COMMERCIAL LAND | MANOR, TEXAS | FOR SALE

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

OFFERED AT $4,300,000

Don Quick & Associates, Inc.

Shelly Morgan
(512) 814-1825 · Shelly@donquick.com

THE OPPORTUNITY

A Rare Near Full-Block Assemblage

FOR SALE | OFFERED AT $4,300,000

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, zoned C-1 Light Commercial, in a Qualified Opportunity Zone at the corner of Old Hwy 20 and S Lexington St.

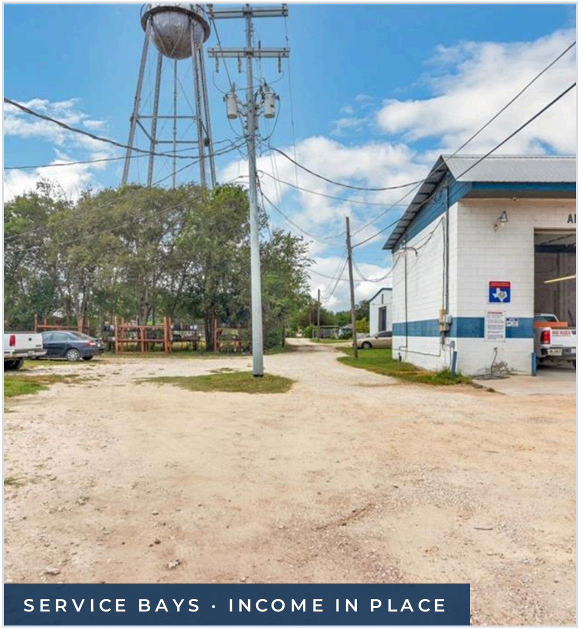
The established on-site automotive operation conveys with the sale, generating income while a buyer works through planning and entitlement: land banking without negative carry.

HIGHLIGHTS

- **Covered land play:** on-site income carries the asset through planning, entitlement, and design.
- **Near full-block assemblage:** ten contiguous parcels in Block 24 of the original Manor townsite; contiguous control that rarely trades downtown.
- **Opportunity Zone + upzone path:** FLUM designates Downtown Mixed-Use; the city encourages a Downtown Business rezone with reduced setbacks and higher coverage.
- **Utilities in place:** City of Manor water and sewer; 6-inch wastewater line in the 20-ft public alley; gas available.
- **Income in the price:** the operational automotive business is included in the $4,300,000 sales price; financials to qualified parties on request.
- **Ideal for:** owner-users seeking scale, investors assembling a land bank in a high-growth submarket, or developers planning a future downtown Manor mixed-use or commercial project.

$4.3M	±0.93 AC	10	13
OFFERING PRICE	±40,625 SF LAND	CONTIGUOUS PARCELS	BUILDINGS ON SITE


ON-SITE IMPROVEMENTS


SERVICE BAYS · INCOME IN PLACE

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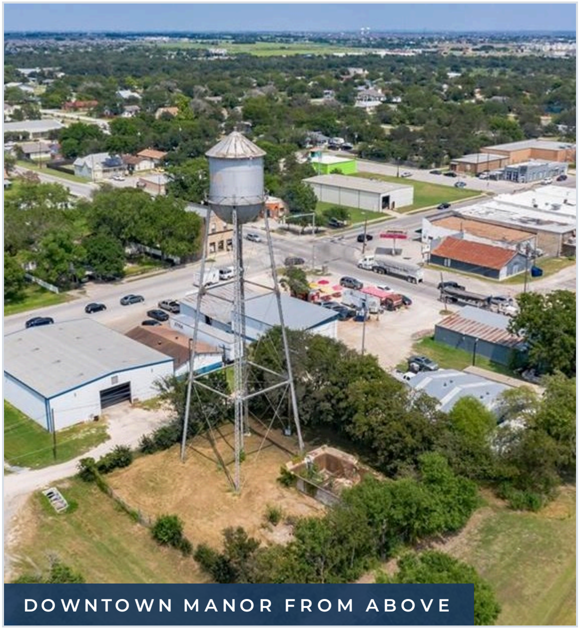
Downtown Manor: Income Today, Upside Tomorrow

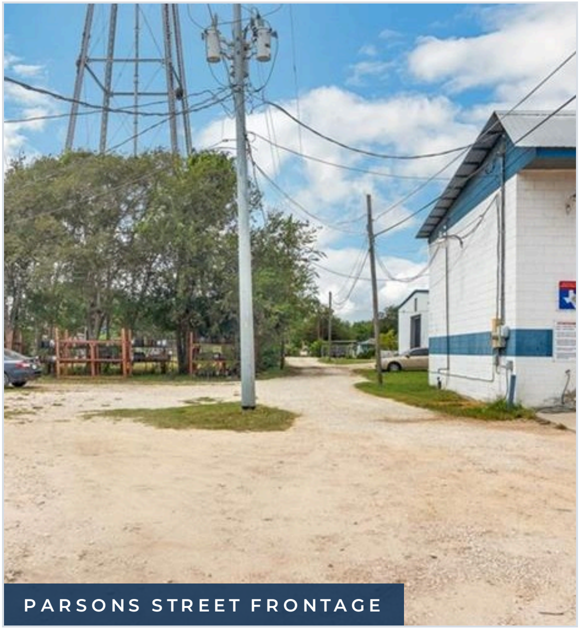
Manor anchors the midpoint of Austin's eastern growth corridor. The city ranks among the fastest-growing in the United States, with population growth of ±1,686% since 2000 and 14,000+ housing units in various stages of planning. Major retail has followed: H-E-B is now open at Manor Crossing (100,100 SF) alongside Home Depot, TJ Maxx, and Burlington.

WHY MANOR, WHY NOW

- **US-290 corridor exposure:** ±28,371 vehicles per day at Manor (TxDOT), with corner positioning in the city's commercial core.
- **Tesla Giga Texas:** ±15 minutes south via FM 973, which TxDOT is expanding to six lanes; 20,000+ jobs.
- **Samsung Taylor:** ±20 minutes north via SH-130; $37B+ in announced Central Texas investment and a $16.5B Tesla-Samsung chip supply deal through 2033.
- **Proposed CapMetro Green Line:** commuter rail proposed on the freight corridor at the assemblage's south edge, with a Manor station proposed.
- **Young, affluent trade area:** median age 29.3; 2025 est. average household income $130,596; median home value $347,900; 75% homeownership.



DOWNTOWN MANOR FROM ABOVE



PARSONS STREET FRONTAGE

±28,371	15 MIN	$37B+	14,000+
VPD ON US-290	TO TESLA GIGA TEXAS	SAMSUNG EXPANSION	HOUSING UNITS PLANNED

Sources: TxDOT traffic counts; City of Manor 2025 Community Demographic Profile (The Retail Coach); Samsung / U.S. Department of Commerce announcements; CapMetro Project Connect. All figures approximate; buyer to verify.

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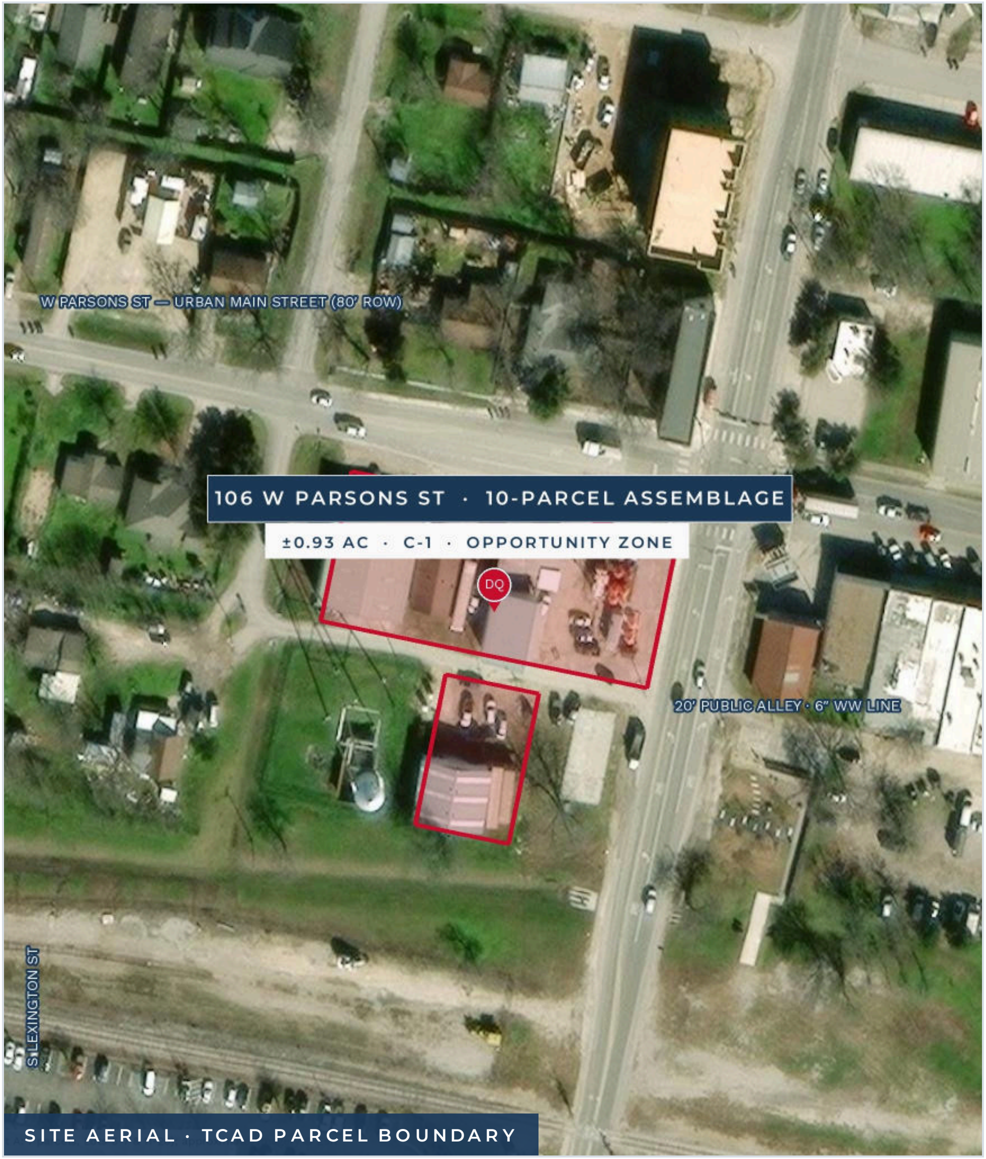
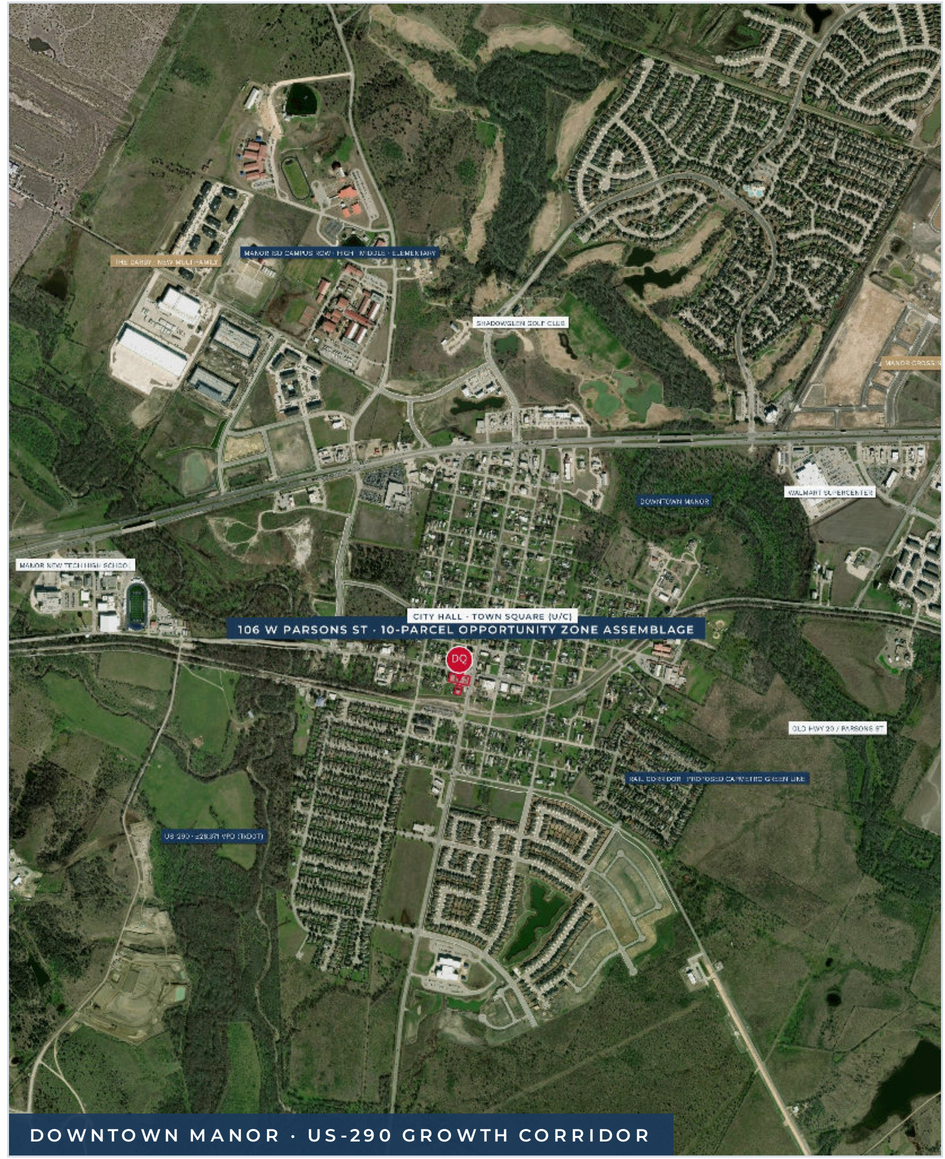
The Assemblage & Location

±0.93 AC | 10 PARCELS | OPPORTUNITY ZONE



SITE AERIAL · TCAD PARCEL BOUNDARY



DOWNTOWN MANOR · US-290 GROWTH CORRIDOR

CALL FOR OFFERING MEMORANDUM & PRIVATE TOUR · SHELLY MORGAN · (512) 814-1825 · SHELLY@DONQUICK.COM

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11-03-2025

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.

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.

Name	License No.	Email	Phone
Don Quick & Associates, Inc Name of Sponsoring Broker (Licensed Individual or Business Entity)	347889-BB	darren@donquick.com	512-255-3000
Darren Quick Name of Designated Broker of Licensed Business Entity, if applicable	443913-B	darren@donquick.com	512-255-3000
Darren Quick Name of Licensed Supervisor of Sales Agent/Associate, if applicable	443913-B	darren@donquick.com	512-255-3000
Shelly Morgan Name of Sales Agent/Associate	509529-SA	shelly@donquick.com	512-255-3000

Buyer/Tenant/Seller/Landlord Initials ____________ ____________ Date ____________