

# McALLISTER & ASSOCIATES

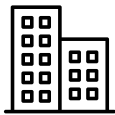
REAL ESTATE SERVICES

11417 Walton Hill Pass Road, Manor, Texas

± 95.72 Acres for Sale



## ABOUT THE PROPERTY



### Land Area

Approximately 95.721 Acres



### Price

Contact Broker for Pricing



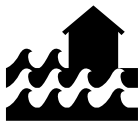
### Utilities

Aqua Water, Oncor Electric  
(Buyer to Verify Capacity)



### Jurisdiction

Travis County



### Flood Hazard

Not Located in Floodplain



### Zoning

Located in ETJ



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## Property Highlights

### Prime Frontage along the FM 973 Growth Corridor

- With approximately 1690 Feet of Frontage on FM 973 this high visibility placement is located along a fast growing corridor, ideal for commercial/industrial transition or future mixed use.

### 8 Miles From Samsung

- approximately 8 miles (about a sub-10-minute drive, traffic permitting) to the new semiconductor campus, capture the growth without paying "Samsung-adjacent" premiums.

### Prime Land for Development

- largely level, open farmland with deep, contiguous acreage that keeps site plans efficient and infrastructure costs down.

### Low Carry Costs

- Current agricultural valuation offers low holding costs while entitlements advance (buyer to verify).

### Strong regional connectivity

- minutes to SH-130, US-79, and US-290 for Austin, Taylor, Round Rock, and major logistics nodes. Property is located in a prime position for future development



**Contact Us**



**Grayson Silverman**  
512-589-8968



[grayson@matexas.com](mailto:grayson@matexas.com)