



13800 FM 973, MANOR, TX 78653

7,944 SF - 9.75 ACRES - FOR SALE

OFFERING INFORMATION

13800 FM 973 - MANOR, TX 78653

FOR SALE

PURCHASE PRICE : \$2,900,000.00



OAKLINE

COMMERCIAL REAL ESTATE

SALE CONTACTS

TOM OLIVER

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PROPERTY DETAILS

Total Building SF	7,944 SF
Office SF	360 SF
Lot Size (Acres)	9.75 Acres
Clear Heights	22'-24'
Grade-Level Loading	Four (4) Overhead Doors
Door Dimensions	(14'x14')
Power	3-Phase 220V
Offices	Two (2) Offices
Restrooms	2
Utilites	Septic, Water, Electric
Fencing	Fully Fenced 1-Acre Yard
Year Built	2000
Yard Space	44,000 SF Crushed Rock
Zoning	Proposed for Annexation (Manor)





Oakline Commercial Real Estate is pleased to present for sale this ± 9.75 -acre property along the rapidly growing FM 973 corridor in Manor, Texas. The site features a 6,000 SF primary warehouse (built in 2000) with a fully fenced and stabilized 1-acre parcel surfaced with crushed rock. The main building has 22'-24' clear heights, four (4) 14'x14' grade-level overhead doors, 3-phase power, and ± 360 SF of office space including two (2) private offices, a conference room, and two (2) restrooms. Additional improvements include a $\pm 1,944$ SF metal building, a ± 680 SF building, and a manufactured house, providing flexible existing improvements for an owner-user or interim use.

The property includes approximately ± 8.75 acres of flat, rectangular excess land, providing substantial long-term redevelopment potential. The 1-acre improved parcel is currently zoned Agricultural, while the remaining acreage is located within the Manor ETJ, with the entire property proposed for annexation into the City of Manor. Prospective purchasers are encouraged to contact the brokers for additional details regarding future land use, zoning, and development potential. The site offers approximately 430 feet of frontage along N FM 973 and is located just one mile north of U.S. Highway 290 and less than one mile from the new H-E-B development, placing it in the path of Manor's continued residential and commercial growth. Offered at a price of \$2.9 million, this is an opportunity for developers, owner-users, and investors to acquire significant acreage with existing improvements and position the property for future redevelopment as the surrounding area continues to mature.

Please contact brokers for additional information, to discuss the development opportunity, or to schedule a tour.

OFFICE SPACE



1st FLOOR OFFICE SPACE



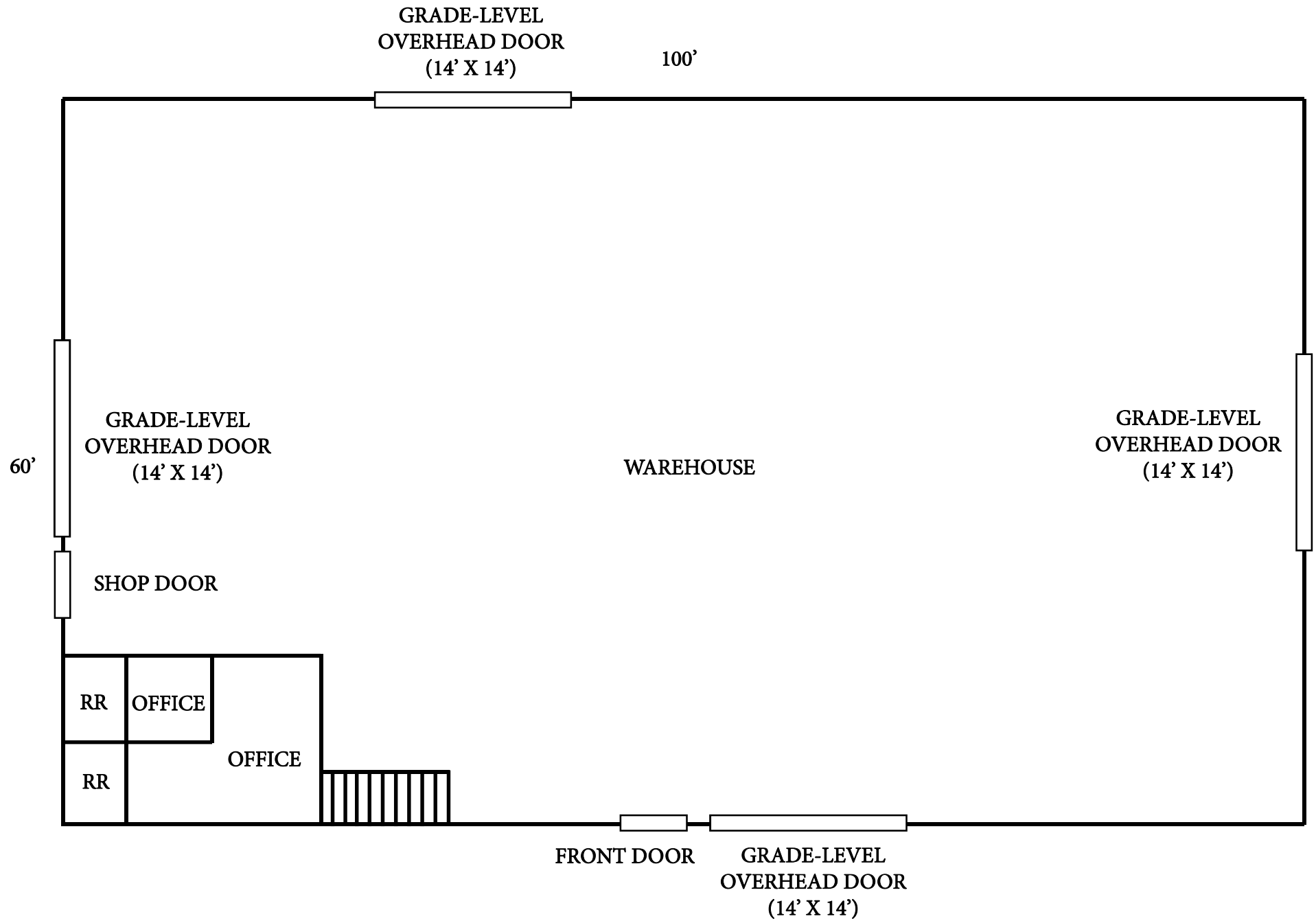
2nd FLOOR OFFICE SPACE

WAREHOUSE INTERIOR





FLOOR PLAN



Aerial map showing a residential area with a green-outlined parcel. The parcel is a large, irregularly shaped lot containing a green field and a small building. The surrounding area includes a residential neighborhood with houses, streets (Pine Arbor Trail, Pecangate Way, Crownstone Ln), a community-owned playscape park, and a commercial area with a building labeled 'Closner Equipment Co. Inc.' and a parking lot. A road labeled '973' runs along the right side of the map.

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Aerial map showing a residential area with a green-outlined parcel. The parcel is a large, irregularly shaped lot containing a green field and a building labeled "Closner Equipment Co. Inc.". Surrounding streets include Pine Arbor Trail, Pecangate Way, and Crownstone Ln. A "Community owned playscape park" is visible to the west. Highway 973 runs along the east side of the parcel.

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Aerial map showing a large green field outlined in green, adjacent to a residential area and a commercial area. Labels include "Community owned playscape park", "Pecangate Way", "Closner Equipment Co. Inc.", and "973".



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.

2-10-2025



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.

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. **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.

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.

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Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date