

MANOR RISE
ACADEMY

F
THE FLATS

COMPASS ROSE
PUBLIC SCHOOLS

SHADOWGLEN
3,500 LOTS

MANOR

STONEWATER
1,140 LOTS

SUBJECT SITE
10 ACRES

For Sale: Manor 10 Acres

PRIME SINGLE FAMILY HOME SITE | 12349 JOHNSON RD, MANOR, TEXAS



GOLD TIER

EXCLUSIVELY LISTED BY

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The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gold Tier Real Estate and should not be made available to any other person or entity without the written consent of Gold Tier Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



STONEWATER
1,140 LOTS

SUBJECT SITE
10 ACRES



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10 ACRES

JOHNSON ROAD



PROPERTY HIGHLIGHTS

ADDRESS: 12349 Johnson Road, Manor, Texas 78653

ACREAGE: 10.18

SQUARE FOOTAGE: 2,150

BEDROOMS: 5

BATHROOMS: 3

PRICING: \$850,000

YEAR BUILT: 2006

ZONING: Manor ETJ

UTILITIES:

- 4" Aqua Water Line

- Septic in Place

FRONTAGE: 110' Johnson Road Frontage

SCHOOL DISTRICT: Manor ISD

REMARKS:

- Seller Financing Available

- Close Proximity to Manor High school and Stonewater Neighborhood

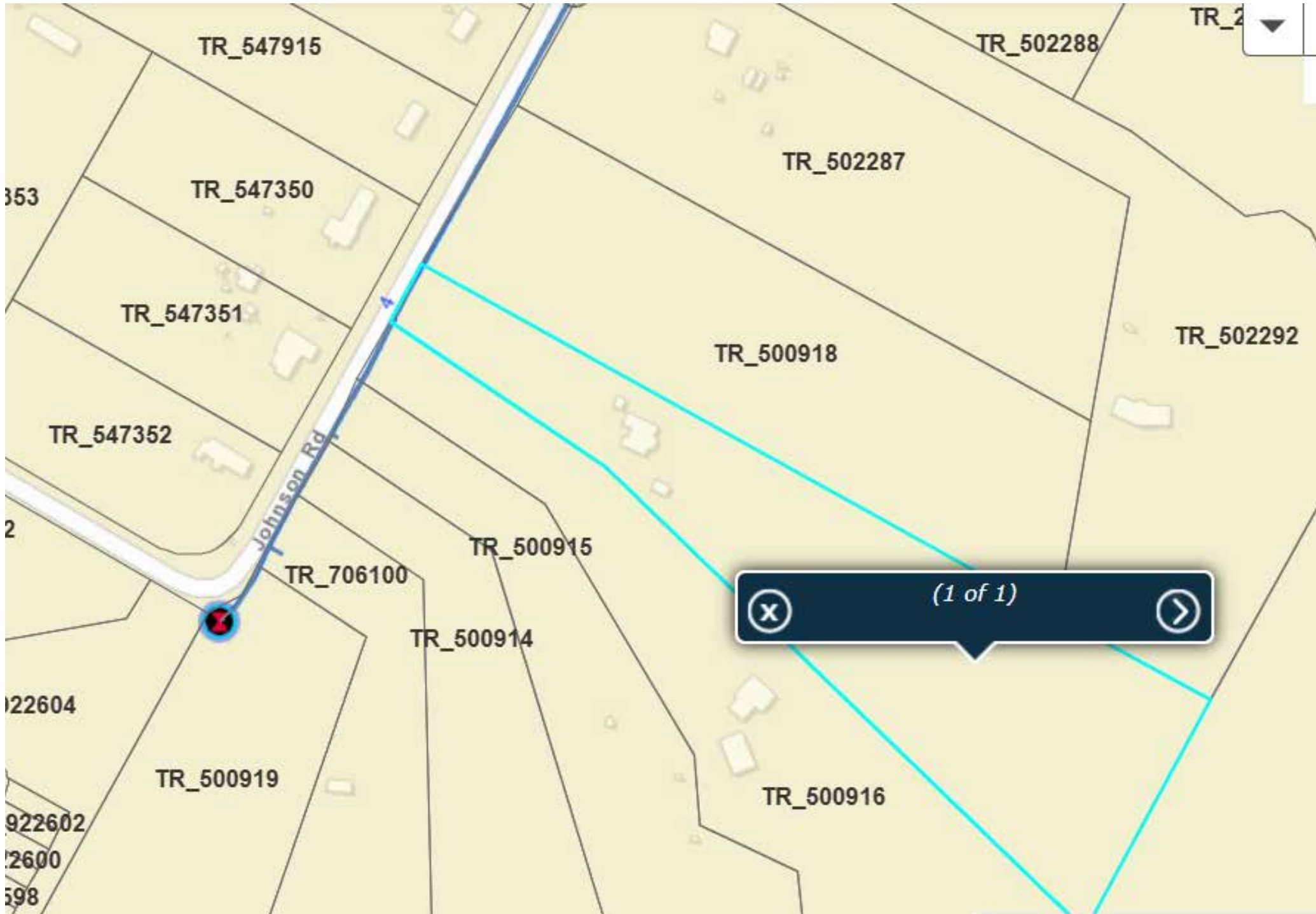
- Home & Shed in Place

- Fully Fenced and Gated

**Buyer to do all independent research on development potential.*



WATER

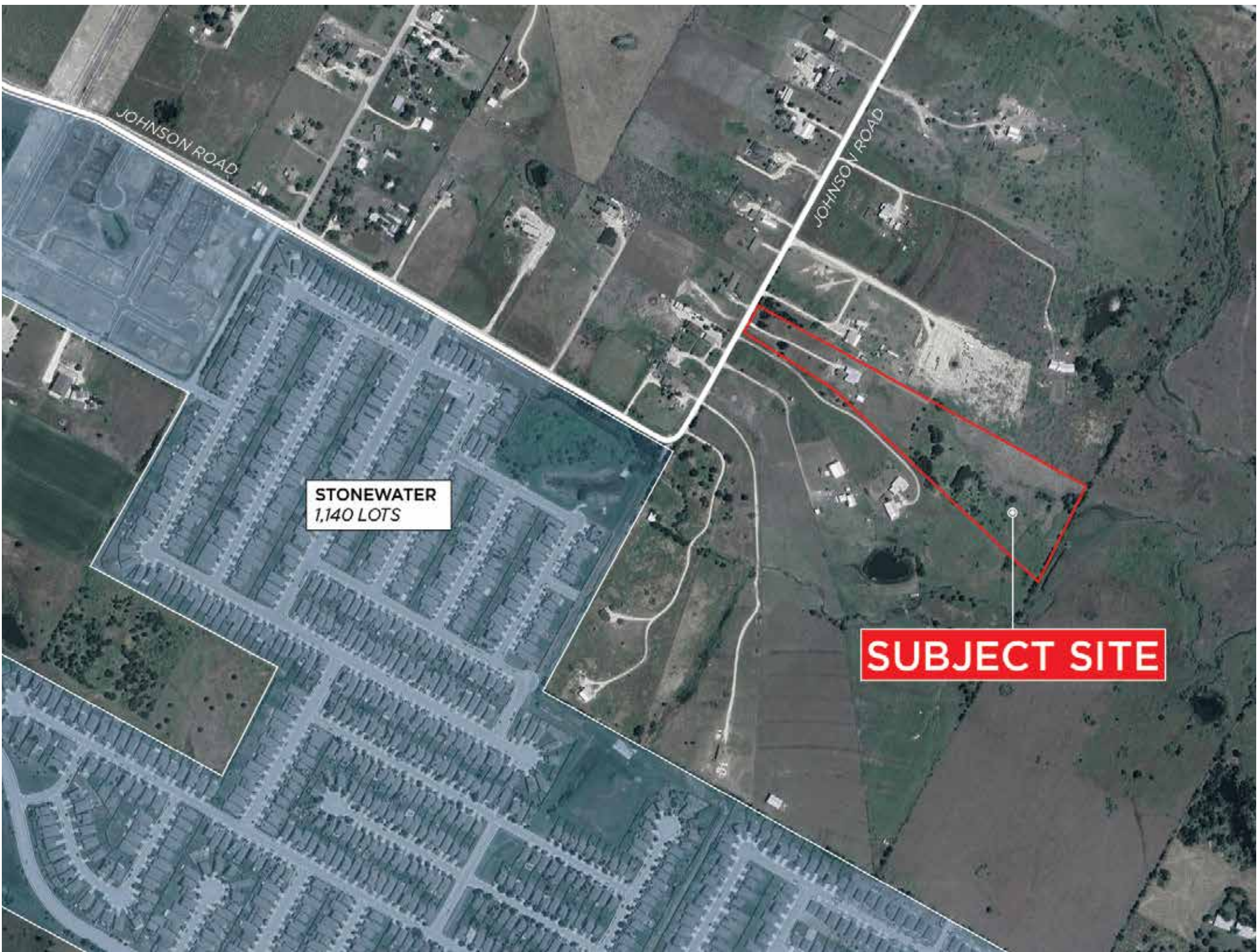


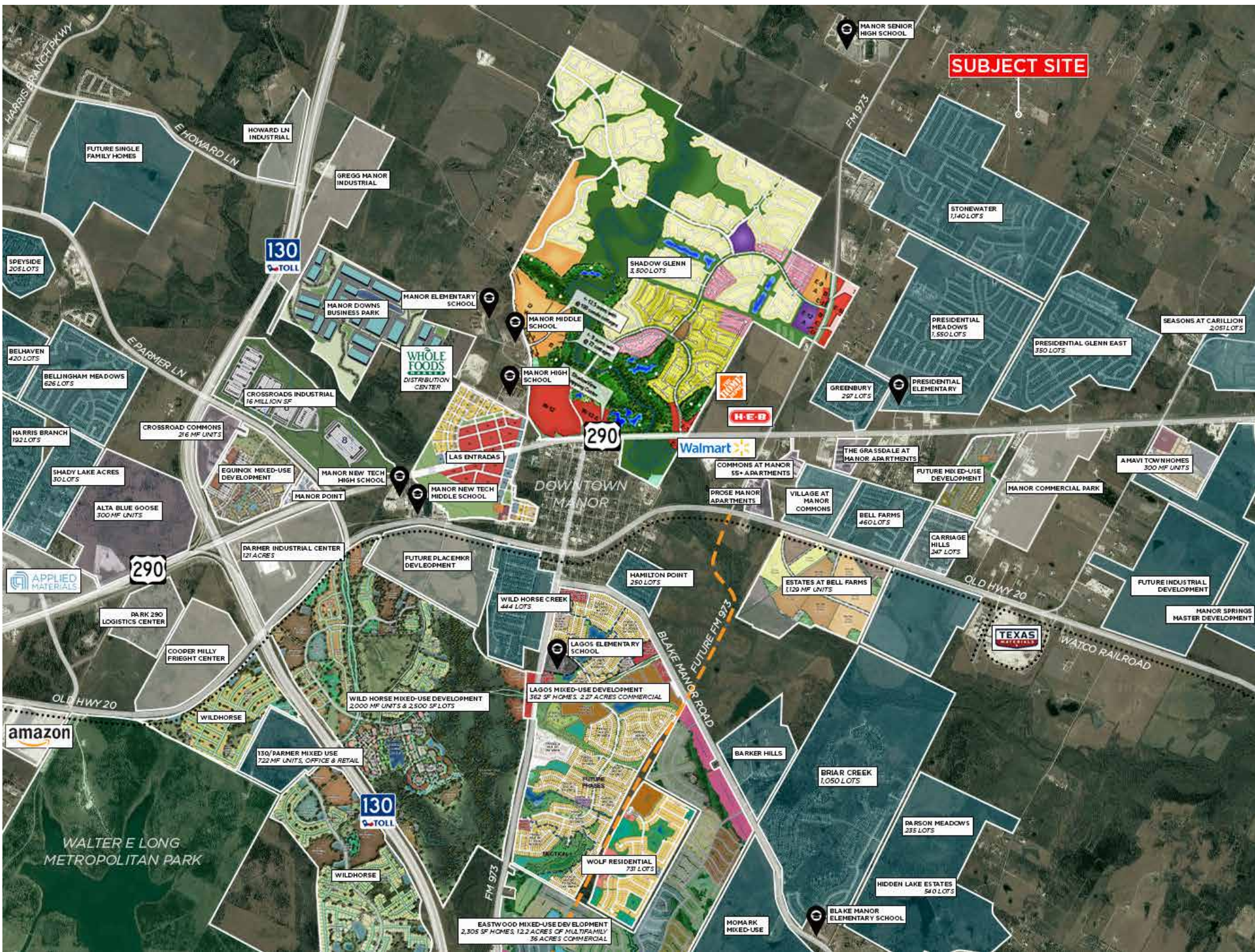
JOHNSON ROAD

JOHNSON ROAD

STONEWATER
1,140 LOTS

SUBJECT SITE





SUBJECT SITE

HARRIS BRANCH PKWY
E HOWARD LN

FUTURE SINGLE FAMILY HOMES
SPEYSIDE 208 LOTS

HOWARD LN INDUSTRIAL
GREGG MANOR INDUSTRIAL

130 TOLL

MANOR SENIOR HIGH SCHOOL

SHADOW GLENN 3,500 LOTS

MANOR DOWN'S BUSINESS PARK
MANOR ELEMENTARY SCHOOL

WHOLE FOODS DISTRIBUTION CENTER

MANOR MIDDLE SCHOOL
MANOR HIGH SCHOOL

290

STONEMASTER 1,140 LOTS
PRESIDENTIAL MEADOWS 1,550 LOTS

SEASONS AT CARILLION 2,051 LOTS
PRESIDENTIAL GLENN EAST 350 LOTS

GREENBURY 297 LOTS
PRESIDENTIAL ELEMENTARY

Walmart
HEB

COMMONS AT MANOR 55+ APARTMENTS
THE GRASSDALE AT MANOR APARTMENTS

AMAVI TOWNHOMES 300 MF UNITS
FUTURE MIXED-USE DEVELOPMENT

MANOR COMMERCIAL PARK

MANOR NEW TECH HIGH SCHOOL
MANOR NEW TECH MIDDLE SCHOOL

LAS ENTRADAS

DOWNTOWN MANOR

PROSE MANOR APARTMENTS
VILLAGE AT MANOR COMMONS

BELL FARMS 460 LOTS
CARRIAGE HILLS 247 LOTS

ESTATES AT BELL FARMS 1,129 MF UNITS
FUTURE MIXED-USE DEVELOPMENT

MANOR SPRINGS MASTER DEVELOPMENT

WILDCREAK 444 LOTS
LAGOS ELEMENTARY SCHOOL

LAGOS MIXED-USE DEVELOPMENT 362 SF HOMES, 2.27 ACRES COMMERCIAL

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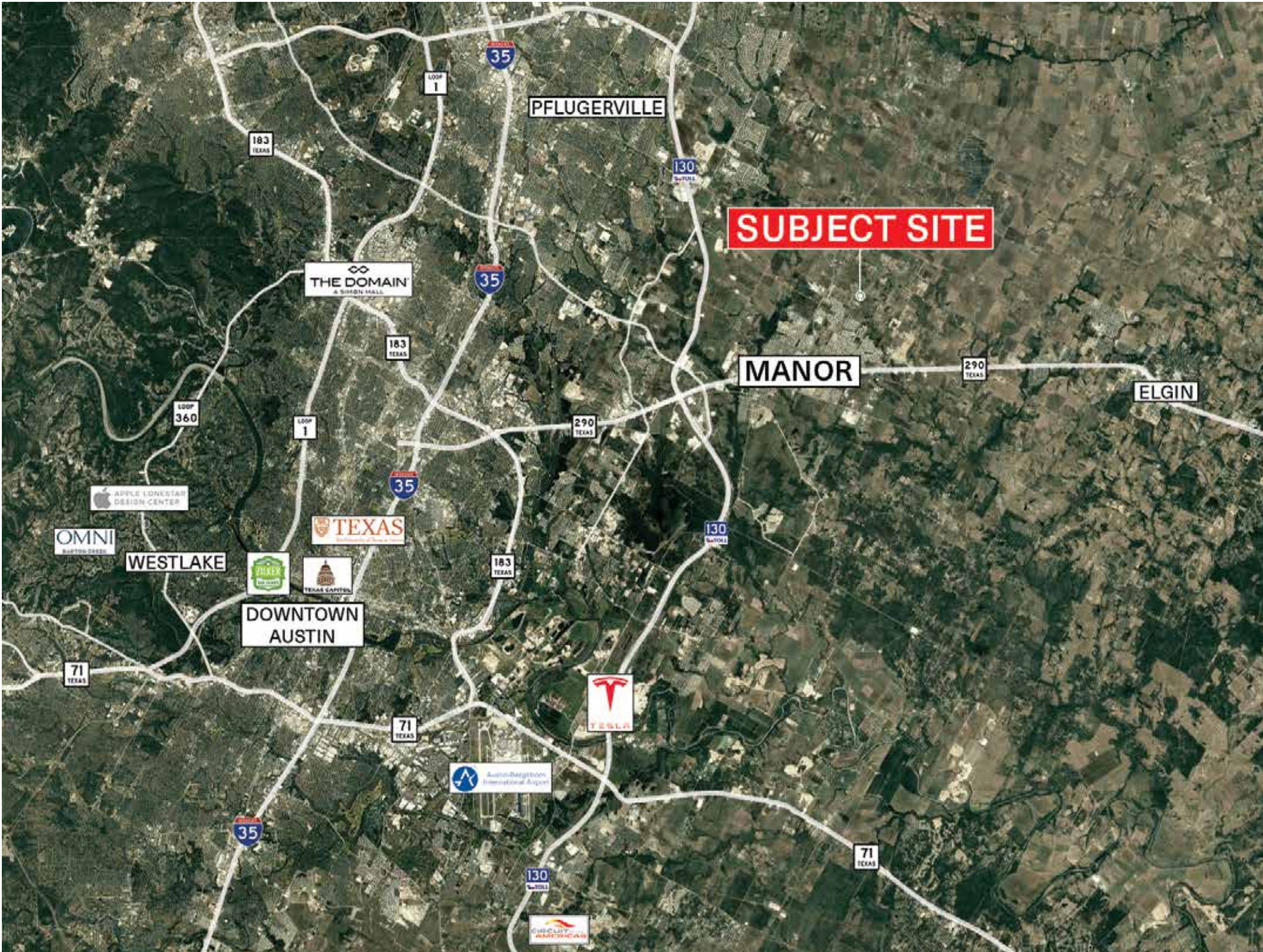
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SUBJECT SITE

PFLUGERVILLE

MANOR

ELGIN

THE DOMAIN
A SIMON MALL

TEXAS
LIVE HERE

WESTLAKE

DOWNTOWN
AUSTIN



Austin-Bergstrom
International Airport

AMERICAN
CITY

LOOP 1

35

130
TOLL

183
TEXAS

35

183
TEXAS

LOOP 360

LOOP 1

35

290
TEXAS

130
TOLL

183
TEXAS

OMNI
EARTH SPEED

APPLE LONESTAR
DESIGN CENTER



71
TEXAS

71
TEXAS

35

130
TOLL

71
TEXAS



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.

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.

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.

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.

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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date