

An aerial photograph of a rural landscape. In the foreground, there are several large, rectangular agricultural fields with dark brown soil, some with white crop lines. To the left, a cluster of white industrial buildings, possibly a factory or processing plant, is visible. In the lower right, a large field is covered with solar panels. The background shows a vast, flat horizon under a sky filled with white and grey clouds.

WELLS RANCH
MANOR, TX

INVESTMENT OVERVIEW

- Located just 25 miles east of Downtown Austin, this ±240-acre property in Manor offers prime large-scale development potential with 2,700 feet of high-visibility road frontage, flat terrain, and nearby access to power and water—making it ready to scale into a major project. With direct connectivity to US-290, SH-130, and FM-973, and surrounded by major employers like Tesla, Samsung, Amazon, and FedEx, the site is well-positioned for a master-planned community with PUD or MUD potential or industrial/logistics uses. Manor is rapidly transforming into one of Austin's fastest-growing suburbs, following the same path that Round Rock and Hutto did just a few years ago, making this an ideal time to invest in its growth trajectory.

OFFERING SUMMARY

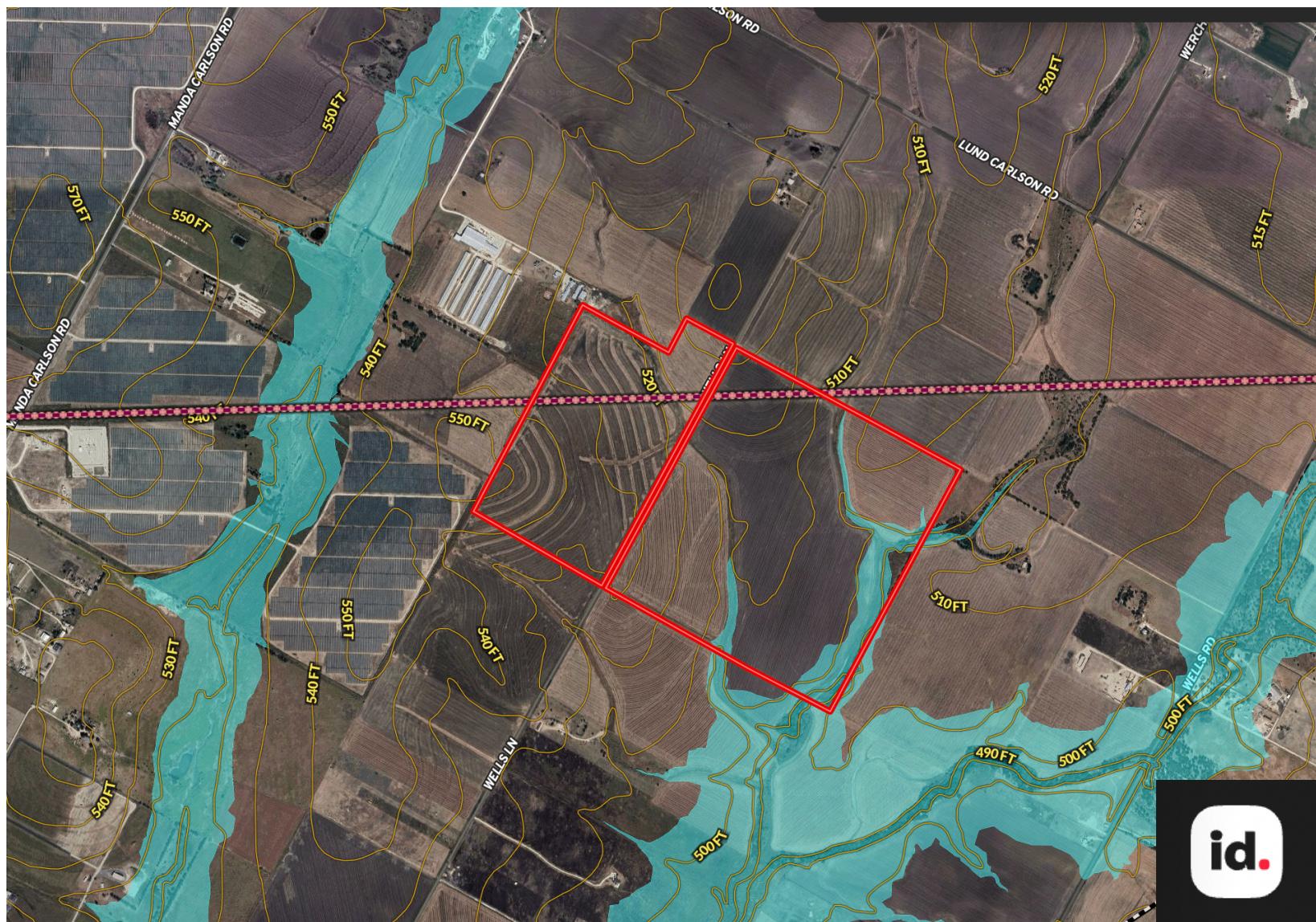
LISTING PRICE: \$12,000,000

TOTAL SIZE: 240 ACRES

PRICE/ACRE: ~ \$50,000

ZONING: NONE/OUTSIDE CITY LIMITS

LOCATION OVERVIEW



FEASIBILITY OVERVIEW

FEASIBILITY	CURRENT STATUS
ZONING	<ul style="list-style-type: none">None: Outside of city limits
WATER	<ul style="list-style-type: none">Nearest 6" water line is 1,200 ft (1/4 mile) and 4" water line is 2,750 ft (1/2 mile) – a waterline extension will be needed to bring water to the siteProperty is in the Aqua Water CCN but has a Manville Water transmission (non-retail) pipeline
WASTEWATER	<ul style="list-style-type: none">None nearby
ELECTRICITY	<ul style="list-style-type: none">Electricity is distributed by Oncor Electric
FLOOD PLAIN	<ul style="list-style-type: none">Less than 10% in the 100 YR flood plain (20 acres)
PARCEL ID	<ul style="list-style-type: none">Travis County Parcel ID 264034, 264064, 264065, 264063,
TAXES	<ul style="list-style-type: none">2024: \$1,420

FLOOD PLAIN MAP



Approximately 20 acres are located in the 100 YR FEMA Flood Zone



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this offering memorandum is based on estimates available to broker at the time of creating this document. buyers and their agents are to do their own due diligence and not rely on this handout. buyer to verify everything with their own means.