

# LAND FOR DEVELOPMENT | 8.54 AC

3304 E Howard Ln, Manor, TX 78653

**FOR SALE**



**CARLOS  
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Broker  
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## THE OFFERING

Located along E. Howard Lane in Manor, Texas, this ±8.54-acre property presents a compelling land investment and development opportunity in an area experiencing significant residential growth. The level, previously developed site offers electricity and water and includes three existing structures, including a small house currently utilized as a church gathering center.

This property provides an opportunity for investors and development companies to explore future residential development potential. Offered at \$4,250,000 (\$497,658/AC). Buyer to independently verify zoning, utilities, entitlements, permitted uses, and development requirements.

## PROPERTY HIGHLIGHTS

- E. Howard Lane frontage
- Located in a rapidly developing Manor corridor
- Surrounding area experiencing substantial residential growth
- Previously developed site
- Electricity and water available
- Potential for multifamily / apartment development, subject to approvals

## ASSET PROFILE

|                |                      |
|----------------|----------------------|
| Sales Price    | \$4,250,000          |
| Property Type  | Land for Development |
| Total Lot Size | 8.54 AC              |

# DEMOGRAPHIC SUMMARY



**Radius                      1 Mile                      5 Mile                      10 Mile**

## **Population**

|                 |       |         |         |
|-----------------|-------|---------|---------|
| 2030 Projection | 5,923 | 198,773 | 801,678 |
| 2025 Estimate   | 5,336 | 189,455 | 754,750 |
| 2020 Census     | 3,296 | 175,448 | 694,610 |

## **2025 Population by Hispanic Origin**

**White                      1,360                      68,029                      350,186**

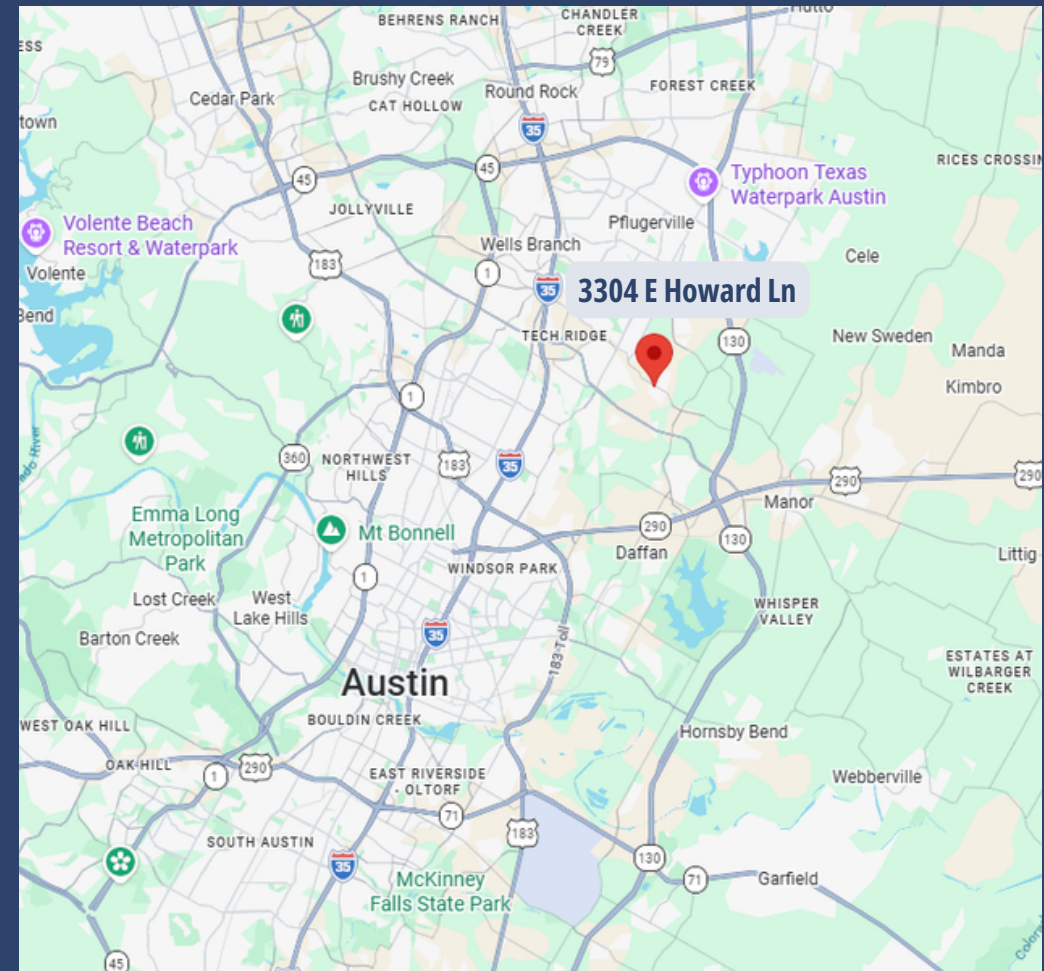
**Black                      827                      27,196                      91,585**

**Am. Indian &  
Alaskan                      70                      2,412                      6,803**

**Asian                      1,025                      22,431                      81,093**

**Other                      2,053                      69,237                      224,515**

**2025 Avg  
Household Income                      \$116,774                      \$112,166                      \$122,389**



## **Traffic Count Report**

|   | Street             | Cross Street       | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|---|--------------------|--------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | Gregg Ln           | Cameron Rd         | 0.11 SE        | 2026       | 1,378            | MPSI        | .88                     |
| 2 | Gregg Ln           | Harris Branch Pkwy | 0.11 SE        | 2026       | 699              | MPSI        | .90                     |
| 3 | Old Gregg Ln       | E Howard Ln        | 0.02 NE        | 2026       | 35               | MPSI        | .92                     |
| 4 | Old Gregg Ln       | Gregg Ln           | 0.08 SE        | 2026       | 51               | MPSI        | .98                     |
| 5 | Harris Branch Pkwy | Gregg Ln           | 0.26 NE        | 2026       | 5,517            | MPSI        | 1.00                    |

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