

± 3AC LAND FOR SALE



12010 FM973, Manor, TX
78653, USA

12010 N FM 973, Manor, TX 78653

ALISON COMMERCIAL GROUP
By: **KW Commercial**
920 South Fry Road Katy, TX 77450
Each Office Independently Owned and Operated

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LOCATION & HIGHLIGHTS



Address: 12010 N FM 973

City, State, Zip: Manor, TX 78653

County: Travis

Size: ± 3AC

Price: Call Broker

PROPERTY HIGHLIGHTS

Prime 3 AC hard-corner site located at Lapoyner Street and FM 973 in Manor, TX, within one of the fastest-growing markets in the Austin MSA. Strategically positioned near a Walmart Supercenter—anchored retail hub at FM 973 and Highway 290, providing strong traffic exposure and retail synergy. Surrounded by established and expanding single-family residential neighborhoods, ensuring sustained consumer demand and long-term growth potential.

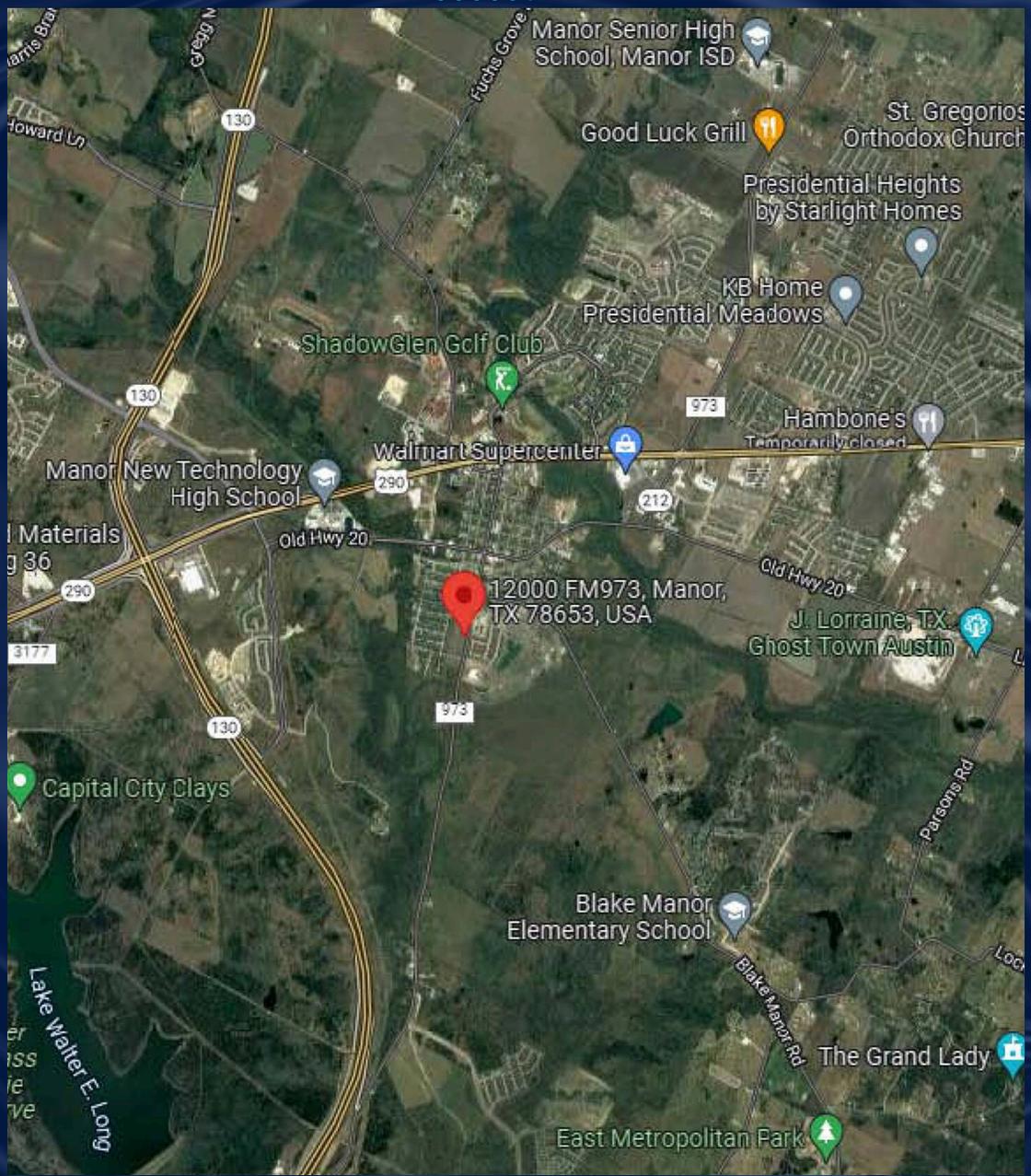
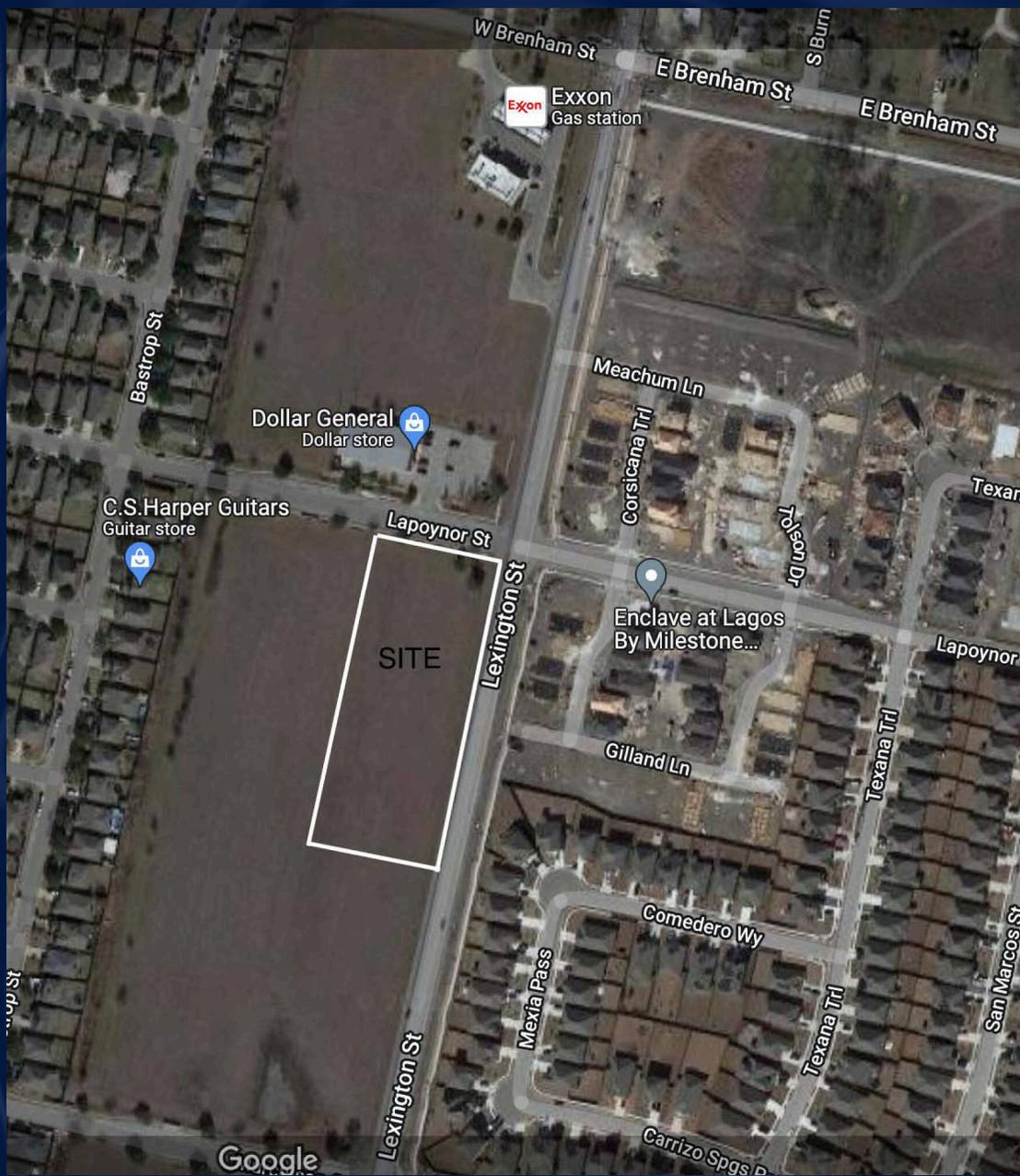
Key Highlights:

- 3 AC corner commercial land
- Nearby utilities available
- Restricted to gas station use

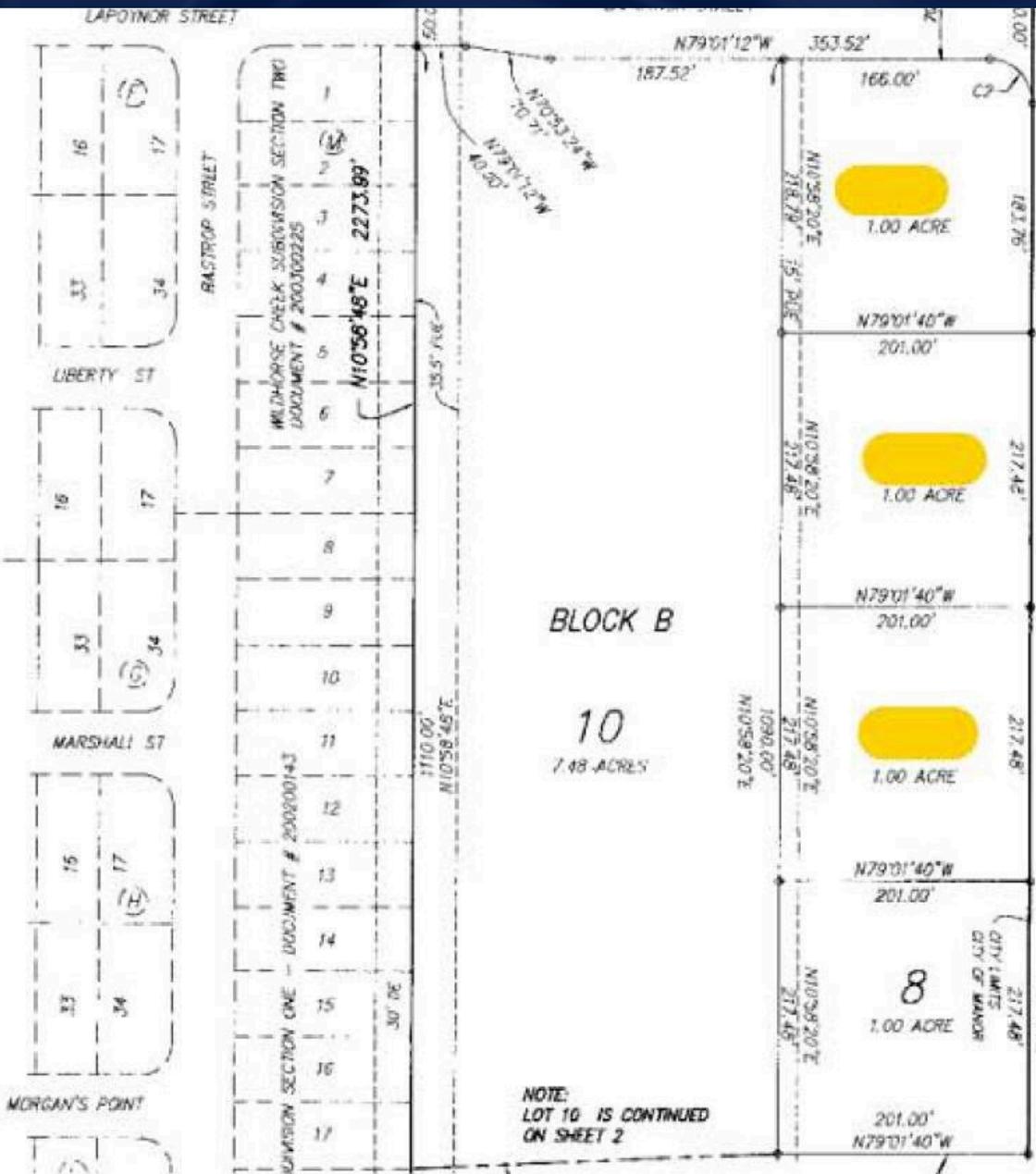
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$R=35.00$
 $\Delta=90°00'28''$
 CHORD BRNG=
 $N55°58'34''E$
 CHORD=49.50'

AS FOLLOWS:
 FRONT: 25'
 SIDE YARD: 7'
 REAR YARD: 15'
 STREET SIDE: 15'

FLOOD PLAIN NOTE:
 NO PART OF THIS TRACT IS WITHIN THE LIMITS OF THE
 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD
 INSURANCE RATE MAP NUMBER 48453C0055 E,
 EFFECTIVE DATE: JUNE 16, 1993

- LEGEND:**
- = FOUND 1/2" IRON ROD
 - = SET 1/2" IRON ROD WITH CAP "RJS"
 - DE = DRAINAGE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - = SIDEWALK REQUIRED (SEE SIDEWALK NOTE FOR LOTS ADJACENT TO HIGHWAY 973)

SIDEWALK NOTE FOR LOTS ADJACENT TO HIGHWAY 973:
 A CONTINUOUS PEDESTRIAN WALKWAY SHALL BE CONSTRUCTED WITHIN LOTS 1 AND 2 FROM THE NORTH LINE OF LOT 1 TO THE EXISTING SIDEWALK IN THE NORTH LINE OF LOT 3. A CONTINUOUS PEDESTRIAN WALKWAY SHALL BE CONSTRUCTED WITHIN LOTS 5, 6, 7, 8 AND 9 FROM THE NORTH LINE OF LOT 5 TO THE SOUTH LINE OF LOT 9. A CONTINUOUS PEDESTRIAN WALKWAY SHALL BE CONSTRUCTED WITHIN LOTS 11 AND 12 FROM THE NORTH LINE OF LOT 11 TO THE SOUTH LINE OF LOT 12 AT SUCH TIME AS SITE DEVELOPMENTS IMPROVEMENTS TAKE PLACE.

PROPERTY OWNER:
 WILD HORSE CREEKSIDE COMMERCIAL L.P.,
 A TEXAS LIMITED PARTNERSHIP
 BY: WILD HORSE CREEKSIDE DEVELOPMENT CORPORATION,
 A TEXAS CORPORATION, SOLE GENERAL PARTNER
 PETER A. DWYER, PRESIDENT
 9900 HIGHWAY 290 EAST
 MANOR, TEXAS 78653
 PHONE: (512) 327-7415 FAX: (512) 327-5819

SHEET 1 OF 3
 DATE: FEB. 8, 2005 SCALE: 1" = 100'
RANDALL JONES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-1201 FAX: (512) 836-1217

NANCY E. NORDEGUST TRUST & BEN R. EPPRIGHT REMAINDER OF 308.66 ACRES - VOLUME 12844, PAGE 806

NOTE:
 LOT 10 IS CONTINUED
 ON SHEET 2

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DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

12010 N FM 973 Rd, Manor, Texas, 78653 3
Ring of 3 miles

KEY FACTS

29,071

Population



9,754

Households

34.6

Median Age

\$83,039

Median Disposable Income

EDUCATION

6.9%

No High School Diploma



24.2%

High School Graduate



28.2%

Some College/ Associate's Degree



40.6%

Bachelor's/Grad/ Prof Degree

INCOME



\$100,458

Median Household Income



\$39,767

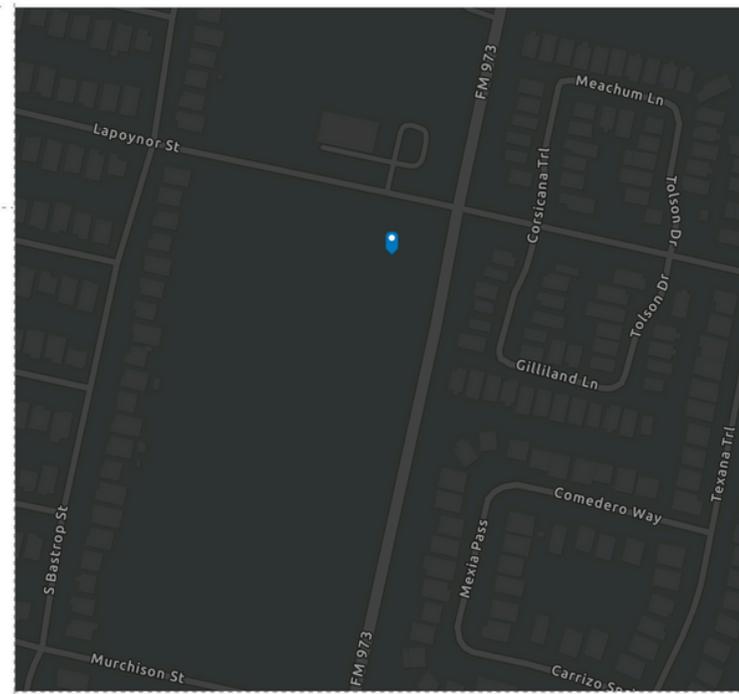
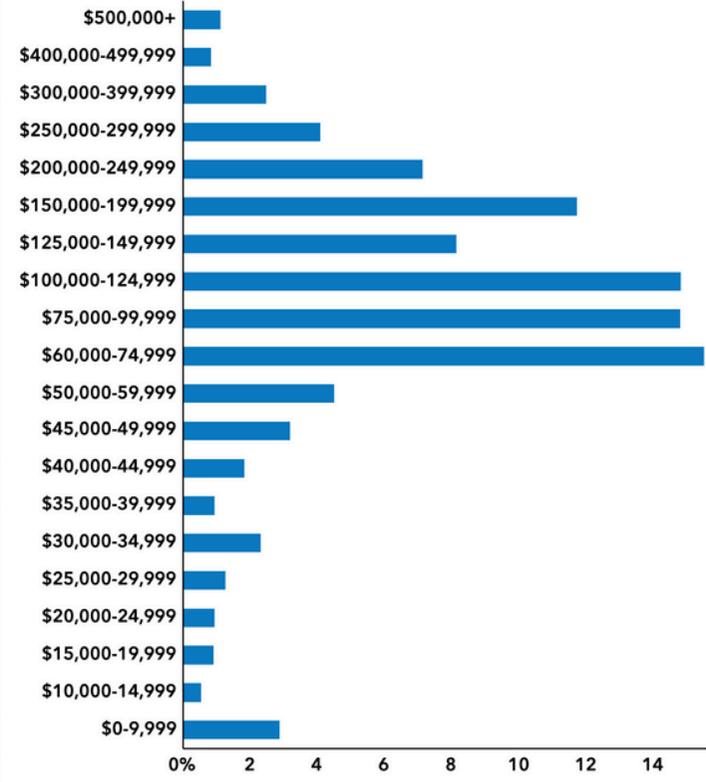
Per Capita Income



\$325,026

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



65.3%

White Collar



22.4%

Blue Collar



13.7%

Services

5.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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MANOR ECONOMY

Founded in 1872 as a railroad town along the Houston and Texas Central Railway, Manor, Texas developed early as a regional commercial hub supporting agriculture and trade in Central Texas. Despite periods of slower growth during the early 20th century, the city demonstrated resilience and maintained its role as a service center for surrounding communities. Today, Manor has transformed into one of the fastest-growing cities within the Austin Metropolitan Statistical Area. The city now exceeds 21,000 residents within its limits, with more than 34,000 residents when including the Extra-Territorial Jurisdiction. Located approximately 12 miles east of Austin along U.S. Highway 290, Manor benefits from direct access to a major commuter and commercial corridor connecting Central Texas to Houston. The broader retail trade area is projected to exceed 103,000 residents by 2025, with continued strong population growth anticipated through 2030. A young median age of approximately 35 and nearly 33,000 households support sustained consumer demand driven by families and working professionals. Median household income approaching \$100,000 and average income exceeding \$120,000 reflect strong purchasing power and long-term market stability. Residential growth continues through new subdivisions offering affordable housing options and modern amenities. The intersection of U.S. Highway 290 and State Highway 130 further positions Manor as a strategic logistics and development hub. Potential future commuter rail service enhances long-term connectivity and growth prospects. As residential density increases, commercial interest has accelerated, particularly among retail, service, and convenience-oriented businesses. Business-friendly development policies, streamlined permitting, and available land continue to attract investment. Overall, Manor blends historic roots with powerful demographic and economic momentum, positioning the city as a compelling destination for long-term commercial and investment growth.



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ABOUT COMPANY & PROFESSIONAL BIO



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Alison Commercial Group, affiliated with KW Commercial, is a Houston-based commercial real estate firm providing clear, results-oriented representation for landlords, tenants, buyers, and investors.

We specialize in retail and land, with proven expertise in sales, acquisitions, and leasing. Our team combines deep market knowledge with hands-on transaction experience to deliver tailored strategies for investors, developers, and business owners.

Our services include 1031 exchanges, sale-leasebacks, user and investor acquisitions, consulting, and broker opinions of value all backed by data-driven market analysis to support confident decision-making.

At Alison, our goal is to provide practical, strategic solutions aligned with our clients' priorities. Backed by the national resources of KW Commercial, we bring Houston market expertise together with the reach and tools of a larger platform helping clients move confidently at every stage of their commercial real estate journey.

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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.



11-2-2015

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.

Keller Williams Signature Realty	9004054	klw17@kw.com	(281) 599-7600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrea St Jean	508095	andstjean@kw.com	(281) 599-7600
Designated Broker of Firm	License No.	Email	Phone
Niky Barker	706537	niky@kw.com	(281) 599-7600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Imtiaz Ali	0728721	ialy@kwcommercial.com	(281) 599-7600
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**
 IABS 1-0