



**SUBJECT PROPERTY
±98.87 ACRES**

GREGG LN

±98.87 ACRES - 10201 GREGG LANE

10201 Gregg Lane, Manor, TX 78653



FranklinStreet
CENTRAL TEXAS LAND TEAM

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 or 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 proud to present 10201 Gregg Lane – an exceptional ±98.87-acre development opportunity in the rapidly growing community of Manor, Texas. Located along Gregg Lane within the Manor ETJ, the site offers strong visibility and access in one of the Austin MSA’s most active growth corridors. Its position along the potential Wells Branch Parkway alignment provides future connectivity to major roadways, employment centers, and nearby residential communities.

The property is currently unentitled, creating a prime opportunity for developers and investors to capitalize on Manor’s continued expansion and the region’s strong demand for mixed-use, commercial, and recreational projects.

PROPERTY HIGHLIGHTS

- Prime Growth Corridor: In the Manor ETJ along the future Wells Branch Pkwy, directly in the path of planned infrastructure and rapid growth.
- Large-Scale Development: ±98.87 acres with developable uplands and ±43 acres of floodplain, allowing flexible open space, amenities, or drainage uses.
- Strong Market Fundamentals: Manor’s continued residential, commercial, and job growth drives long-term demand for well-located land.

OFFERING SUMMARY

Address:	10201 Gregg Lane, Manor, TX 78653
Asking Price:	\$7,500,000 (±\$75,857 per/Acre, ±\$1.74 per/SF)
Acreage:	±98.87 Acres
Useable Acreage:	±55.87 Acres (Estimated 43 Acres within floodplain); See Sellers' Survey
Travis County Parcel ID Number:	R259084
Legal Description:	ABS 63 SUR 62 BACON S ACR 98.8730 (1-D-1) Field Notes Available on Sellers' Survey
Zoning:	Manor ETJ
Utilities:	Manville Water Line Nearby Septic Required Wastewater Treatment Facility Under Construction Across the Street
Floodplain:	Yes; See Sellers' Survey
Property Improvements:	Dwelling Unit #1: 2,253 SF Dwelling Unit #2: 5,237 SF
AADT Traffic Counts:	Gregg Lane: 4,406 VPD
Survey:	Updated Sellers' Survey Available
Entitlements:	Raw Land in Path of Rapid Population Growth

PROPERTY PHOTOS

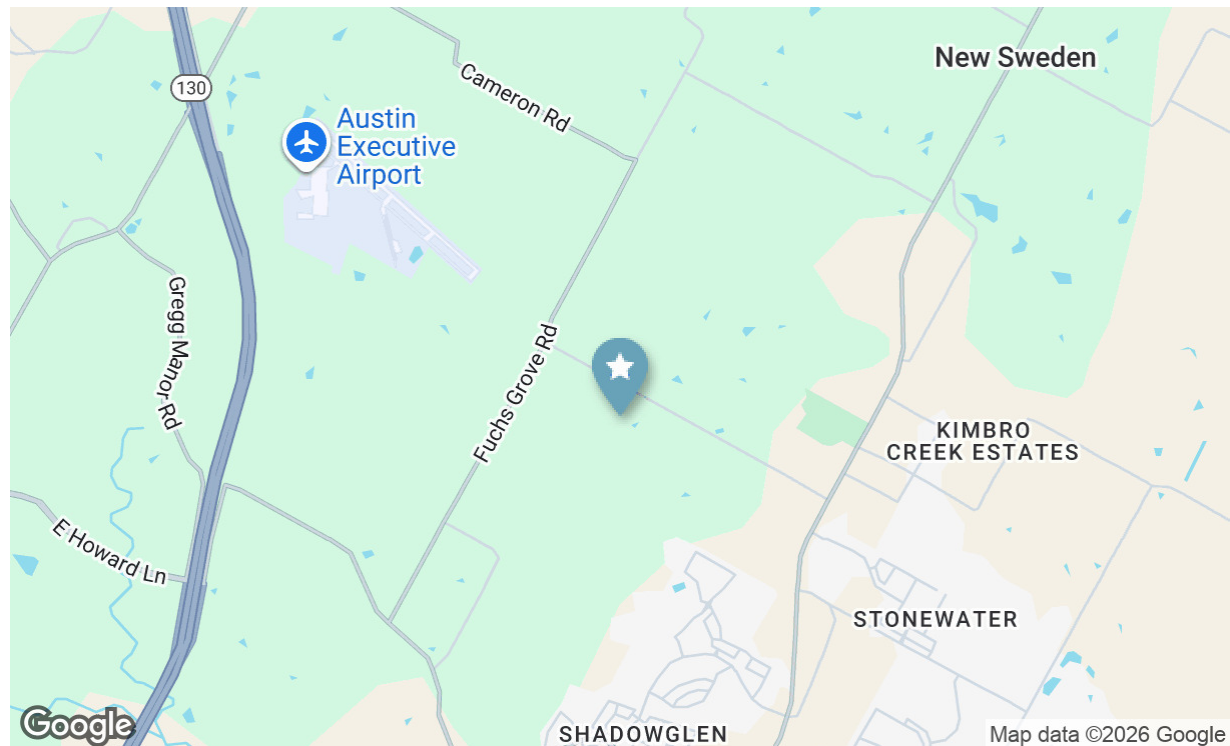


LOCATION OVERVIEW

ABOUT MANOR

Manor, located just east of Austin in Central Texas, is a rapidly growing city that blends small-town character with direct access to the economic engine of the Austin metropolitan area. Originally established as an agricultural community, Manor has evolved into one of the region's most active suburban growth markets. Its revitalizing downtown, expanding residential neighborhoods, and growing mix of local businesses and services contribute to an emerging commercial identity that appeals to both residents and employers seeking affordability and proximity to Austin.

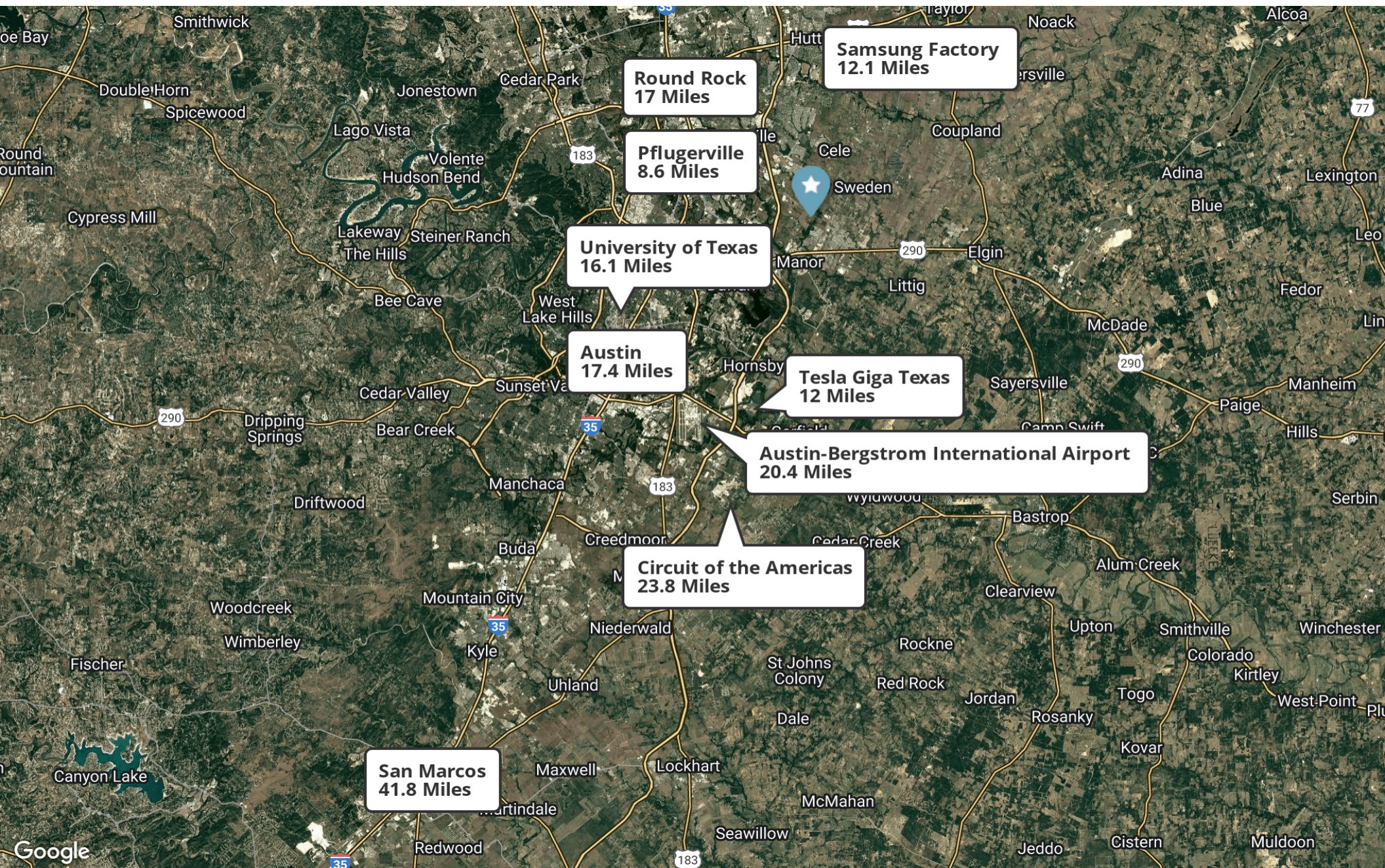
The business climate in Manor is driven by its strategic location along US Highway 290, providing efficient access to Downtown Austin, Tesla's Gigafactory, Samsung Taylor Fab, Austin-Bergstrom International Airport, and major regional employment centers. Economic growth is supported by industries such as advanced manufacturing, logistics, technology, construction, and healthcare, with continued spillover from Austin's robust tech sector. Supported by a proactive economic development strategy and increasing infrastructure investment, Manor offers a business-friendly environment and strong long-term growth outlook, positioning it as a key emerging market within the Austin metro area.



AREA AMENITIES

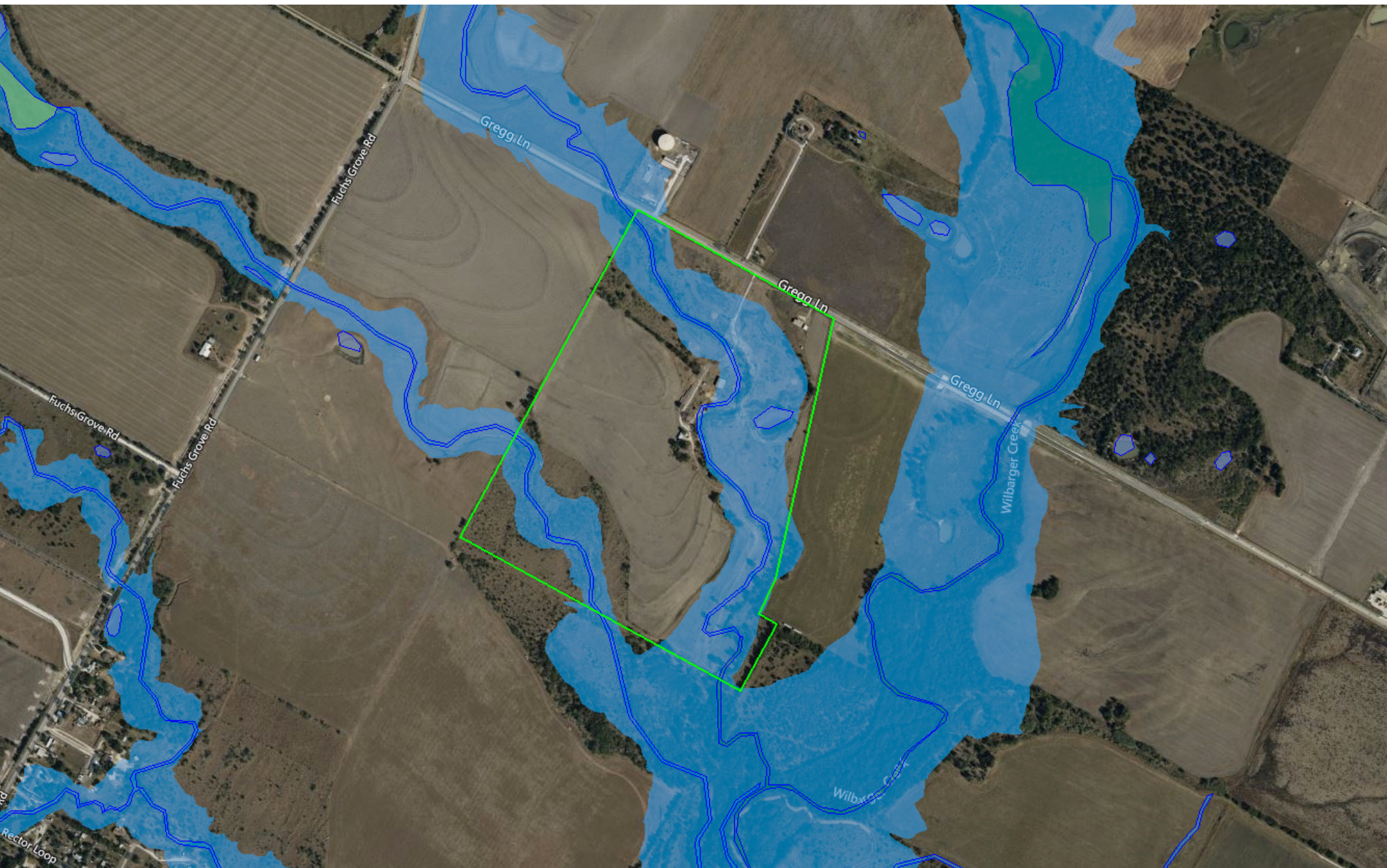


REGIONAL MAP



±98.87 ACRES - 10201 GREGG LANE / MANOR, TX 78653-3596

SITE FLOODPLAIN



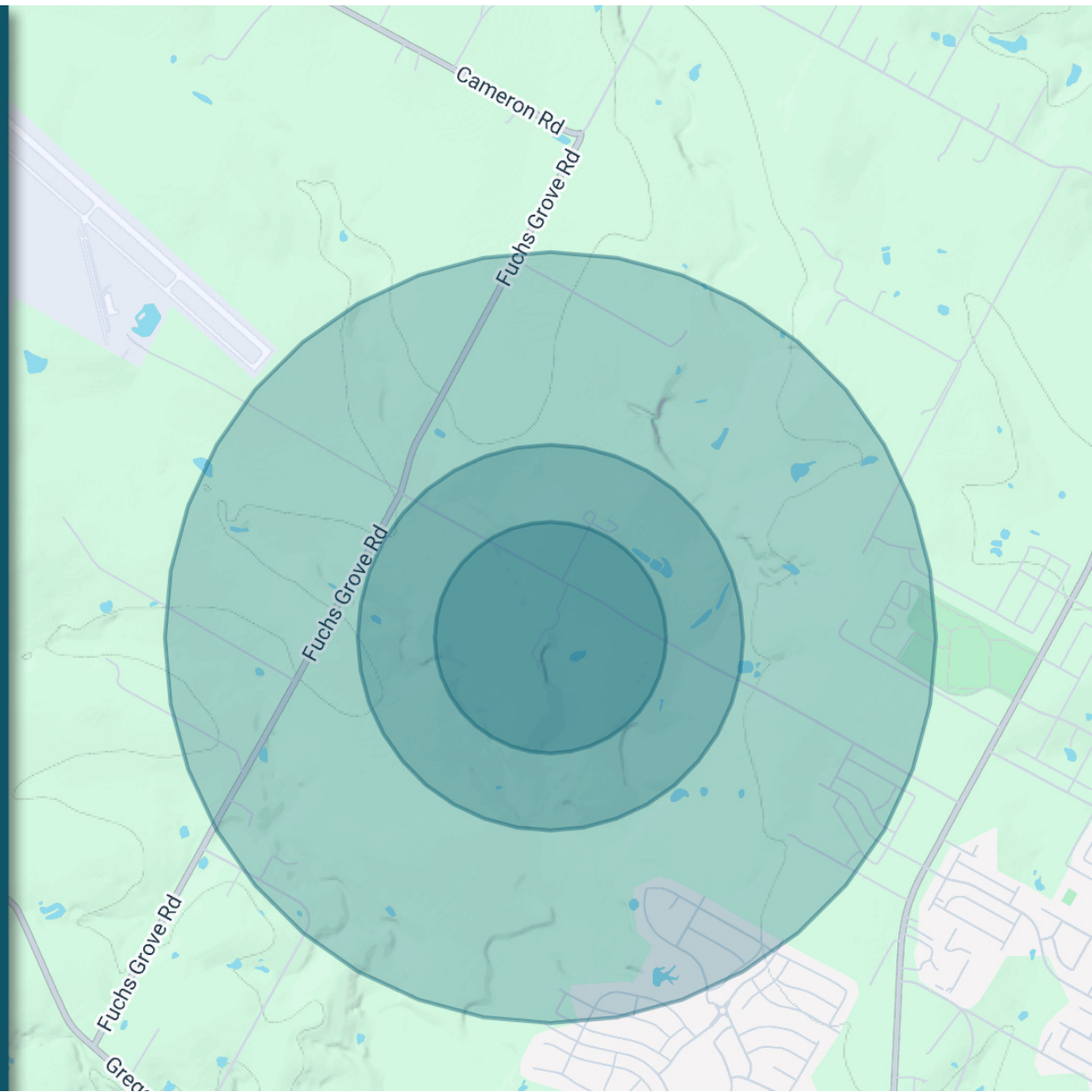
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AREA OVERVIEW

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION			
Total population	24,924	72,826	465,071
Median age	33.3	33.2	34.3
Median age (Male)	32.2	32.9	34.0
Median age (Female)	34.1	33.2	34.6
HOUSEHOLDS & INCOME			
Total households	8,560	25,476	176,327
# of persons per HH	2.9	2.9	2.6
Average HH income	\$123,855	\$134,161	\$127,886
Average house value	\$409,965	\$398,711	\$424,319

* Demographic data derived from 2020 ACS - US Census



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Presented By:

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