



13800 FM 973, MANOR, TX 78653

OFFICE WAREHOUSE & INDUSTRIAL OUTSIDE STORAGE

7,944 SF ON 9.75 ACRES - FOR SALE

OFFERING INFORMATION

13800 FM 973 - MANOR, TX 78653

FOR SALE

PURCHASE PRICE : \$3,100,000.00



OAKLINE

COMMERCIAL REAL ESTATE

SALE CONTACTS

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PROPERTY DETAILS

Total Building SF	7,944 SF
Office SF	360 SF
Lot Size (Acres)	9.75 Acres
Clear Heights	22'-24'
Grade-Level Loading	Four (4) Overhead Doors (14'x14')
-	
Power	3-Phase 220V
Offices	Two (2) Offices
Restrooms	2
Utilites	Septic, Water, Electric
Fencing	Fully Fenced
Year Built	2000
Yard Space/IOS	44,000 SF Crushed Rock



13800 FM 973 - MAIN WAREHOUSE



Oakline Commercial Real Estate is pleased to present for sale this multi-building industrial property on ± 9.75 acres along the rapidly growing FM 973 corridor in Manor, Texas. The site features a 6,000 SF primary warehouse (built in 2000) positioned on a fully fenced and stabilized 1-acre yard surfaced with crushed rock. The building offers 22'–24' clear heights, four (4) 14'x14' grade-level overhead doors, 3-phase power, and ± 360 SF of two-story office space including two (2) private offices, a conference room, and two (2) restrooms. The stabilized yard surrounding the main building provides immediate functionality for outdoor storage, fleet operations, equipment staging, or contractor use.

Additional improvements include one (1) supplementary warehouse structure totaling $\pm 1,944$ SF, a ± 680 SF building, and a manufactured house providing flexible space for storage, light industrial operations, or support functions. Beyond the improved acre, the property includes ± 8.75 acres of flat, rectangular excess land, presenting a highly attractive future development opportunity for additional industrial buildings, yard expansion, or phased industrial park development. Strategically located with approximately 430 feet of frontage along N FM 973, the property sits just one mile north of U.S. Highway 290, offering high visibility and direct connectivity into the Austin MSA and surrounding growth corridors. The site is also less than one mile from the new H-E-B development in Manor, a strong indicator of the area's accelerating residential and commercial expansion. As one of the fastest-growing communities in Central Texas, Manor continues to attract new rooftops, infrastructure investment, and industrial demand. Please contact agents for more information or to schedule a tour.

OFFICE SPACE



1st FLOOR OFFICE SPACE



2nd FLOOR OFFICE SPACE

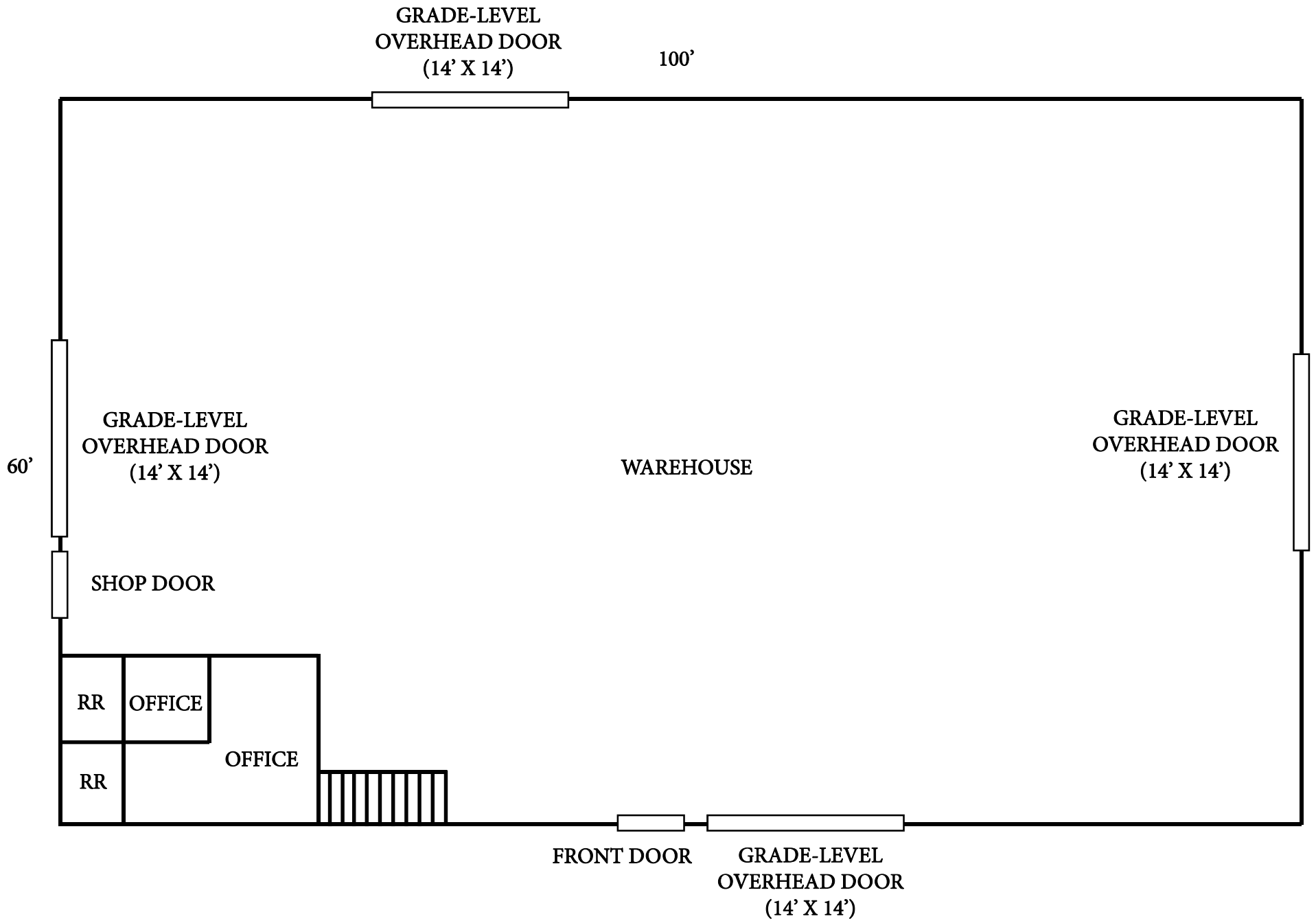
WAREHOUSE INTERIOR



INDUSTRIAL OUTDOOR STORAGE



FLOOR PLAN



SITE MAP



Community
owned
playscape park

Pine Arbor Trail

Pecangate Way

Pecangate Way

Crownstone Ln

Closner
Equipment Co. Inc

973

973

973



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Brett Birkeland Designated Broker of Firm	476913 License No.	brett@olcre.com Email	 Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Tom Oliver Sales Agent/Associate's Name	714817 License No.	tom@olcre.com Email	512-586-6621 Phone

Buyer/Tenant/Seller/Landlord Initials

Date