

BELTEX DEVELOPMENT

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

BUILD TO SUIT



BELTEX DRIVE (LOTS 3 AND 4) CONCEPTUAL PLAN 1

Sunland
GROUP

Building ① - 12,800 Sq. Ft.
Building ② - 11,200 Sq. Ft.
Building ③ - 10,800 Sq. Ft.
TOTAL - 35,000 Sq. Ft.
Parking - 120 Spaces

Building ④ - 48,372 Sq. Ft.

Building ⑤ - 35,800 Sq. Ft.
Parking - 65 Spaces



MEGACENTER

TEXERRA

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.

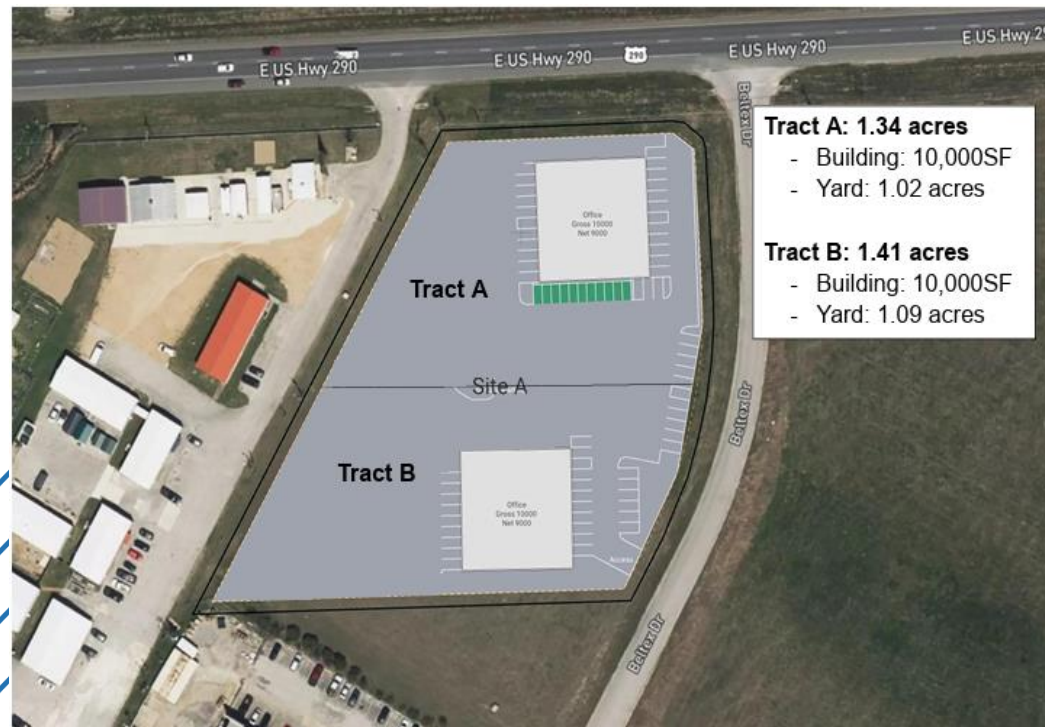
A



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

SITE MAP

PROJECTS BREAKING GROUND:

1. TXM Micro-hospital opening mid-2026
2. New Housing: The Village at Manor Commons
3. Ongoing development at Manor Crossing and Major Commons
4. 83-acre mixed used to include new City Hall and Library



MANOR CROSSING

TXM
Micro-hospital

MANOR COMMONS



2
The Village at
Manor Commons

83-acre mixed use:
to include City Hall &
Library

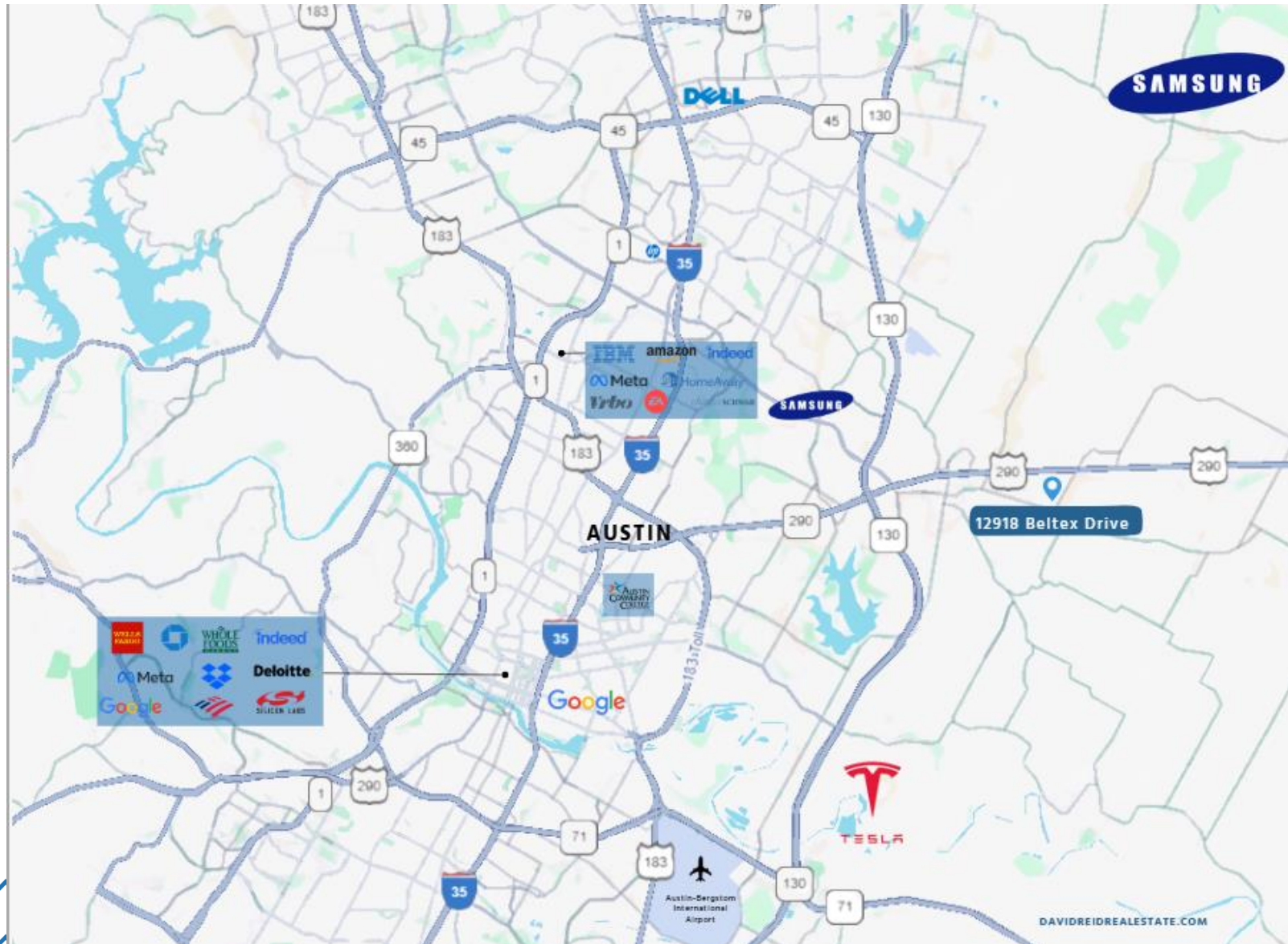
SUBJECT
PROPERTY /
DEVELOPMENT
SITE

MANOR COMMERCIAL PARK

1. Lonestar Electrical Supply
2. Lonestar Portables
3. ASCO Equipment Rentals
4. Texas State Rentals
5. Texas Trailer Supply
6. Humanetics II

NEARBY

LOCATION MAP



AREA MAPS



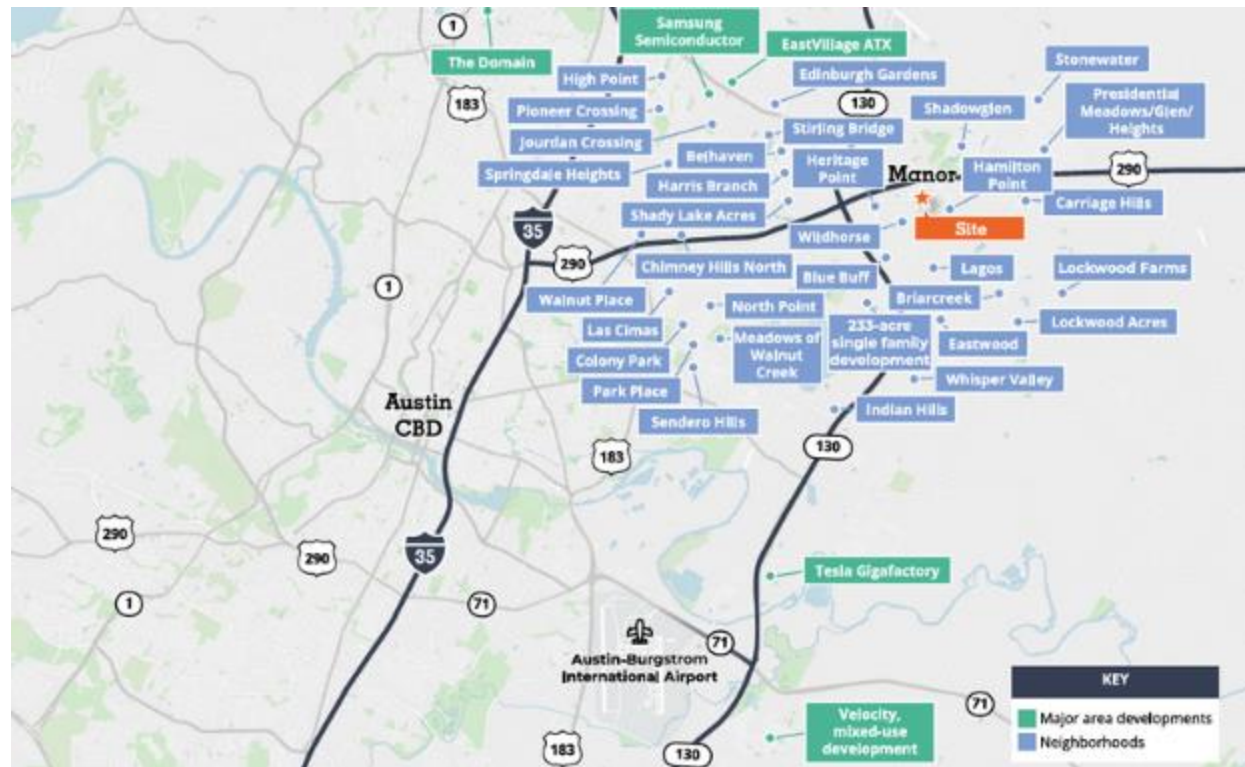
16.9 miles to Austin-Bergstrom International Airport



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



Among the fastest-growing U.S. metros



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Confidential Offering Memorandum (“COM”) is provided by David Reid Real Estate, solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of David Reid Real Estate.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by David Reid Real Estate for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented.

David Reid Real Estate has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/ or financial information contained herein are qualified in their entirety by reference to the actual documents and/ or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon David Reid Real Estate.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from David Reid Real Estate relating to the Property, whether oral, written or in any other form (collectively, the “ Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to David Reid Real Estate, all or any part of this COM or the Information; (3) upon request by David Reid Real Estate at any time, you will return and/ or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless David Reid Real Estate and the seller of the property, and all of their respective affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/ or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party’ s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that David Reid Real Estate shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.



13006 Beltex Dr., Manor, TX 78653

EXCLUSIVELY LISTED BY:

RICH BROWN

Sales / Acquisitions / Investments
Rich@davidreidproperties.com
830.260.5054

DAVID REID

Broker / Founder
David@davidreidproperties.com
626.705.2542