

BELTEX DEVELOPMENT

13006 Beltex Dr., Manor, TX 78653
1,2, or 3 light industrial buildings | 3.2 AC

BUILD TO SUIT

 DAVID REID
REAL ESTATE

BELTEX DRIVE (LOTS 3 AND 4)

CONCEPTUAL PLAN 1

 Sunland
GROUP

Building ① - 12,000 Sq.Ft.
Building ② - 11,200 Sq.Ft.
Building ③ - 12,000 Sq.Ft.
TOTAL - 35,200 Sq.Ft.
Parking - 132 Spaces

Building ④ - 49,372 Sq.Ft.

Building ⑤ - 31,000 Sq.Ft.
Parking - 65 Spaces

 MEGACENTER

 TEXERRA
Real Estate Development

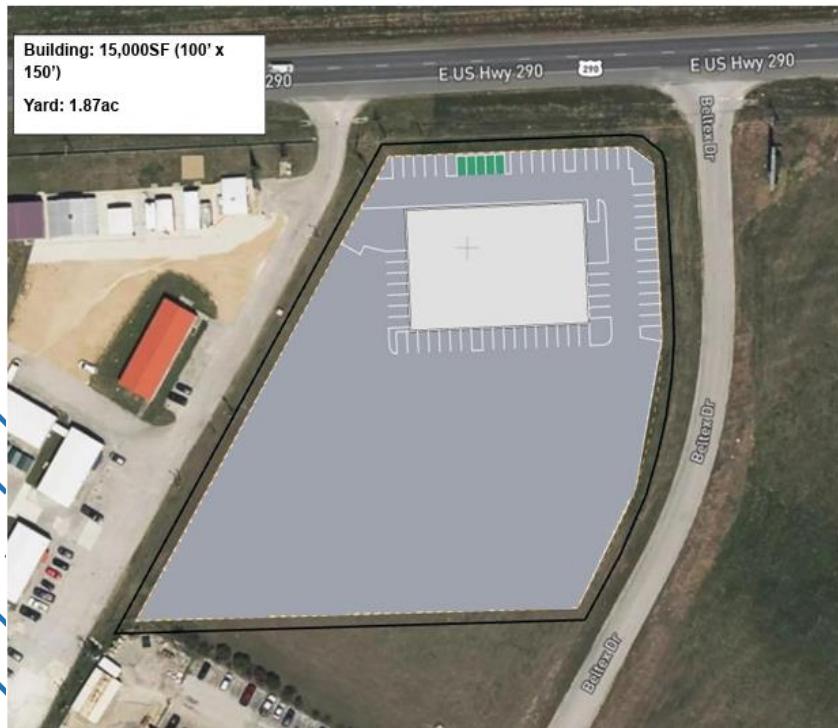
SITE PLAN

Positioned along highly visible US Highway 290 frontage, with 55k+ VPD, this flexible industrial site offers multiple development configurations to accommodate user needs. Located in a rapidly growing corridor east of Austin, the property provides exceptional access, exposure, and functionality for distribution, service, or light manufacturing use.

A



B



C



DEVELOPMENT OPTIONS

OPTION A

Single Building

- **Site A:** ±3.0 acres
- **Building:** ±33,000 SF (275' × 120') with 170' deep truck court
- **Lot Size:** ±1.87 acres with fenced yard area
- **Layout:** Ideal for a single tenant or owner-user requiring large yard and ample parking

This configuration provides an efficient footprint for logistics, manufacturing, or service-based operations requiring generous yard area, multiple dock positions, and extensive parking. The layout maximizes visibility and operational flow, ideal for an owner-user or build-to-suit tenant.

OPTION B

Single Building Mid-Size

- **Site B:** ±3.0 acres
- **Building:** ±15,000 SF (100' × 150')
- **Lot Size:** ±1.87 acres with fenced yard area
- **Use:** Owner-user or small tenant requiring yard storage and front-facing exposure

A balanced, flexible layout offering excellent building-to-land ratio and secure outdoor storage capacity. Suitable for smaller industrial users or single-tenant investors seeking efficient yard utilization and premier frontage positioning.

OPTION C

Two-Building Lot Split

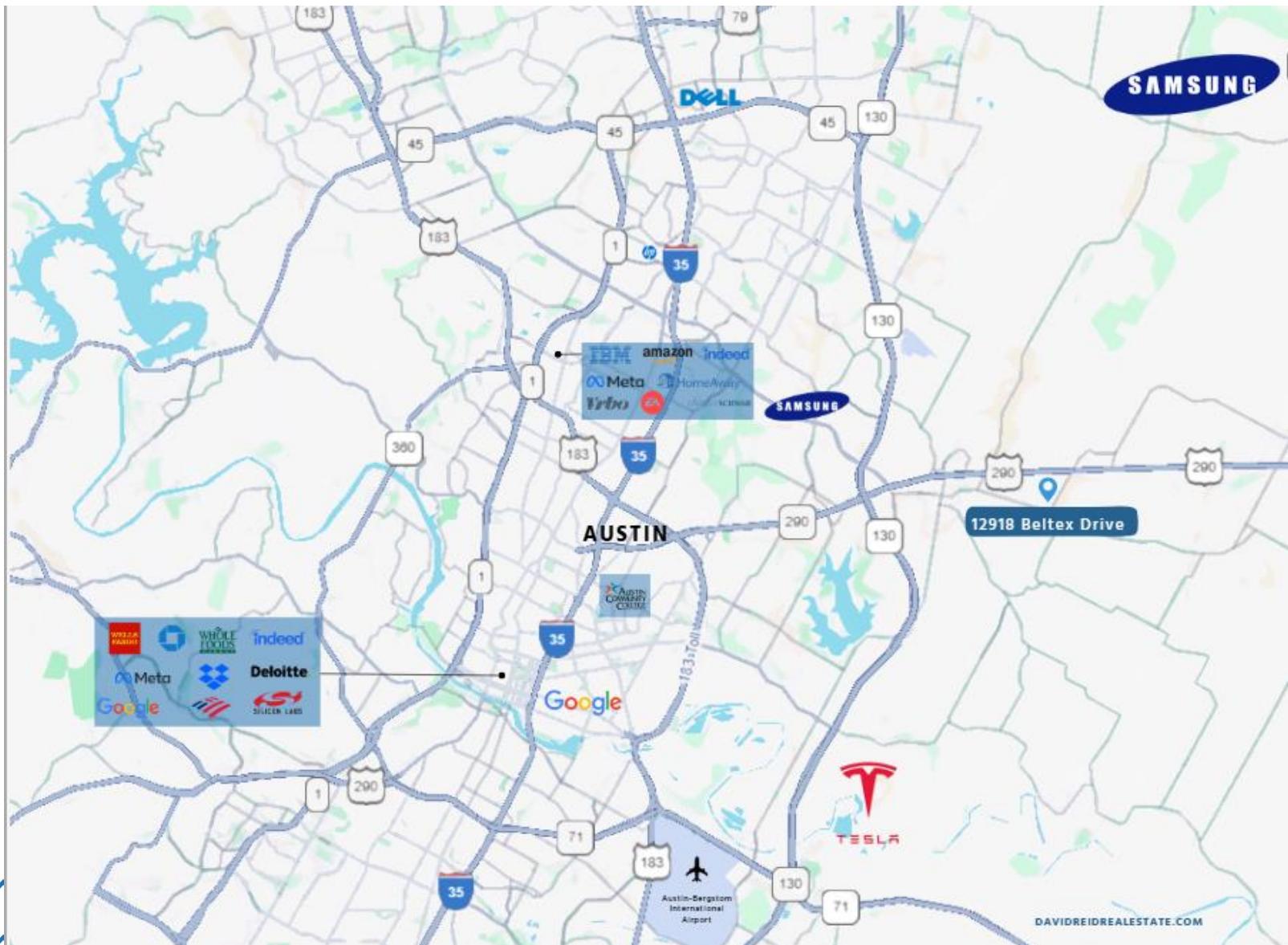
- **Tract A:**
 - ±1.34 acres
 - Building ±10,000 SF
 - Yard ±1.02 acres
- **Tract B:**
 - ±1.41 acres
 - Building ±10,000 SF
 - Yard ±1.09 acres
- **Total Site:** ±2.75 acres

This option supports a two-building subdivision, creating flexibility for either owner-occupancy or multi-tenant investment. Each tract offers independent access, efficient truck circulation, and dedicated yard space. The design allows for staged development or separate sale of individual tracts.

AERIAL VIEW



LOCATION MAP



AREA MAPS



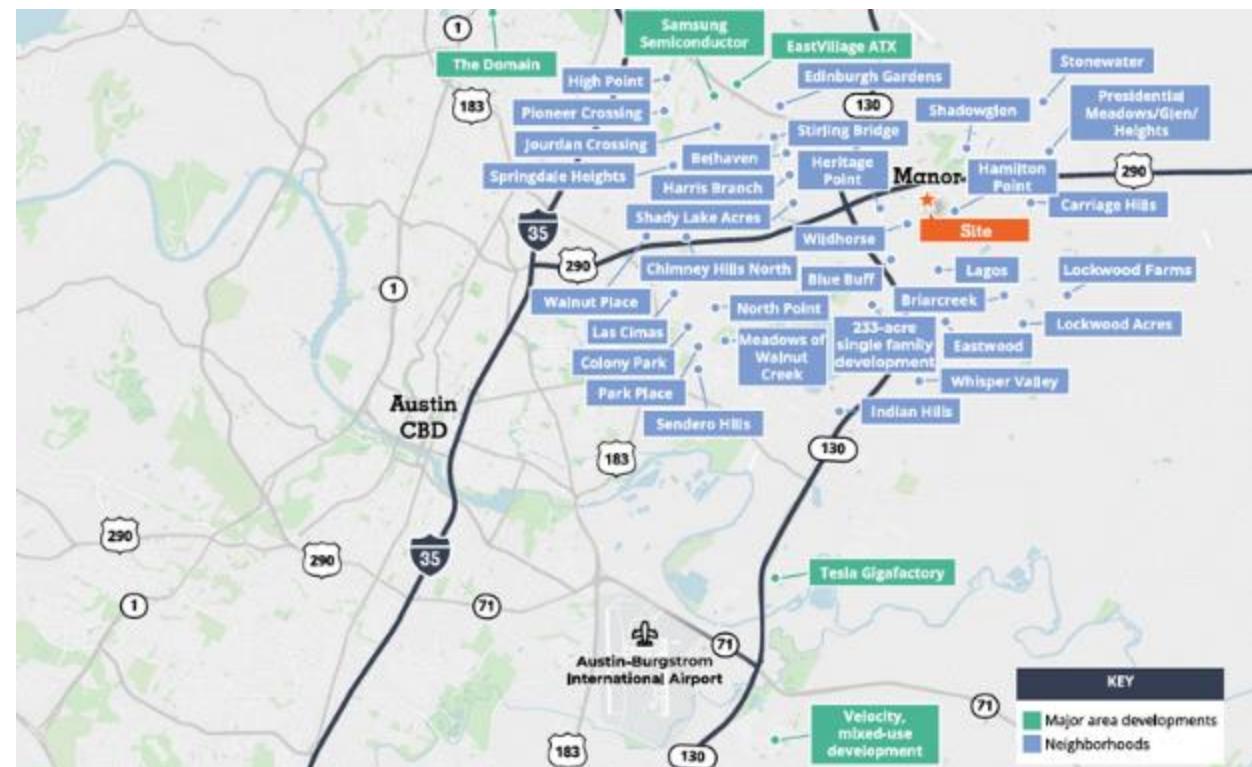
16.9 miles to Austin-Bergstrom International Airport



From 2014–2023, Manor saw a 185% population increase.



Among the fastest-growing U.S. metros



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