FranklinStreet

13518 OLD HWY 20

±14.58 ACRES | ENTITLED RESIDENTIAL DEVELOPMENT OPPORTUNITY

TH Zoning | ±174 Unit Conceptual Yield | Austin MSA

Bank-Owned Disposition Offering

CONTACT **US**

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CONFIDENTIALITY **AGREEMENT**

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

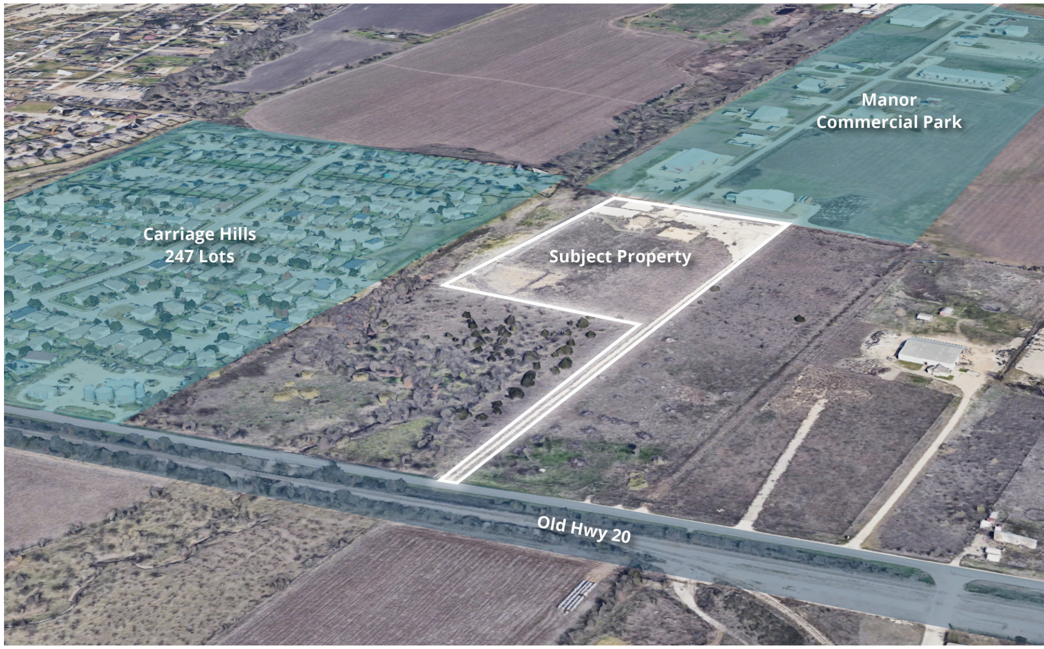
By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents oz whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

PROPERTY **SUMMARY**



PROPERTY DESCRIPTION

Franklin Street is pleased to present an opportunity to acquire ±14.58 acres at 13518 Old Hwy 20 in Manor, Texas. The property offers a compelling residential development opportunity within a growing corridor, with TH (Townhome) zoning and a conceptual yield of approximately 174 townhome units. The utility-served site provides a strong foundation for future development and the potential to capitalize on continued demand for housing throughout the expanding Manor market.

The site may be suitable for multiple residential development strategies, including for-sale townhomes, build-to-rent townhomes, horizontal multifamily, or other residential product types permitted under current zoning and municipal regulations. This flexibility provides developers and investors with the opportunity to evaluate a range of potential development concepts based on market demand and project objectives.

The property is being offered as a bank-owned disposition, presenting qualified buyers with the opportunity to acquire a sizable, utility-served residential development tract with existing zoning, a conceptual development yield, and survey and title commitment on file. Positioned within the rapidly expanding Manor area, 13518 Old Hwy 20 represents an attractive opportunity for developers and investors seeking a well-located residential development site within the greater Austin market.

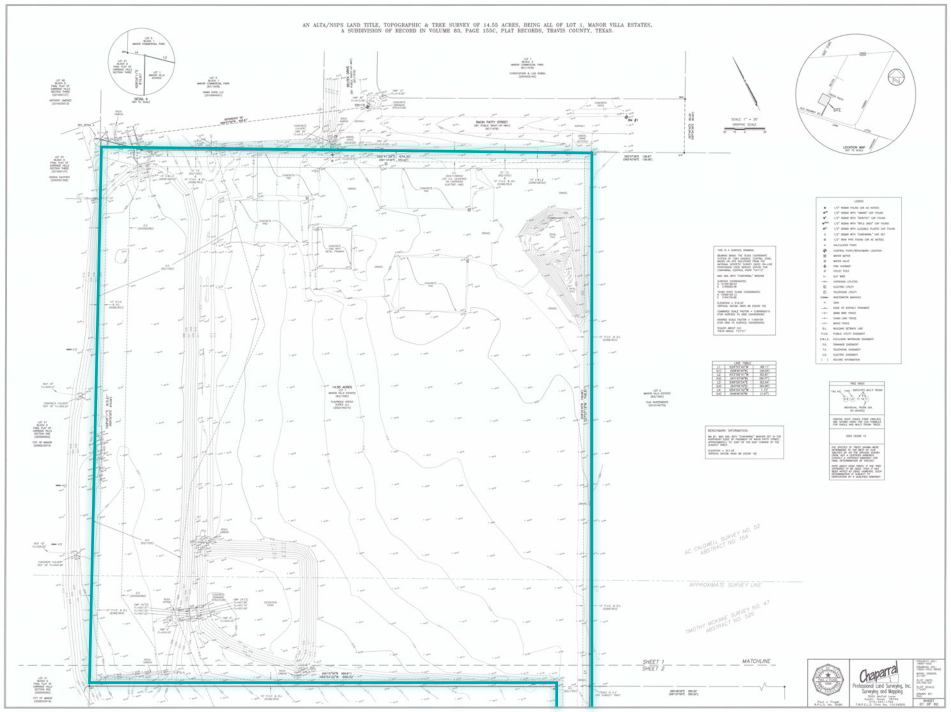
PROPERTY HIGHLIGHTS

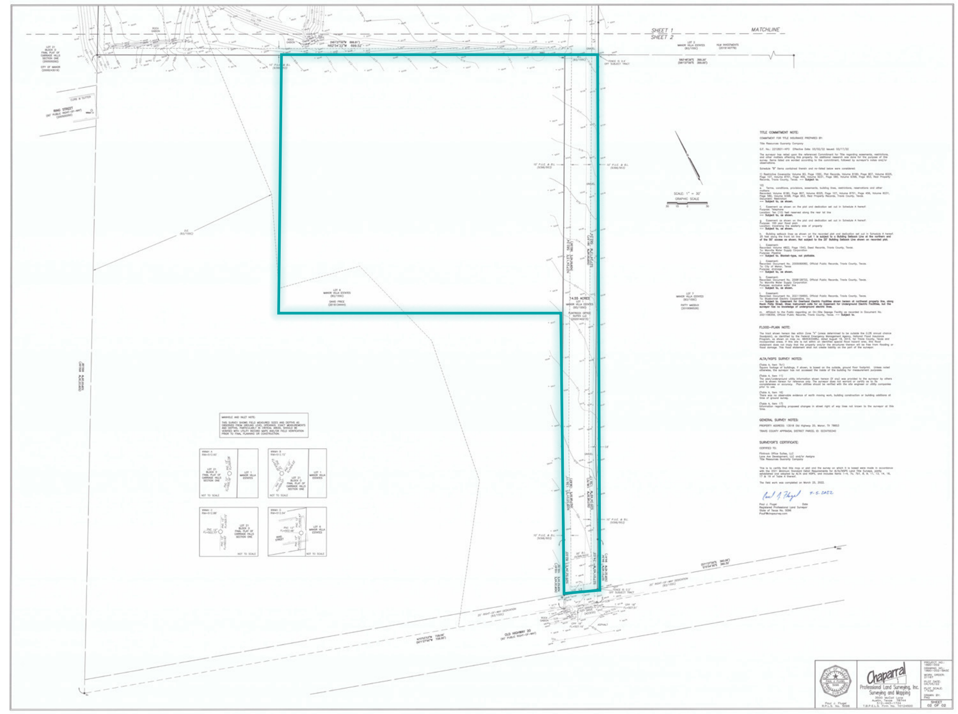
- ±14.58-acre residential development tract located in the rapidly growing Manor market
- TH (Townhome) zoning confirmed with a conceptual yield of approximately 174 units
- Utility-served site with survey and title commitment on file
- Bank-owned disposition opportunity offered at $3.5 million
- Positioned to deliver into a recovering rental market with declining future supply

OFFERING SUMMARY

Address:	13518 Old Hwy 20, Manor, TX 78653
Site Size:	±14.58 Acres
Asking Price:	$3,500,000 ($5.51/SF)
Travis County Property ID:	236900 (Lot 1, Manor Villa Estates)
Zoning:	TH - Townhome
Conceptual Yield:	Approximately ±174 Townhome Units
Water:	• Existing 12" water infrastructure adjacent to the property via Racin Patty frontage • Additional 12" infrastructure located along Old Highway 20 • Capacity confirmation pending from Manville WSC
Wastewater:	• Existing 12" wastewater main and multiple connection points serving the surrounding area • Utility easement extends toward Carriage Hills • Capacity appears available, subject to final engineering verification
Offering Type:	Bank-Owned Opportunity Offering Clear Ownership and Immediate Availability

SITE **SURVEY**





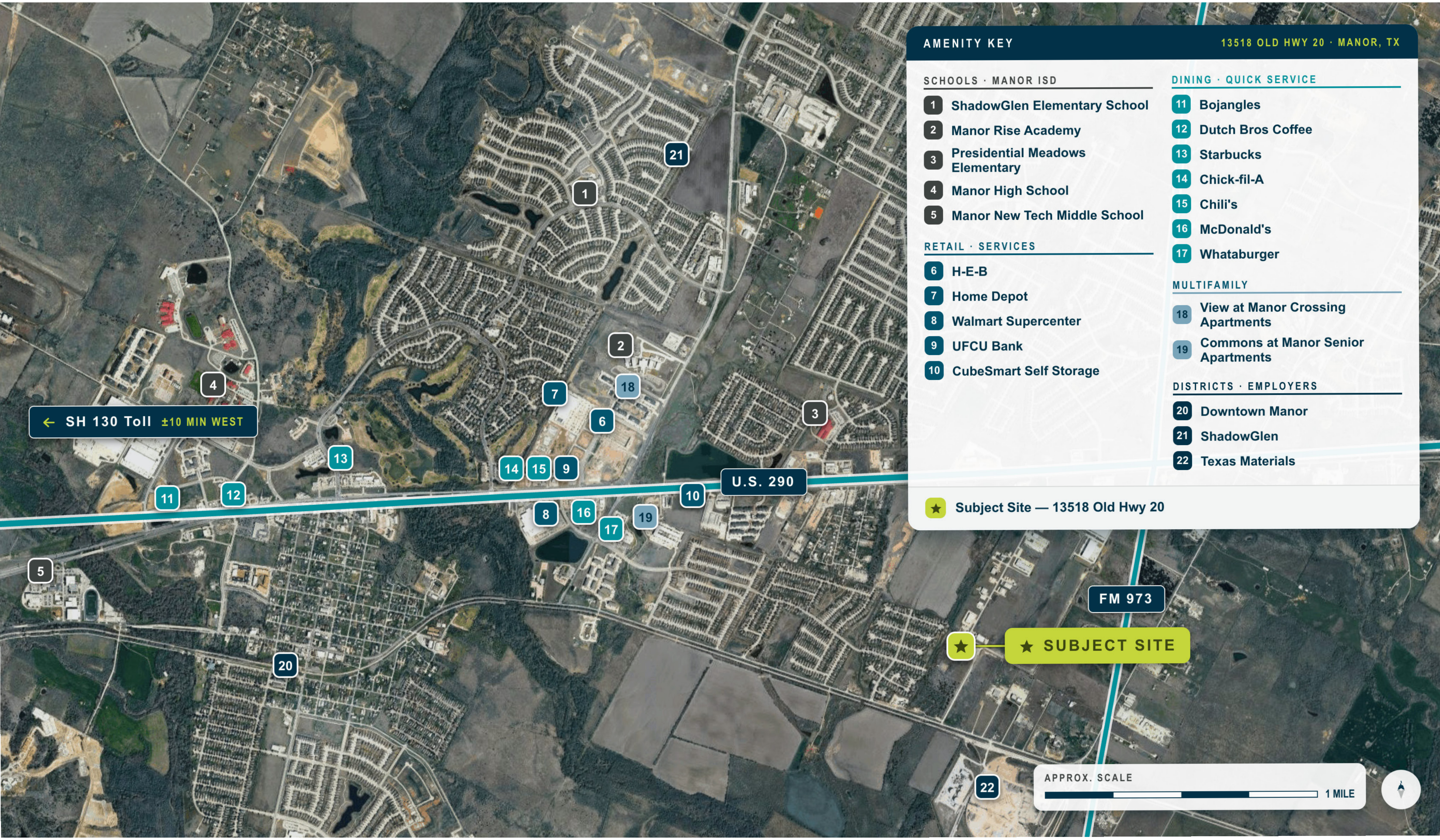
PRELIMINARY **LAND PLAN**

City-Confirmed Development Advantages

- TH zoning confirmed
- Rental townhomes / Build-to-Rent permitted
- Condominiums permitted
- Maximum density of 12 units per acre based upon gross site acreage per City of Manor staff
- Concept plan of approximately 174 units generally consistent with zoning
- Administrative approvals anticipated for compliant development
- City staff identified no significant entitlement obstacles

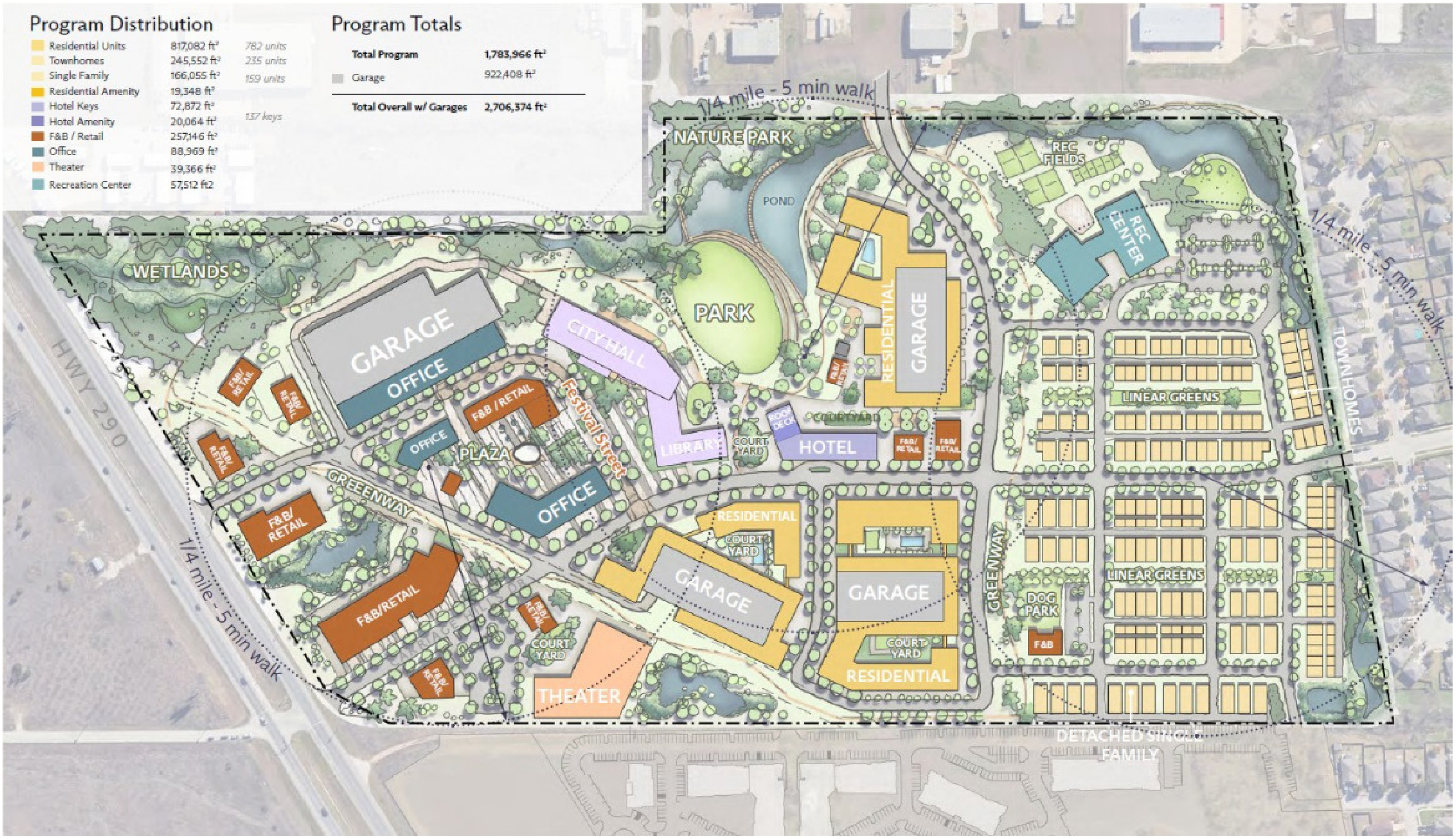
Preliminary land planning indicates the potential for approximately 174 townhome units. Buyers should independently verify density, development yield, and municipal requirements.

AMENITY **MAP**



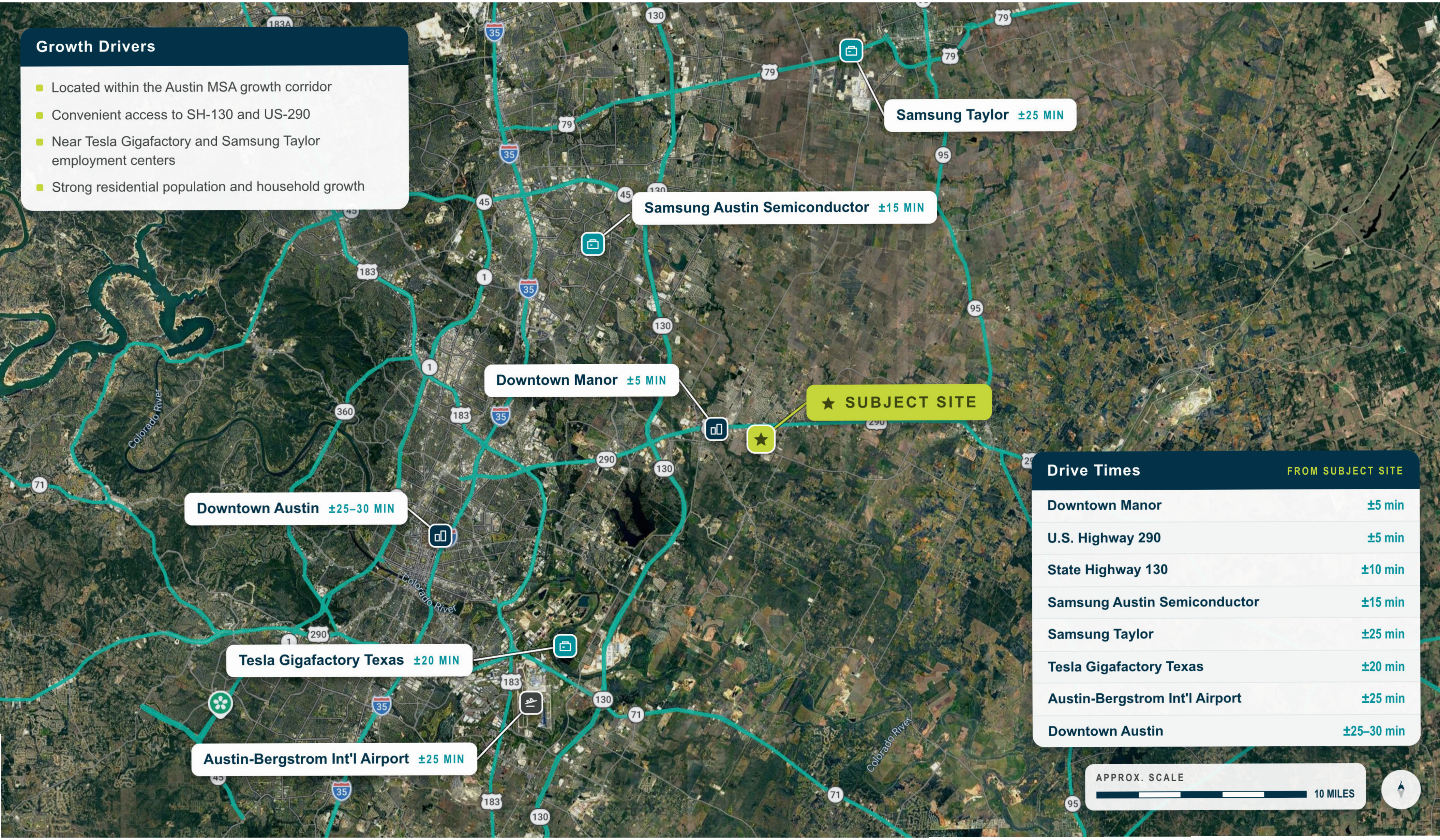
AMENITY KEY
13518 OLD HWY 20 · MANOR, TX
SCHOOLS · MANOR ISD
1 ShadowGlen Elementary School
2 Manor Rise Academy
3 Presidential Meadows Elementary
4 Manor High School
5 Manor New Tech Middle School
RETAIL · SERVICES
6 H-E-B
7 Home Depot
8 Walmart Supercenter
9 UFCU Bank
10 CubeSmart Self Storage
DINING · QUICK SERVICE
11 Bojangles
12 Dutch Bros Coffee
13 Starbucks
14 Chick-fil-A
15 Chili's
16 McDonald's
17 Whataburger
MULTIFAMILY
18 View at Manor Crossing Apartments
19 Commons at Manor Senior Apartments
DISTRICTS · EMPLOYERS
20 Downtown Manor
21 ShadowGlen
22 Texas Materials
Subject Site — 13518 Old Hwy 20
SH 130 Toll ±10 MIN WEST
U.S. 290
FM 973
SUBJECT SITE
APPROX. SCALE
1 MILE

MANOR **TOWN CENTER**



Located immediately north of the Property along the US 290 corridor, Manor Town Center is an approximately 84-acre mixed-use district planned to include a new City Hall and Library, along with multi-phase commercial, office, hospitality, and residential development. Groundbreaking is anticipated in October 2026, with significant investment expected to occur over the next 10–15 years. The Town Center's planned connectivity to US 290, Old Highway 20, and Old Kimbro Road positions 13518 Old Highway 20 within an emerging commercial and civic node and provides a compelling long-term growth story for the surrounding area.

REGIONAL **MAP**



Growth Drivers

- Located within the Austin MSA growth corridor
- Convenient access to SH-130 and US-290
- Near Tesla Gigafactory and Samsung Taylor employment centers
- Strong residential population and household growth

Drive Times

FROM SUBJECT SITE

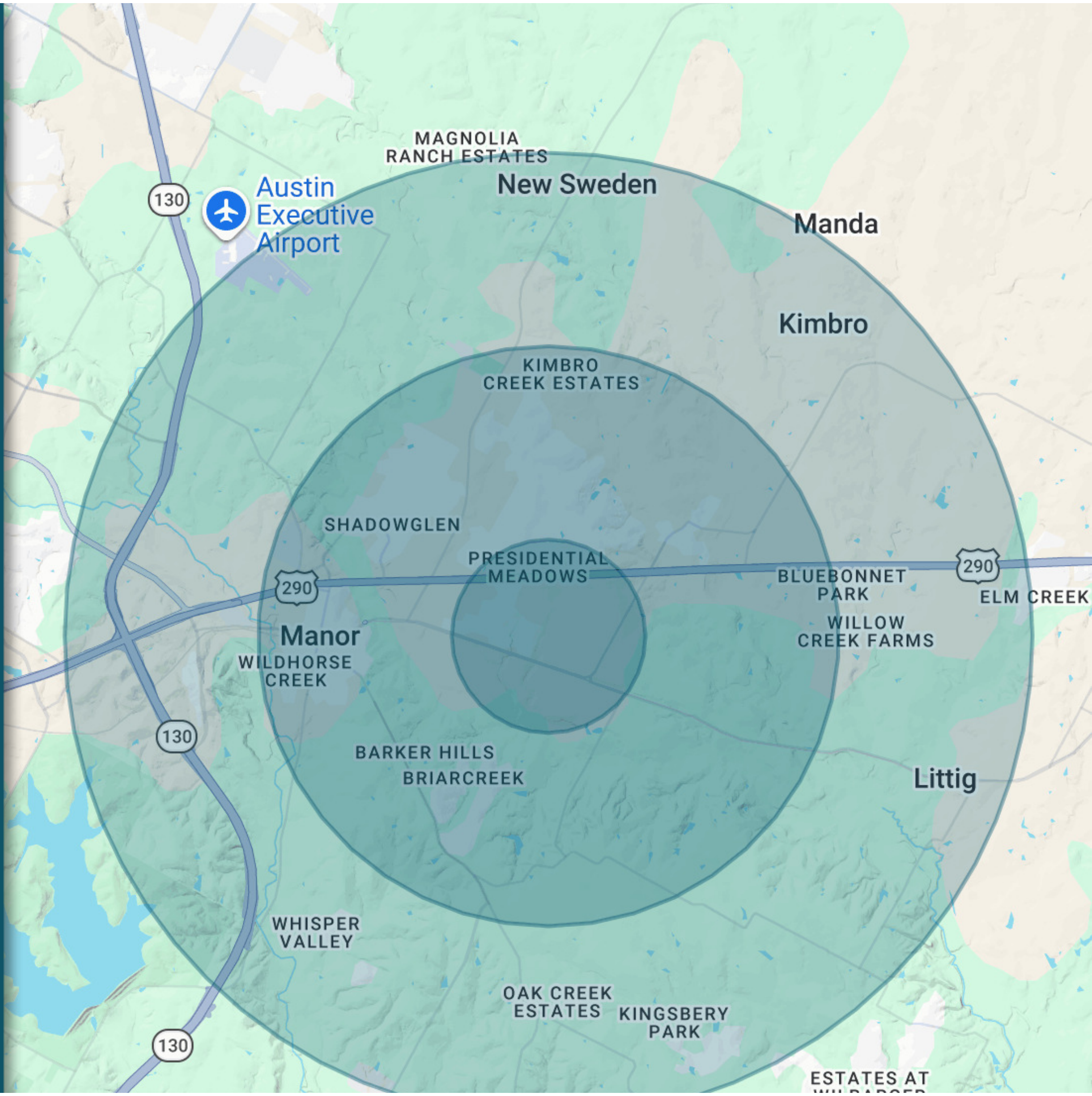
Downtown Manor	±5 min
U.S. Highway 290	±5 min
State Highway 130	±10 min
Samsung Austin Semiconductor	±15 min
Samsung Taylor	±25 min
Tesla Gigafactory Texas	±20 min
Austin-Bergstrom Int'l Airport	±25 min
Downtown Austin	±25–30 min

AREA **OVERVIEW**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Estimated population (2026)	5,322	34,642	44,518
Median age	34.0	33.8	34.1
Median age (Male)	33.7	33.0	33.3
Median age (Female)	34.3	34.5	34.8
HOUSEHOLDS & INCOME			
Total households	1,762	11,884	15,279
Average Household Size	3.0	2.9	2.9
Estimated Average HH income (2026)	$114,273	$134,817	$137,951
Owner-Occupied Median Home Value	$369,474	$392,380	$398,296

** Demographic data derived from 2020 ACS - US Census,* 2026 Estimates with 2031 Projections



ABOUT **MANOR**

Manor, Texas is one of the Austin region's fastest-growing communities, offering a strategic location just east of Downtown Austin with convenient access to major employment centers, Austin-Bergstrom International Airport, and key transportation corridors including U.S. Highway 290 and SH 130. Continued residential growth, expanding commercial development, and proximity to major employers such as Tesla and Samsung position Manor as an emerging market with strong long-term investment potential.

Driven by sustained population growth and ongoing infrastructure investment, Manor continues to attract new businesses, retail services, and residential communities. The city's business-friendly environment, available development opportunities, and connectivity to the greater Austin metropolitan area have made it an increasingly desirable destination for commercial investment, industrial users, and mixed-use development.

Why Manor

- One of the fastest-growing communities in Central Texas
- Affordable alternative to Austin
- Strong workforce housing demand
- Major nearby employment centers
- Continued residential development activity

Market Momentum

- Manor occupancy improved from **74.4% to 90.1%** since May 2025
- **1,152 units** absorbed during the recovery period
- Only **494 units** currently in the Manor pipeline
- Future supply significantly reduced versus prior years

Source: Franklin Street Multifamily Advisory Group

DEVELOPMENT **TIMING ADVANTAGE**

Demand Recovery

- Manor occupancy improved from 74.4% to 90.1%
- 1,152 units absorbed during the recovery period
- Northeast Austin absorbed 2,720 units over the trailing 12 months

The Evergreen at Whisper Valley

Limited Future Supply

- Only 494 units remain in the Manor pipeline
- Just two active multifamily developments under construction
- Construction starts significantly below historical averages
- Projects started today likely deliver into a more favorable 2028-2029 supply environment

TOWNHOME **& BUILD-TO-RENT DEMAND**

Verified Rent Survey Results

- Modern townhome product averages approximately $2,150/month
- Approximately $547/month premium versus conventional multifamily
- Approximately 34% rent premium over traditional apartment product

Limited Future Supply

- Ita Wildhorse Ranch approximately 96% occupied
- No competing purpose-built rental townhome communities currently exist within Manor city limits
- Attached product continues to command a significant rent premium

Institutional multifamily capital has returned to the Northeast Austin corridor, with 2026 transactions occurring at substantially higher pricing than 2024-2025 Manor trades.

MEET **THE TEAM**

TEXAS LAND INVESTMENT SALES

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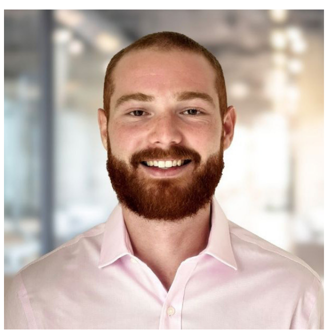

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Franklin Street's integrated platform provides buyers access to Capital Markets, Insurance Services, and Multifamily Investment Sales expertise during acquisition and development planning.

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