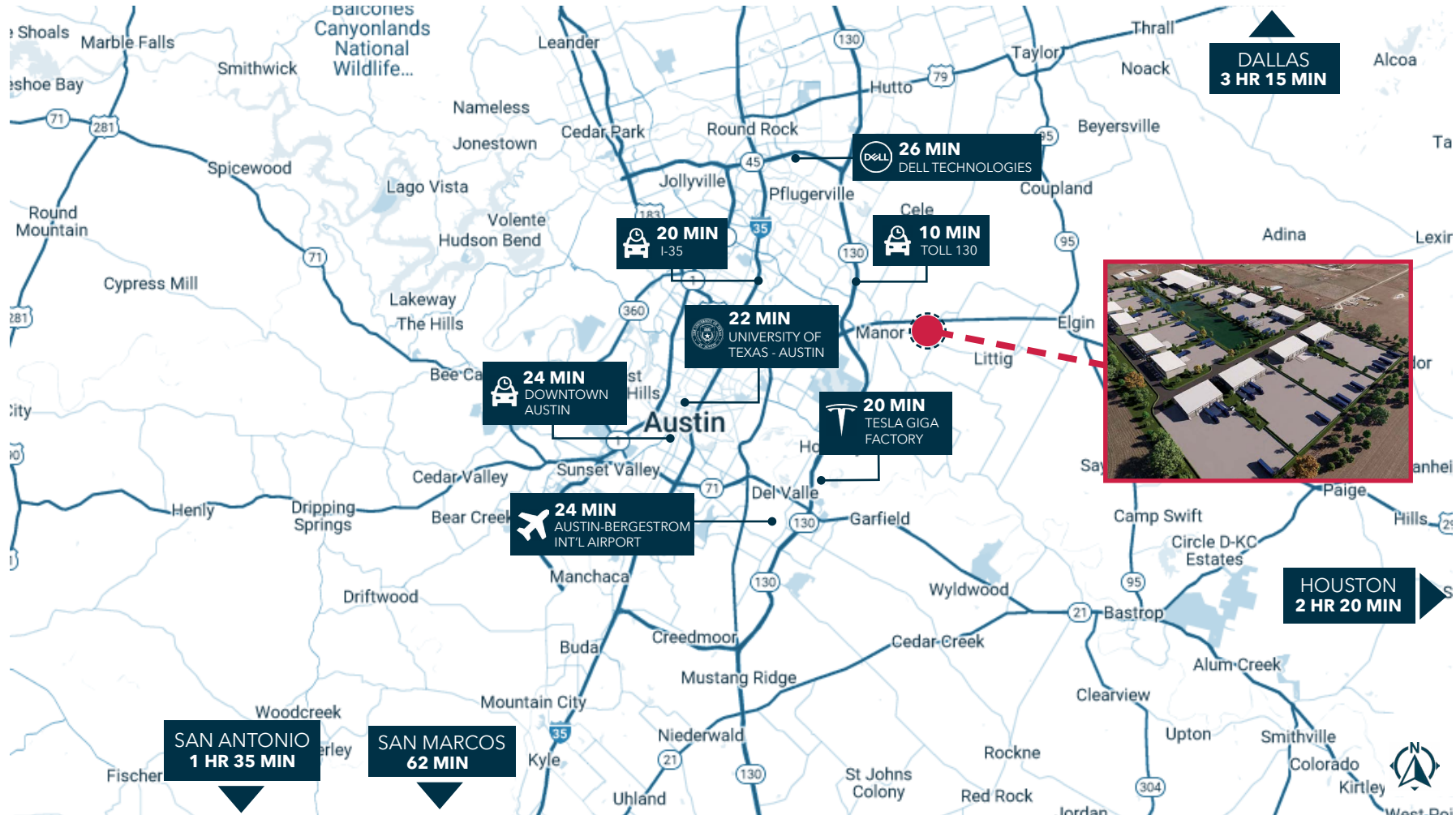


12340 Kimbro Rd Manor, TX



- Build-to-Suit in the Premier Growth Corridor Along Highway 290 and State Highway 130
- 290 East Toll Road Improvements and Old Hwy 20 Expansion and Widening
- Utilities to Site
- Great Access Into Downtown Austin
- Great Access to Austin-Bergstrom International Airport (AUS) and Austin Executive Airport Located in an Opportunity Zone
- Manor, TX is Ranked as the 7th Fastest Growing Suburb in the U.S
- Location Hotspot for Samsung & Tesla Providers, Including Han's Laser

LOCATION MAP | DRIVE TIME



Drive Times:



Toll 130
10 MIN



Austin-Bergstrom
International Airport
24 MIN



Downtown Austin
24 MIN



Tesla Giga Factory
20 MIN



Interstate 35
20 MIN



University of
Texas - Austin
22 MIN



Dell Technologies
26 MIN

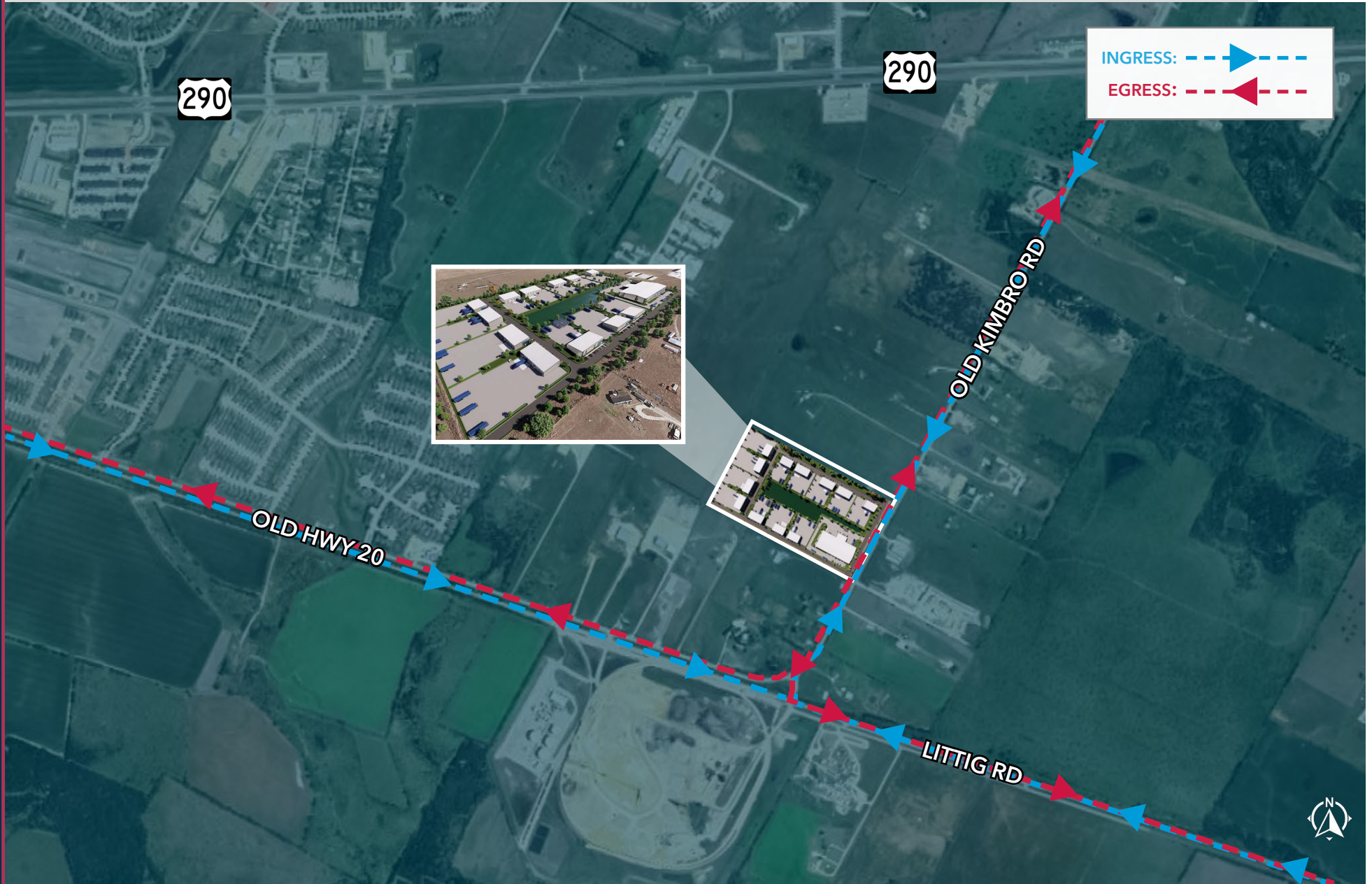


San Marcos
62 MIN

ACCESS MAP



12340 Kimbro Rd Manor, TX



CONCEPTUAL RENDERINGS



12340 Kimbro Rd Manor, TX





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