



OFFERING MEMORANDUM

106 W Parsons Street

MANOR, TEXAS 78653 · CORNER OF OLD HWY 20 & S LEXINGTON ST

A 10-Parcel Covered Land Play in Downtown Manor's Opportunity Zone

DEVELOPER-READY · INCOME IN PLACE · DOWNTOWN MANOR · US-290 CORRIDOR

OFFERED AT

\$4,300,000

**DON
QUICK**
& Associates, Inc.

Presented by Shelly Morgan

Don Quick & Associates, Inc. · Serving Central Texas Since 1970
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Executive Summary

106 W Parsons Street is a 10-parcel assemblage controlling nearly an entire city block in downtown Manor, Texas: a covered land play offering developer-ready scale with income in place. The offering comprises ±0.93 acres (±40,625 SF) improved with 13 buildings of block, brick, and metal construction, zoned C-1 Light Commercial, in a Qualified Opportunity Zone at the corner of Old Hwy 20 and S Lexington St.

The established on-site automotive operation conveys, generating income while a buyer works through planning and entitlement: land banking without negative carry. The city's Destination 2050 plan designates the block Downtown Mixed-Use and encourages a Downtown Business rezone for substantial redevelopment, with smaller setbacks, greater coverage, and more density.

Manor anchors the midpoint of Austin's eastern growth corridor: ±28,371 vehicles per day on US-290 (TxDOT), Tesla Giga Texas and its 20,000+ jobs ±15 minutes south, and Samsung's Taylor campus, with \$37B+ in announced Central Texas investment, ±20 minutes north. Manor's population has grown ±1,686% since 2000; the trade area is young and affluent (median age 29.3, 2025 est. average household income \$130,596), with 14,000+ housing units in planning and the proposed CapMetro Green Line commuter rail on the freight corridor at the assemblage's doorstep.

A legacy holding for an owner-user, investor, or developer seeking scale directly in the path of Manor's growth.

All figures approximate; buyer to verify.



OFFERING TERMS

PRICE	\$4,300,000
PARCELS	10 contiguous
SITE	±0.93 AC · ±40,625 SF
BUILDINGS	13
ZONING	C-1 · Opp. Zone
FLUM	Downtown Mixed-Use
INCOME	Business conveys
TRAFFIC	±28,371 VPD · US-290
AVG HH INC.	\$130,596 (2025 est.)

Investment Highlights

Covered Land Play

Income from the established on-site automotive operation carries the asset while a buyer completes planning, entitlement, and design: land banking without negative carry.

Rare Near Full-Block Assemblage

Ten contiguous parcels in Block 24 of the original Manor townsite, controlling nearly an entire downtown block: scale that rarely trades in an established core.

Opportunity Zone + Upzone Path

Qualified Opportunity Zone location (per Crexi records). FLUM designates Downtown Mixed-Use; the city encourages a Downtown Business rezone for redevelopment with reduced setbacks and higher coverage.

US-290 Corridor Exposure

±28,371 vehicles per day on US-290 at Manor (TxDOT), with corner positioning at Old Hwy 20 and S Lexington Street in the city's commercial core.

The Tesla / Samsung Corridor

±15 minutes to Tesla Giga Texas (20,000+ jobs) via FM 973, being expanded to six lanes, and ±20 minutes to Samsung's Taylor campus, with \$37B+ in announced investment, via SH-130.

Young, Affluent, Exploding Trade Area

2025 est. average household income of \$130,596 and median age 29.3 (City of Manor profile); 14,000+ housing units in planning in one of America's fastest-growing cities.



SERVICE BAYS · INCOME IN PLACE



SHOP BUILDINGS



YARD & STORAGE

Property Details & Parcels

ADDRESS	106 W Parsons Street, Manor, TX 78653
POSITION	Corner of Old Hwy 20 & S Lexington St
COUNTY	Travis
SITE AREA	±0.93 acres · ±40,625 SF
PARCELS	10 contiguous · Block 24
BUILDINGS	13 · block, brick & metal; slab; metal gable roofs
CURRENT USE	Automotive, commercial & office
ZONING	C-1 Light Commercial · Opportunity Zone
FLUM	Downtown Mixed-Use (Destination 2050)
SCHOOL DISTRICT	Manor ISD
UTILITIES	Public water & sewer; gas available
FLOOD	No FEMA floodplain; buyer to verify
PARKING	±20 gravel surface spaces
MAX HEIGHT / COVERAGE	60' · 60-70% impervious

PARCELS · BLOCK 24, TOWN OF MANOR

- Lots 5-7 · Lots 11-12 (PID 238714)
- Lots 13-15 (PID 238713 · situs 106 Parsons)
- Lots 16-17 (PID 238712) · Lots 19-20 (PID 238711)
- 2026 TCAD appraised value \$1,380,361
- 20' public alley bisects the block (city access to water tower site)

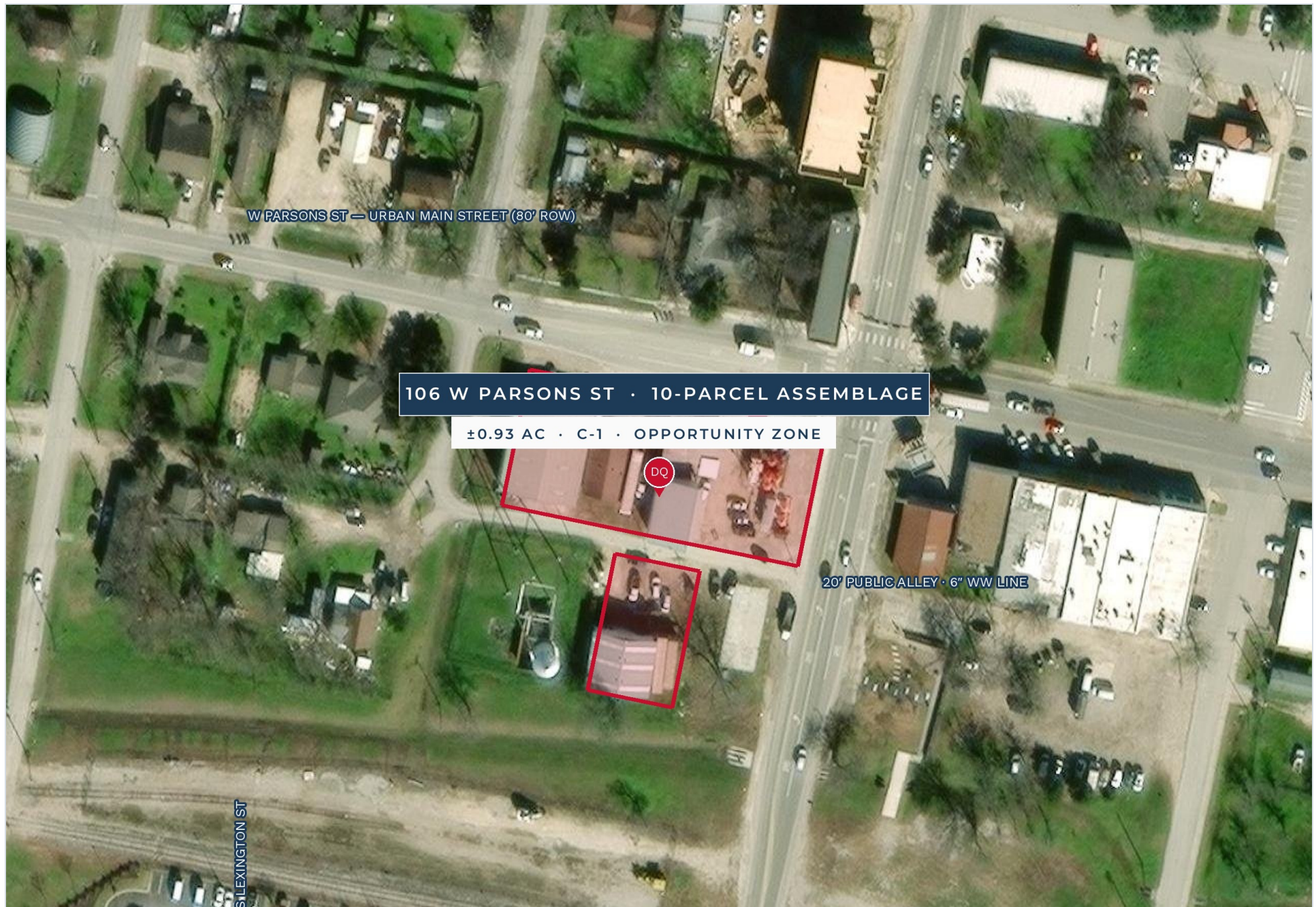


ON-SITE IMPROVEMENTS



DOWNTOWN MANOR & CITY WATER TOWER

The Assemblage • Block 24, Town of Manor



Entitlements, Utilities & Development Standards

Zoning: C-1 Light Commercial

Max height 60 ft. Setbacks: 20 ft front, 15 ft street-side, 10 ft side and rear. Impervious cover to 60% (70% with accessory structures). Lots 5-7 & 11-20, Block 24 confirmed C-1 by the City.

Upzone Path: Downtown Business

The Future Land Use Map designates the block Downtown Mixed-Use under Destination 2050. The City encourages a Downtown Business (DB) rezone for substantial redevelopment: smaller setbacks, higher building coverage.

Water & Wastewater

6-inch City wastewater line in the 20-ft public alley bisecting the block; multiple water lines along Parsons, Caldwell, and the rail frontage. Capacity confirmed via Service Extension Request based on proposed demand.

Urban Main Street Frontage

Parsons and Lexington are designated Urban Main Streets (80-ft ROW with on-street parking). Parsons is already at 80 ft; a ~5-ft dedication along Lexington may apply at platting.

Historic District Character

Property sits in the City historic district: masonry facades, articulation, and architectural features per commercial design standards. No setback, safety, or aesthetic buffer from the adjacent City water tower (Lots 1-4, not included).

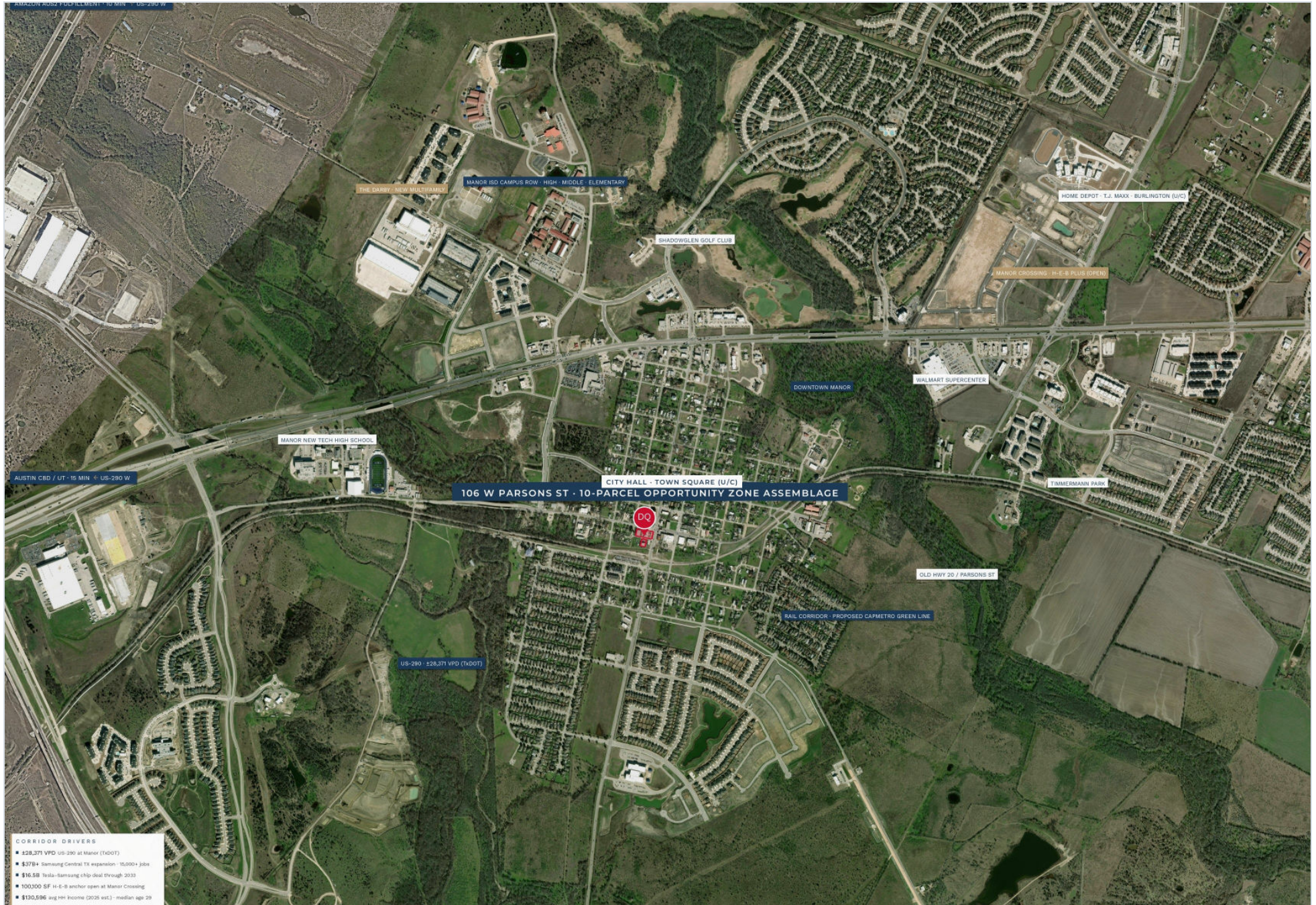
Trees & Site

Trees over 8 in. are protected with mitigation requirements; heritage trees over 25 in. require P&Z approval before removal, reviewed at platting or site development.



THE ASSEMBLAGE • ENTITLEMENT FACTS PER CITY OF MANOR PIR-223-2026 • BUYER TO VERIFY

Location & Growth Corridor



Demographics · A Young, Affluent, Exploding Trade Area

MEASURE	CITY OF MANOR / TRADE AREA
2025 Est. Average Household Income	\$130,596
2025 Est. Median Household Income	\$105,607
Households (2025 est.)	6,864
Population (City of Manor)	18,603 - 21,500
Median Age	29.3 years
Population Growth Since 2000	+1,686%
Median Home Value	\$347,900
Homeownership Rate	75%
Housing Units In Planning	14,000+

DRIVE TIMES

±10 min SH-130	±15 min TESLA · UT AUSTIN	±20 min DOWNTOWN · ABIA · SAMSUNG
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Sources: City of Manor 2025 Community Demographic Profile (The Retail Coach); U.S. Census ACS 2024; Crexi property records; TxDOT. All figures and drive times approximate and subject to change; radius-ring (3/5/10-mi) reports available on request. Buyer to verify all information independently.

WHY THE CORRIDOR WINS

\$37B+
Samsung Central Texas expansion; 15,000+ jobs (Samsung / U.S. DOC)

\$16.5B
Tesla-Samsung chip supply deal running through 2033

20,000+
jobs at Tesla Giga Texas, ±15 minutes via FM 973

100,100 SF
H-E-B now open at Manor Crossing with Home Depot, TJ Maxx, Burlington

Green Line
proposed CapMetro commuter rail on the corridor adjoining the block

+1,686%
Manor population growth since 2000; among the fastest-growing U.S. cities



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The Business & Offering Process

An established automotive business currently operates on site and is included in the \$4,300,000 sales price, providing income through a buyer's planning and entitlement period. The business is offered as an ancillary component of a real-estate-forward transaction; detailed operating financials are available to qualified parties upon request. Ideal for an owner-user seeking scale, an investor assembling a land bank in a high-growth submarket, or a developer planning a future downtown Manor mixed-use or commercial project.

Offers will be evaluated on price, terms, and certainty of close. Tours are by appointment only; please do not disturb the on-site operation. To request additional information, schedule a tour, or submit an offer, contact the exclusive listing agent below.



EXCLUSIVELY LISTED BY

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Disclaimer: This Offering Memorandum has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property. The information contained herein has been obtained from sources believed to be reliable, including the Travis Central Appraisal District, TxDOT, and the City of Manor demographic profile; however, Don Quick & Associates, Inc. has not verified, and will not verify, any of the information contained herein. All measurements, square footages, acreages, traffic counts, demographics, drive times, distances, and boundaries are approximate. Prospective purchasers should conduct their own independent investigation and verification of all matters deemed material, including without limitation zoning, entitlements, utilities, and the condition of improvements.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date