

# 5400

E. Howard Lane,  
Manor, TX 78653

4.54 Acres in NE Austin Opportunity Zone



OFFERED AT \$2,650,000



**Chris Anderson**  
#504246  
Twelve Rivers Realty  
(512) 576-8546  
chrisandersonaustin@gmail.com

**Twelve Rivers Realty**  
#9000950  
700 Rio Grande Street  
Austin, TX 78701



*"Your property is my priority."*



# PROPERTY DESCRIPTION

Introducing a prime commercial property spanning 4.54 acres at the northeast edge of Austin in Manor, Texas, situated within Austin's ETJ just off the thriving corridor near East Parmer Lane, the location boasts proximity to major employers like Samsung, Tesla, Amazon, and Applied Materials. This high-traffic area is at the heart of Austin's rapid growth, with easy access to highways and surrounded by new housing developments such as the forthcoming Element apartment complex on the same stretch of Howard Lane. Being outside city limits within the ETJ means no city restrictions, further enhancing its appeal for investment and development opportunities amidst Northeast Austin and Manor's booming population. This site is located close to the upcoming Walmart Supercenter & Manor Crossing, which is set to include HEB, Home Depot, and 600 apartments. It is also centrally positioned between the \$17B Samsung chip plant in Taylor and the Tesla Gigafactory, making it a highly sought-after investment opportunity in a rapidly developing area.

- Located in Opportunity Zone 18.42 in NE Austin/Manor
- Low 1.69% Tax Rate
- Located in an ETJ
- 5,485 Estimated Daily Traffic Count



**Chris Anderson**  
#504246  
Twelve Rivers Realty  
(512) 576-8546  
chrisandersonaustin@gmail.com

**Twelve Rivers Realty**  
#9000950  
700 Rio Grande Street  
Austin, TX 78701



*"Your property is my priority."*



# AREA BUSINESS MAP



IHOP

Dutch Bros

H-E-B

Panera Bread  
Arby's  
Lowe's  
Summer Moon  
ROSS  
chili's  
Jersey Mikes  
Carino's  
McDonald's  
BURGER KING  
Walmart  
PET SMART

THE HOME DEPOT

W

BW  
Best Western

7  
ELEVEN

MARCO'S  
Pizza

AUSTIN EXECUTIVE AIRPORT

SUBJECT PROPERTY

H-E-B

JCPenney

SMOOTHIE KING

WAFFLE HOUSE

CVS

STARBUCKS COFFEE

Dutch Bros

Countryside Donut LLC

CVS

LOUISIANA KITCHEN  
POPEYES

WHATABURGER

E Parmer Ln

E Howard Ln

Tropicana

ciCi's  
Pizza

H-E-B

SOUTHWEST FARMERS MARKET

VALERO

SUBWAY

HOBBY LOBBY

PIZZA HUT

MANOR HIGH SCHOOL

STARBUCKS COFFEE

RED LOBSTER

Little Caesars Pizza  
TACO BELL  
McDonald's  
Wendy's  
SUBWAY  
Luby's  
Walmart  
goodwill

Exxon

MANOR NEW TECH HIGH SCHOOL

Domino's  
Pizza

Academy  
SPORTS+OUTDOORS

BURGER KING

Airbus

# DEMOGRAPHIC OVERVIEW

## Zip Code 78653



Population  
**32,884**



Median Age  
**31.7**



Average HH income  
**\$104,187**

## Austin, TX



Population  
**958,202**



Median Age  
**34.2**



Average HH income  
**\$122,474**



**Chris Anderson**  
#504246  
Twelve Rivers Realty  
(512) 576-8546  
chrisandersonaustin@gmail.com

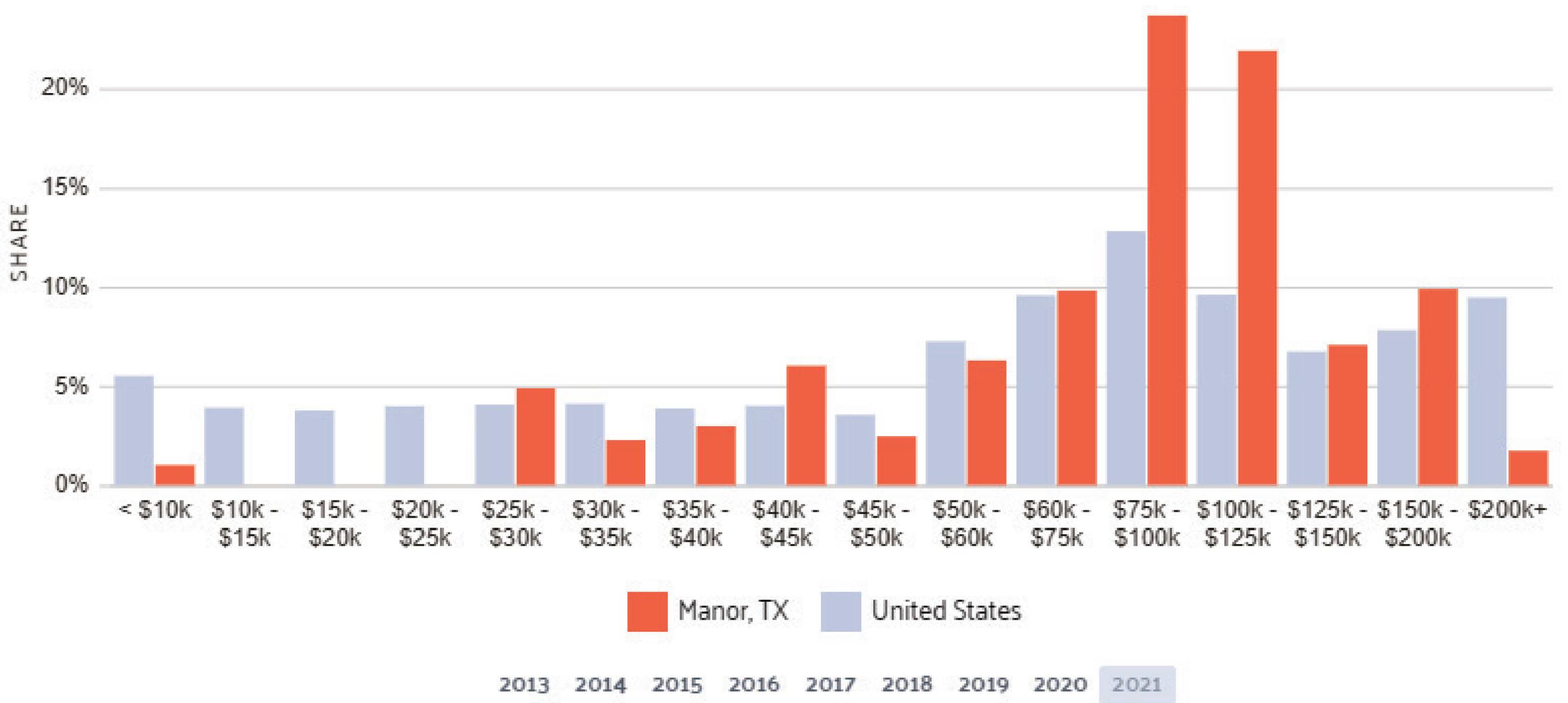
**Twelve Rivers Realty**  
#9000950  
700 Rio Grande Street  
Austin, TX 78701



*"Your property is my priority."*



## HH INCOME of MANOR, TX



**Chris Anderson**  
 #504246  
 Twelve Rivers Realty  
 (512) 576-8546  
 chrisandersonaustin@gmail.com

**Twelve Rivers Realty**  
 #9000950  
 700 Rio Grande Street  
 Austin, TX 78701

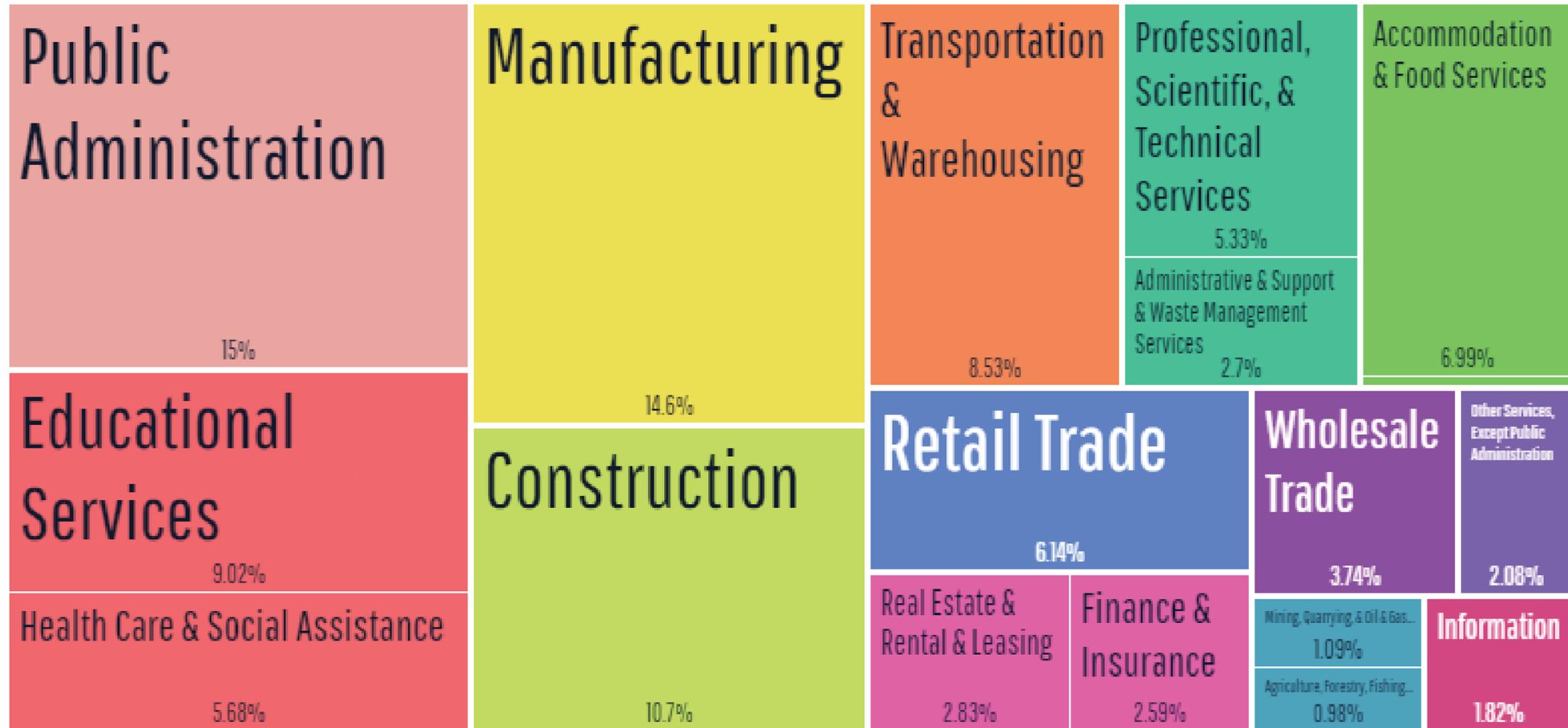


*"Your property is my priority."*



## EMPLOYMENT BY INDUSTRIES of MANOR, TX

6,528 workers



2013 2014 2015 2016 2017 2018 2019 2020 2021



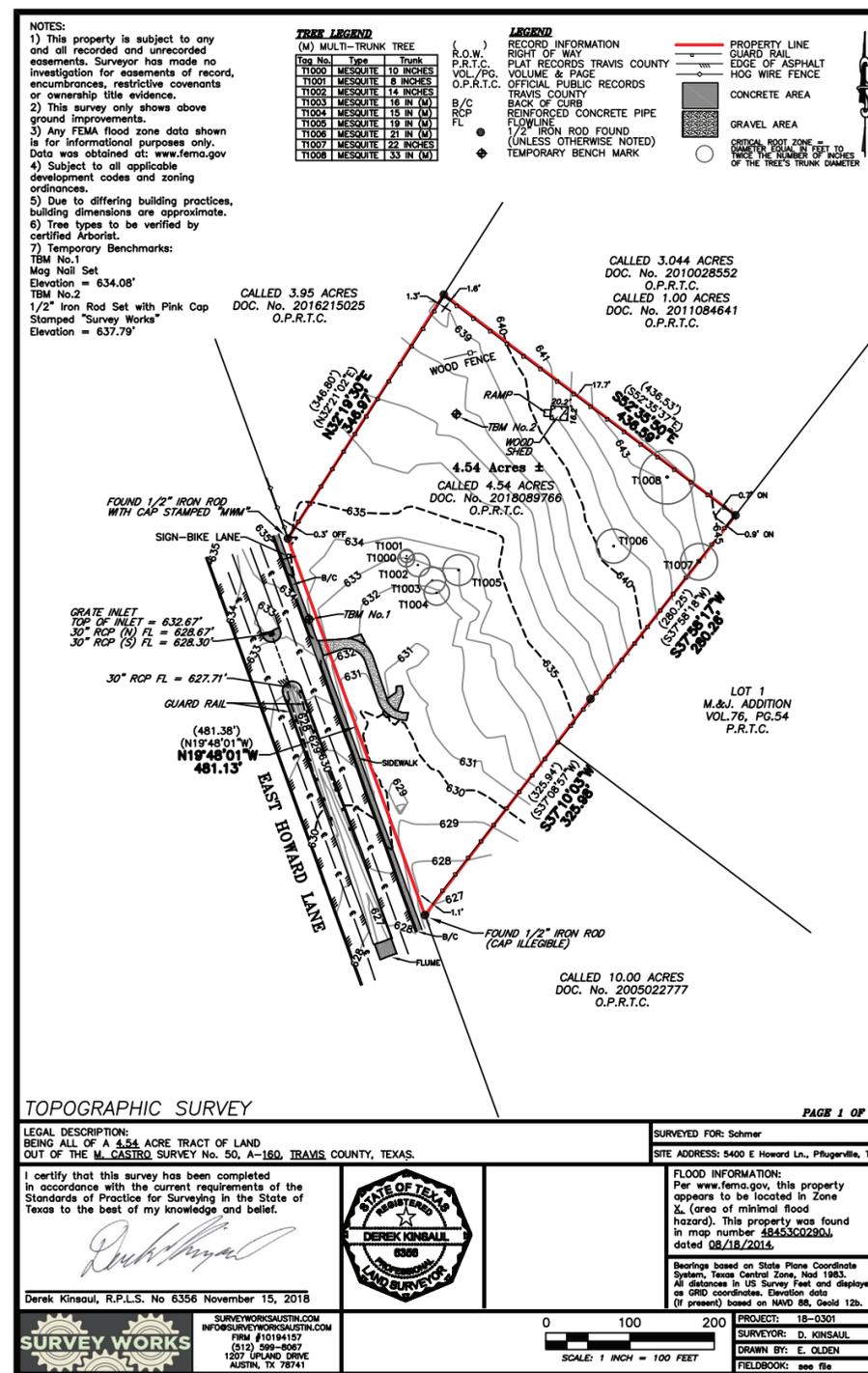
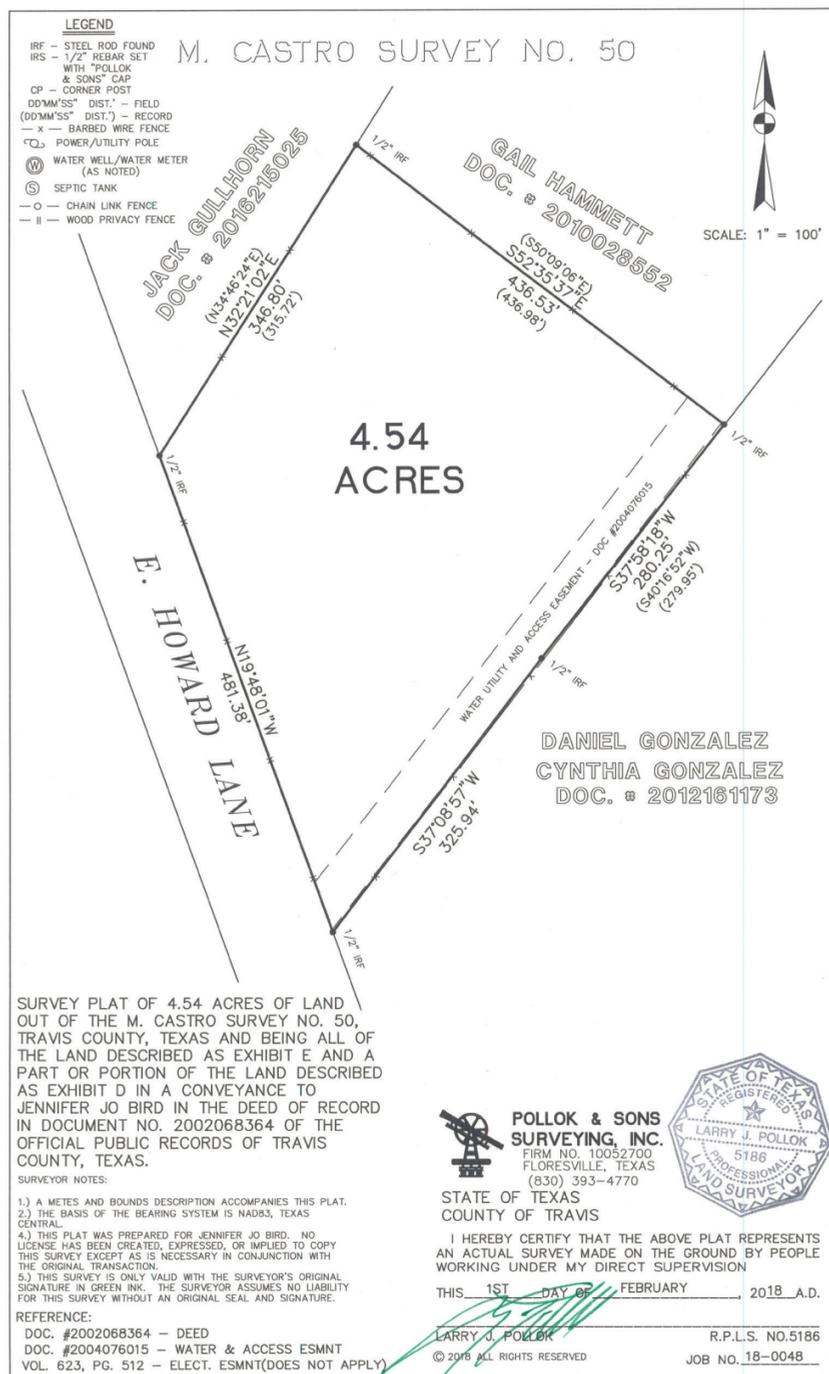
**Chris Anderson**  
 #504246  
 Twelve Rivers Realty  
 (512) 576-8546  
 chrisandersonaustin@gmail.com

**Twelve Rivers Realty**  
 #9000950  
 700 Rio Grande Street  
 Austin, TX 78701



*"Your property is my priority."*





**Chris Anderson**  
#504246  
Twelve Rivers Realty  
(512) 576-8546  
chrisandersonaustin@gmail.com

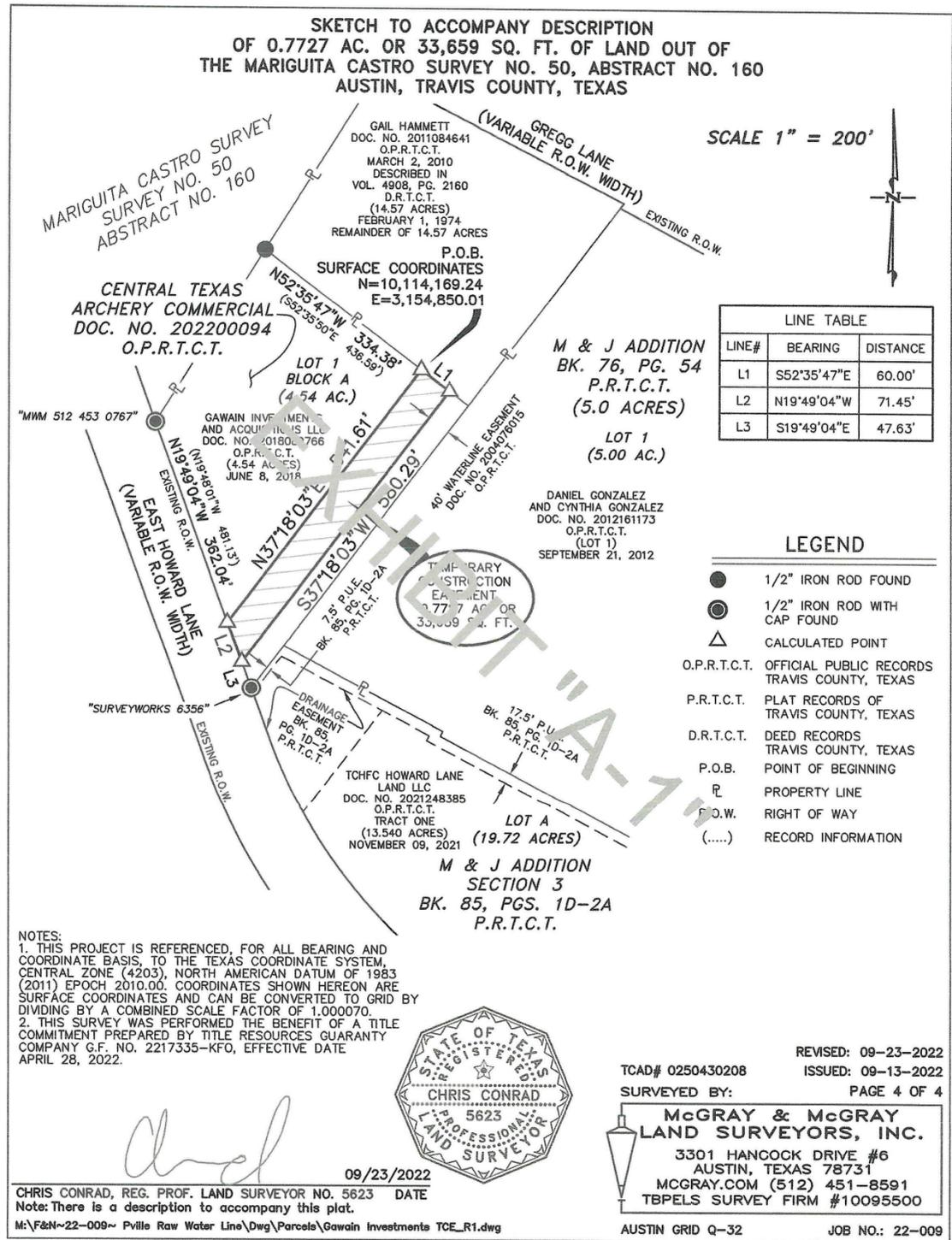
**Twelve Rivers Realty**  
#9000950  
700 Rio Grande Street  
Austin, TX 78701



"Your property is my priority"



# EASEMENT



**Chris Anderson**  
 #504246  
 Twelve Rivers Realty  
 (512) 576-8546  
 chrisandersonaustin@gmail.com

**Twelve Rivers Realty**  
 #9000950  
 700 Rio Grande Street  
 Austin, TX 78701



*"Your property is my priority."*





## 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:



**Chris Anderson**

#504246

Twelve Rivers Realty

(512) 576-8546

chrisandersonaustin@gmail.com

**Twelve Rivers Realty**

#9000950

700 Rio Grande Street

Austin, TX 78701



*"Your property is my priority"*



- 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.

<b>Twelve Rivers Realty</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9000950</b> License No.	<b>kevin@twelveriversrealty.com</b> Email	<b>(512) 588-1453</b> Phone
<b>Kevin Bown</b> Designated Broker of Firm	<b>466759</b> License No.	<b>kevin@twelveriversrealty.com</b> Email	<b>(512) 588-1453</b> Phone
<b>Kevin Bown</b> Licensed Supervisor of Sales Agent/ Associate	<b>466759</b> License No.	<b>kevin@twelveriversrealty.com</b> Email	<b>(512) 588-1453</b> Phone
<b>Chris Anderson</b> Sales Agent/Associate’s Name	<b>504246</b> License No.	<b>chris@twelveriversrealty.com</b> Email	<b>(512) 576-8546</b> Phone

**Regulated by the Texas Real Estate Commission**

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

This copyright protected form was produced using Lone Wolf Real Estate Technologies – 231 Shearson Crescent #310, Cambridge, Ontario, Canada N1T 1J3.

This form presented by Chris J Anderson | Twelve Rivers Realty | (512) 576-8546 | [chris@twelveriversrealty.com](mailto:chris@twelveriversrealty.com) |

IABS 1-0

TXR 2501



**Chris Anderson**  
#504246  
Twelve Rivers Realty  
(512) 576-8546  
[chrisandersonaustin@gmail.com](mailto:chrisandersonaustin@gmail.com)

**Twelve Rivers Realty**  
#9000950  
700 Rio Grande Street  
Austin, TX 78701



*"Your property is my priority"*





## 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:



**Chris Anderson**

#504246

Twelve Rivers Realty

(512) 576-8546

chrisandersonaustin@gmail.com

**Twelve Rivers Realty**

#9000950

700 Rio Grande Street

Austin, TX 78701



*"Your property is my priority."*

