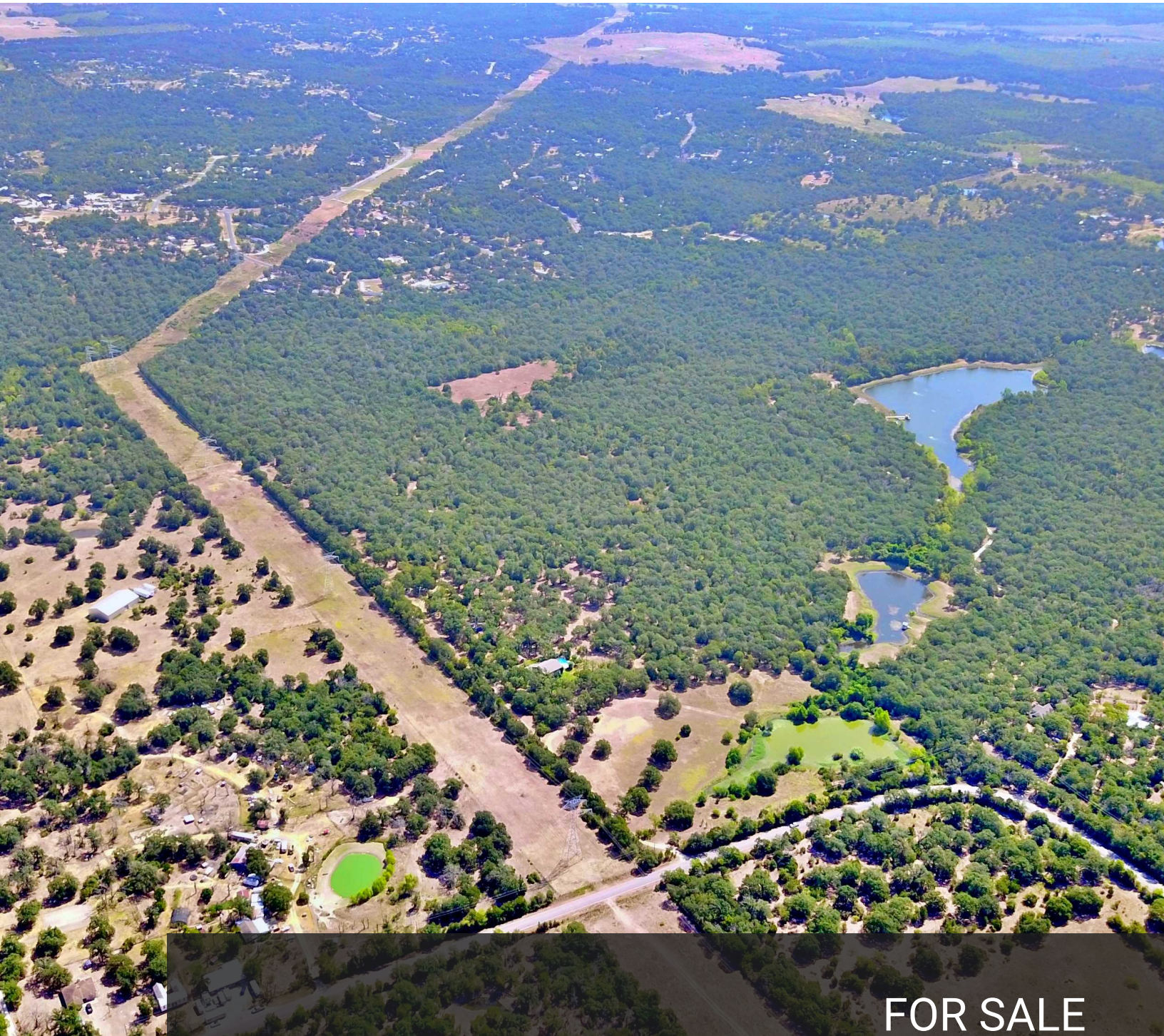


LAND FOR SALE

20918 BLAKE MANOR RD

MANOR TEXAS



FOR SALE

SMITH PROPERTIES GROUP
1801 S MoPac Exp, Suite 100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

ALEX SMITH
Managing Director
C: (512) 900-0306
alex@smithpg.com

ANDREW GOLAND
Real Estate Advisor
O: (774) 216-6251
Andrew@Smithpg.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DISCLAIMER

20918 BLAKE MANOR ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

SMITH PROPERTIES GROUP
1801 S MoPac Exp, Suite 100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

ALEX SMITH
Managing Director
C: (512) 900-0306
alex@smithpg.com

ANDREW GOLAND
Real Estate Advisor
O: (774) 216-6251
Andrew@Smithpg.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

20918 BLAKE MANOR ROAD

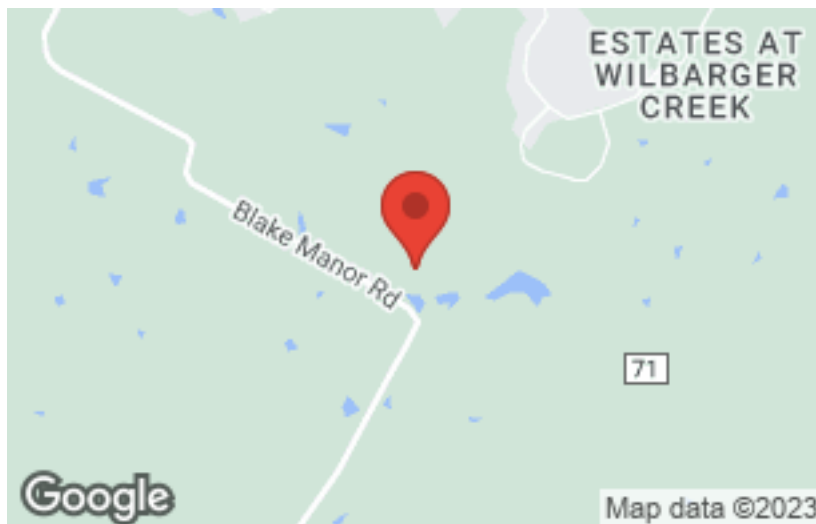


OFFERING SUMMARY

PRICE:	\$6,750,000
PRICE / ACRE:	\$84,154 Acre
PRICE / SF:	\$1.93 SF
LOT SIZE:	80.21 Acres
ACCESS:	From Blake Manor
ZONING:	Unrestricted
FRONTAGE:	862 FT Blake Manor Rd
WATER	Public to the Property
ELECTRIC	Public to the Property
FLOOD ZONE	Not In Flood Plane
TERRAIN	Mostly Flat & Level with Gentle Slopes

PROPERTY OVERVIEW

+/- 80.21 Acres located at 20918 Blake Manor Road in Manor Texas. The property has been in the same family for over 40 years and has remained in incredible condition as a result. The property currently sits outside of Manor's ETJ and offers great potential for uses such as an event venue, family ranch or compound, residential development, and many others. The property includes features such as a two story main house, guest cabin, in-ground pool, greenhouse, storage buildings, +/- 1.2 acre pond, gravel roads, multiple hiking and biking trails, and much more.



SMITH PROPERTIES GROUP
1801 S MoPac Exp, Suite 100
Austin, TX 78746



Each Office Independently Owned and Operated

ALEX SMITH
Managing Director
C: (512) 900-0306
alex@smithpg.com

ANDREW GOLAND
Real Estate Advisor
O: (774) 216-6251
Andrew@Smithpg.com

PROPERTY HIGHLIGHTS

20918 BLAKE MANOR ROAD

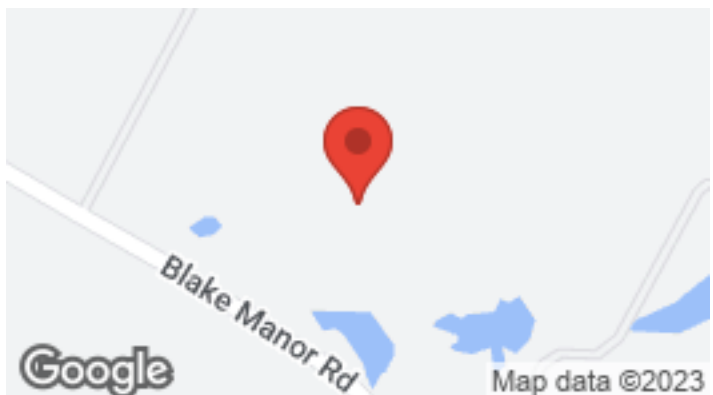


PROPERTY FEATURES

- Total of +/- 80.21 Acres
- Consisting of three separate tax lots
- Main House has 2,756 SF, consisting of 3 Bedrooms, 2 Full Bathrooms, a separate Office, and a separate enclosed sunroom.
- +/- 1.20 Acre Pond on property
- In-Ground Swimming Pool
- Multiple Storage Buildings
- Fully Enclosed Greenhouse
- Multiple cleared areas throughout the property.
- Gravel road running throughout the property offering full utilization of the large acreage
- Public water and electric are already running to the existing structures.
- Oversized septic tanks installed on property
- Agricultural exemptions are already put in place offering relief on taxes.
- Entire property is fenced with automatic gate at the front entrance.

PROPERTY HIGHLIGHTS

20918 Blake Manor Rd is a truly unique opportunity to acquire just over 80 acres of pristine unrestricted land just outside of the ever growing city of Austin. Offering a main house, guest cabin, in-ground pool, greenhouse, storage structures, pond, multiple clearings, and much more, this property offers everything you need for a variety of uses. Available utilities include water, electric, and internet are already to the property along with an oversized septic tank and on site pond to as an additional water source.



SMITH PROPERTIES GROUP
1801 S MoPac Exp, Suite 100
Austin, TX 78746



Each Office Independently Owned and Operated

ALEX SMITH
Managing Director
C: (512) 900-0306
alex@smithpg.com

ANDREW GOLAND
Real Estate Advisor
O: (774) 216-6251
Andrew@Smithpg.com

LOCATION HIGHLIGHTS

20918 BLAKE MANOR ROAD



LOCATION INFORMATION

Street Address: 20918 Blake Manor Rd

City, State, Zip Manor, Tx

County: Travis

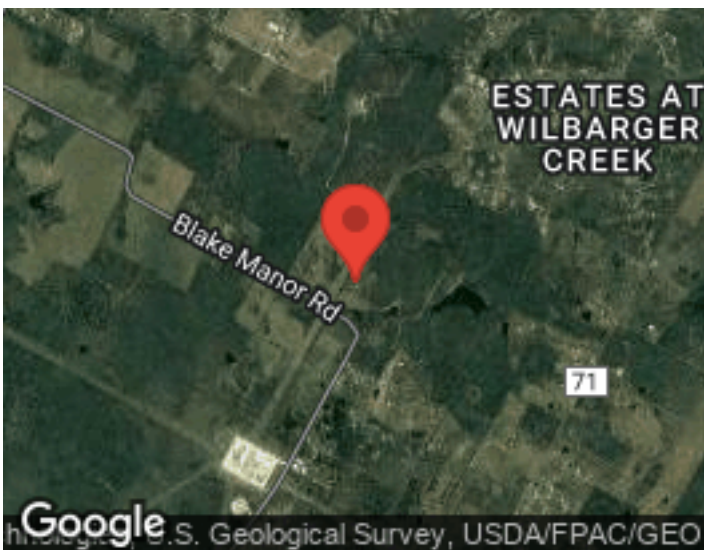
Market: Austin MSA

Sub-market: East



LOCATION OVERVIEW

This meticulously maintained +/- 80.21 acres is perfectly situated in the growing area of Manor Texas, right outside of Austin. This location boasts a perfect location that puts it in the direct vicinity of developments like the Tesla factory and Austin Bergstrom International Airport. This property also offers favorable commute times to downtown Austin, Elgin, Hutto, Taylor, Round Rock, Georgetown, and of course historic downtown Manor.



SMITH PROPERTIES GROUP
1801 S MoPac Exp, Suite 100
Austin, TX 78746



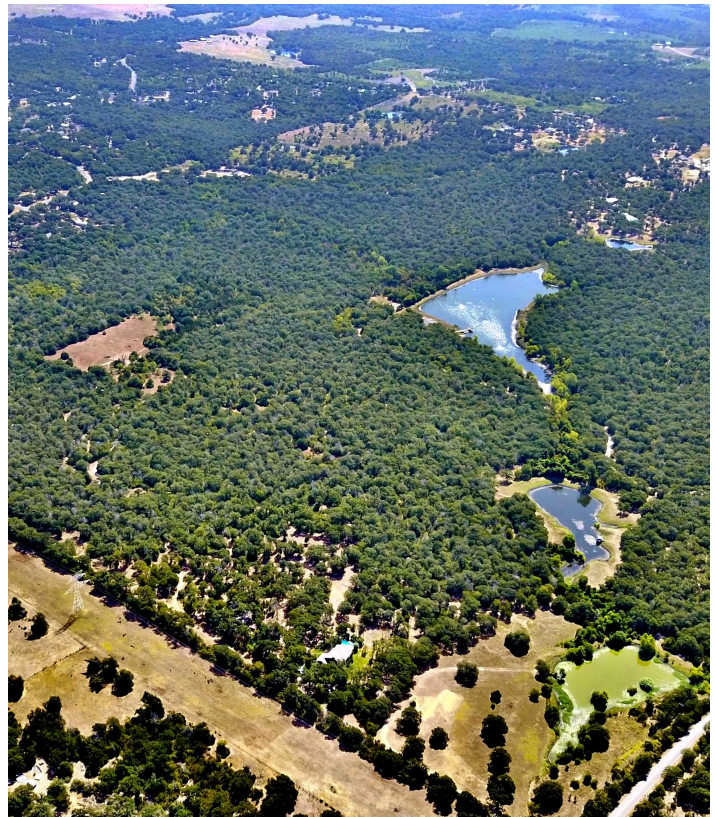
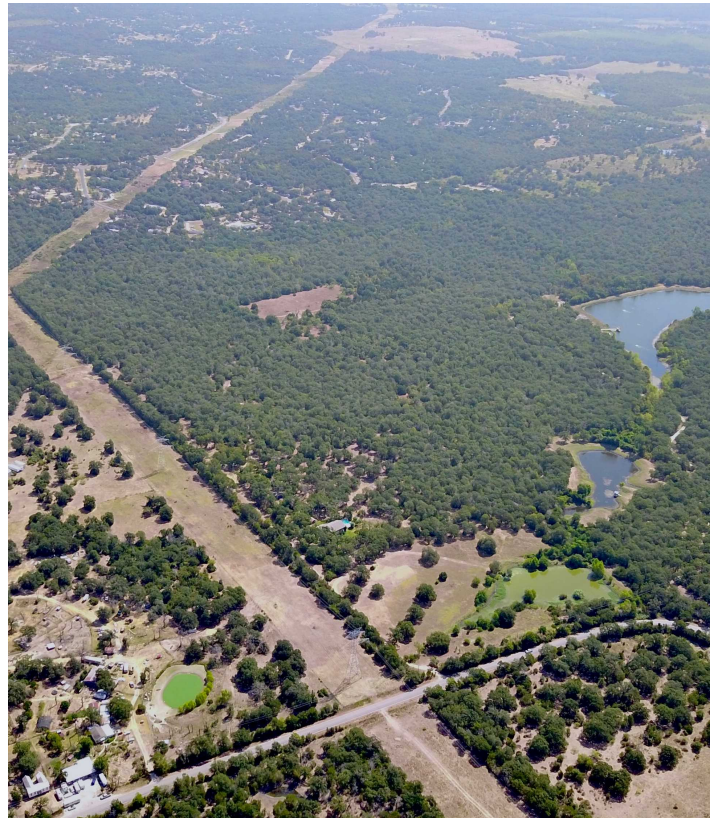
Each Office Independently Owned and Operated

ALEX SMITH
Managing Director
C: (512) 900-0306
alex@smithpg.com

ANDREW GOLAND
Real Estate Advisor
O: (774) 216-6251
Andrew@Smithpg.com

PROPERTY PHOTOS

20918 BLAKE MANOR ROAD



SMITH PROPERTIES GROUP
1801 S MoPac Exp, Suite 100
Austin, TX 78746



Each Office Independently Owned and Operated

ALEX SMITH
Managing Director
C: (512) 900-0306
alex@smithpg.com

ANDREW GOLAND
Real Estate Advisor
O: (774) 216-6251
Andrew@Smithpg.com

PROPERTY PHOTOS

20918 BLAKE MANOR ROAD



SMITH PROPERTIES GROUP
1801 S MoPac Exp, Suite 100
Austin, TX 78746



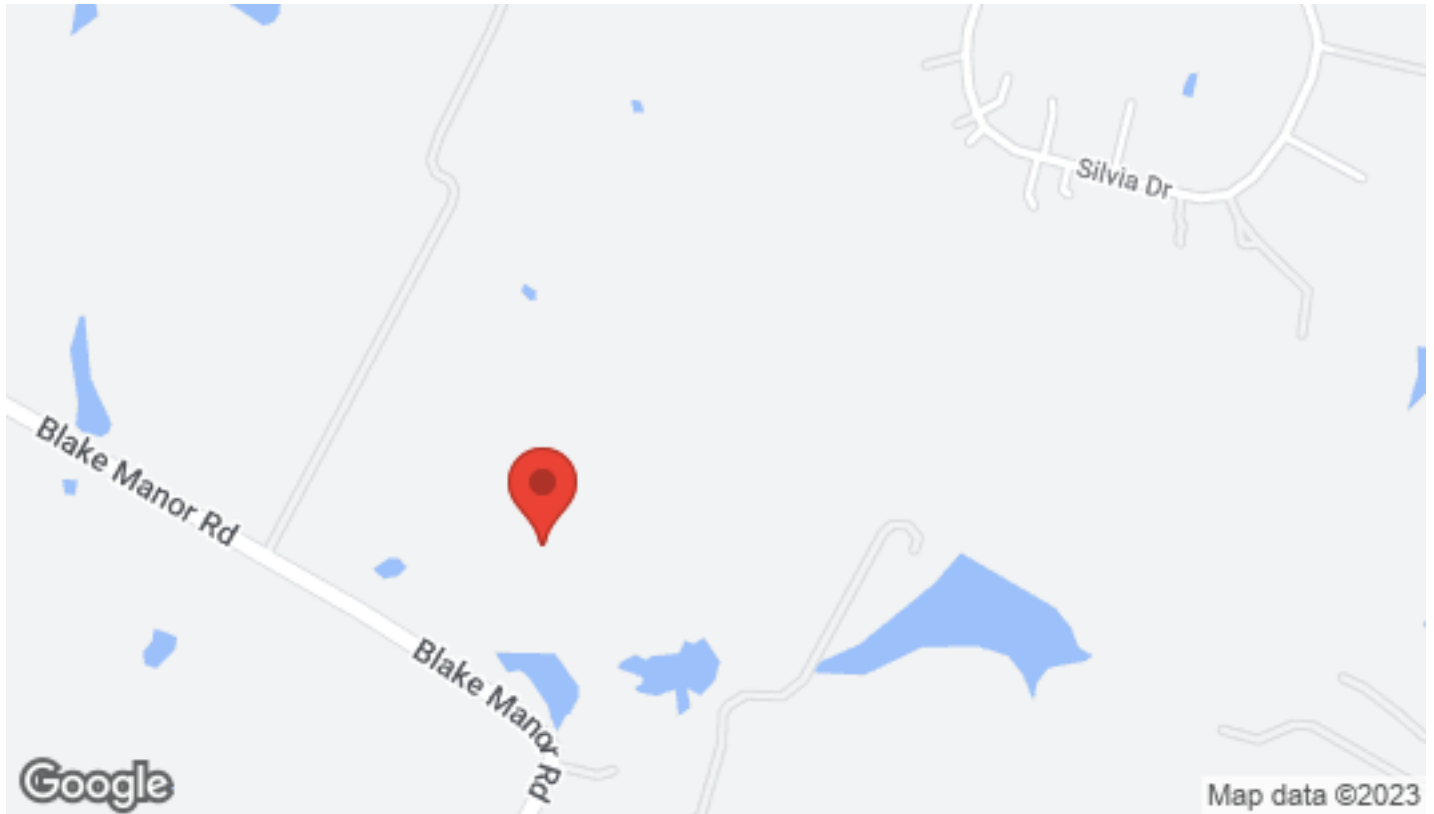
Each Office Independently Owned and Operated

ALEX SMITH
Managing Director
C: (512) 900-0306
alex@smithpg.com

ANDREW GOLAND
Real Estate Advisor
O: (774) 216-6251
Andrew@Smithpg.com

LOCATION MAPS

20918 BLAKE MANOR ROAD



SMITH PROPERTIES GROUP
1801 S MoPac Exp, Suite 100
Austin, TX 78746



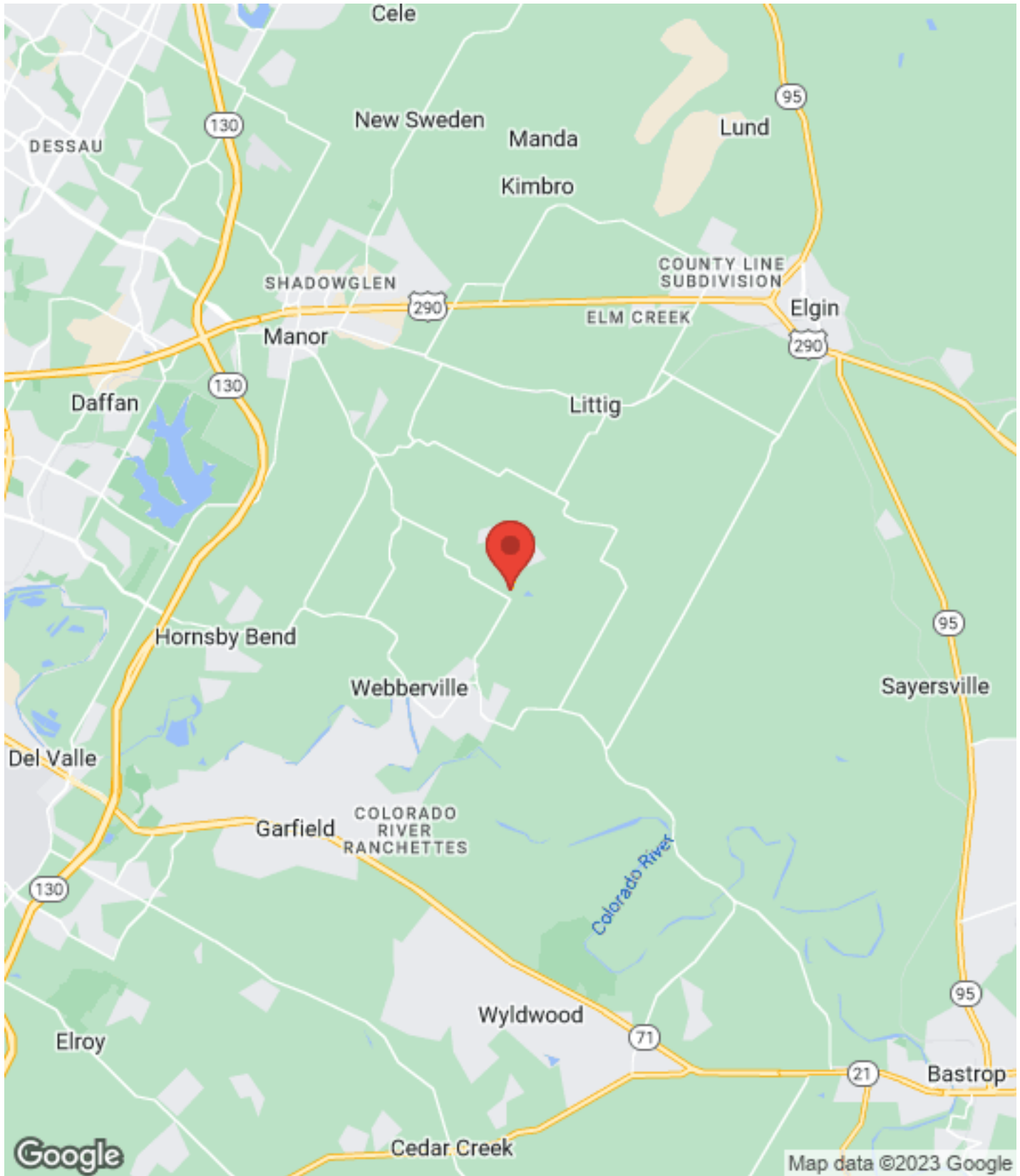
Each Office Independently Owned and Operated

ALEX SMITH
Managing Director
C: (512) 900-0306
alex@smithpg.com

ANDREW GOLAND
Real Estate Advisor
O: (774) 216-6251
Andrew@Smithpg.com

REGIONAL MAP

20918 BLAKE MANOR ROAD



SMITH PROPERTIES GROUP
1801 S MoPac Exp, Suite 100
Austin, TX 78746



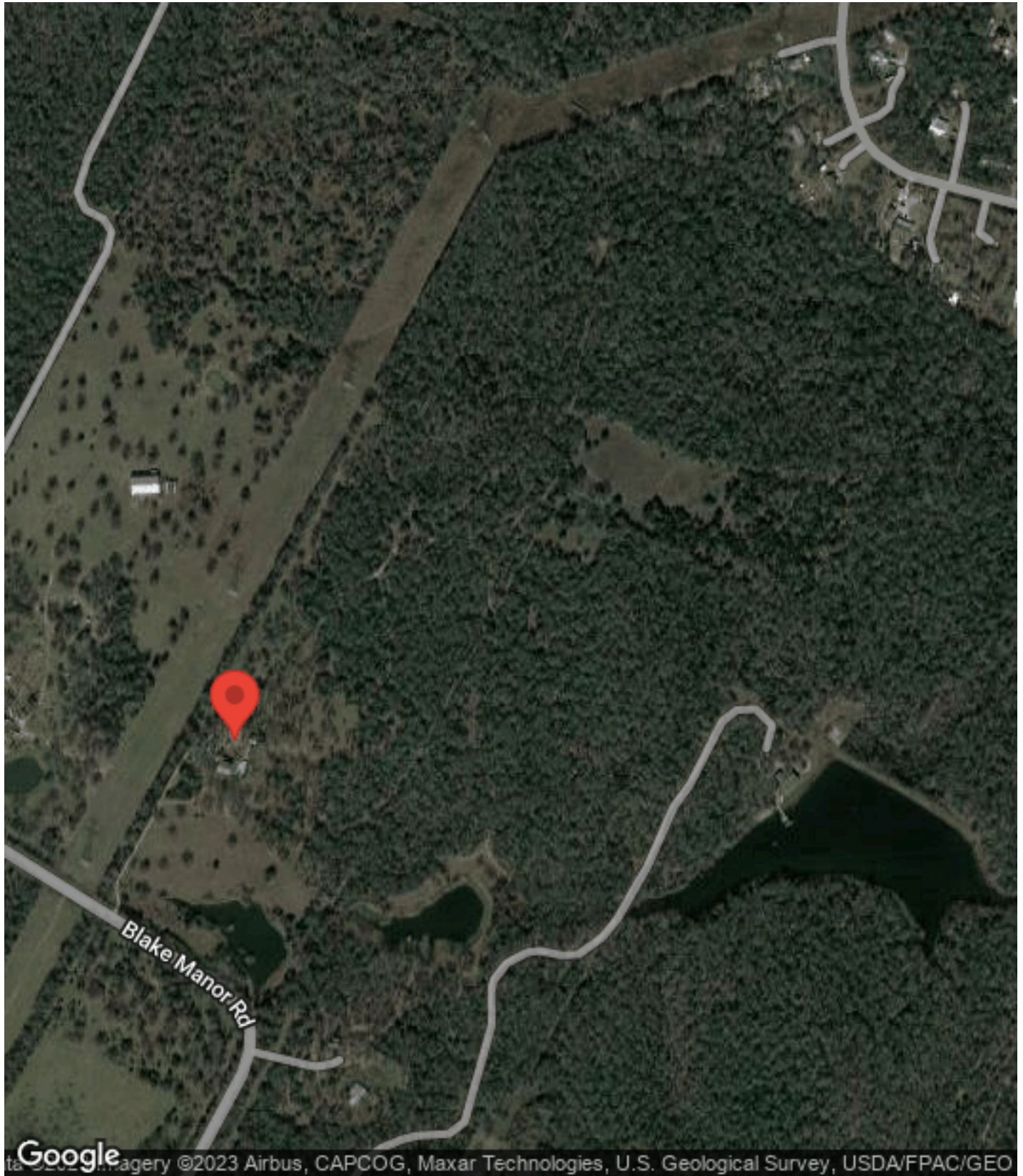
Each Office Independently Owned and Operated

ALEX SMITH
Managing Director
C: (512) 900-0306
alex@smithpg.com

ANDREW GOLAND
Real Estate Advisor
O: (774) 216-6251
Andrew@Smithpg.com

AERIAL MAP

20918 BLAKE MANOR ROAD



SMITH PROPERTIES GROUP
1801 S MoPac Exp, Suite 100
Austin, TX 78746



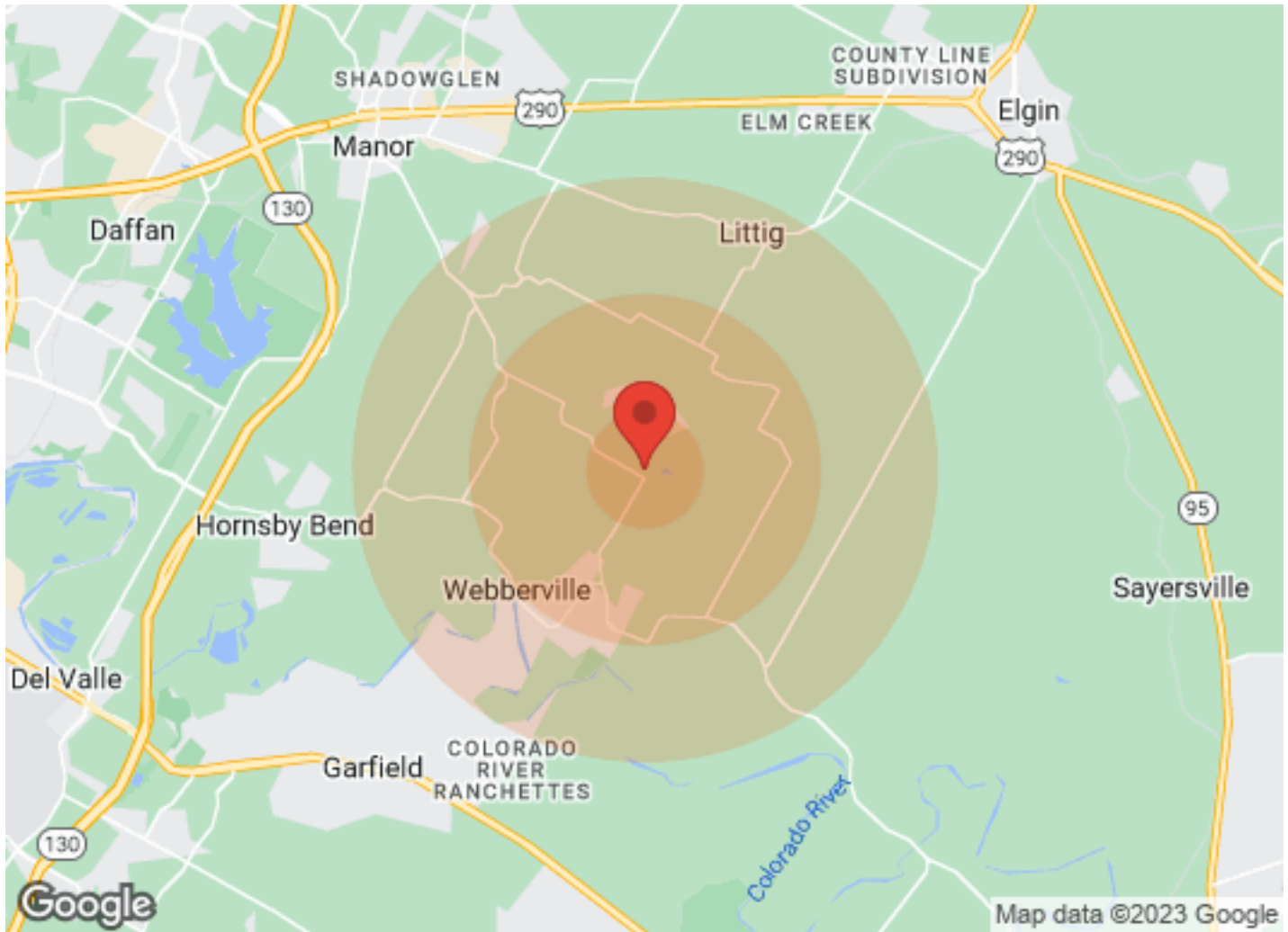
Each Office Independently Owned and Operated

ALEX SMITH
Managing Director
C: (512) 900-0306
alex@smithpg.com

ANDREW GOLAND
Real Estate Advisor
O: (774) 216-6251
Andrew@Smithpg.com

DEMOGRAPHICS

20918 BLAKE MANOR ROAD



Population	1 Mile	3 Miles	5 Miles
Male	N/A	3,194	4,616
Female	N/A	3,223	4,625
Total Population	N/A	6,417	9,241

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,732	2,333
Ages 15-24	N/A	1,053	1,465
Ages 25-54	N/A	2,259	3,284
Ages 55-64	N/A	610	1,004
Ages 65+	N/A	763	1,155

Race	1 Mile	3 Miles	5 Miles
White	N/A	3,999	6,107
Black	N/A	662	771
Am In/AK Nat	N/A	33	34
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	3,473	4,665
Multi-Racial	N/A	3,438	4,622

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$48,048	\$48,048
< \$15,000	N/A	157	239
\$15,000-\$24,999	N/A	89	171
\$25,000-\$34,999	N/A	467	593
\$35,000-\$49,999	N/A	362	561
\$50,000-\$74,999	N/A	403	529
\$75,000-\$99,999	N/A	288	432
\$100,000-\$149,999	N/A	13	162
\$150,000-\$199,999	N/A	91	149
> \$200,000	N/A	16	16

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,914	3,108
Occupied	N/A	1,777	2,844
Owner Occupied	N/A	1,471	2,362
Renter Occupied	N/A	306	482
Vacant	N/A	137	264

SMITH PROPERTIES GROUP
1801 S MoPac Exp, Suite 100
Austin, TX 78746



Each Office Independently Owned and Operated

ALEX SMITH
Managing Director
C: (512) 900-0306
alex@smithpg.com

ANDREW GOLAND
Real Estate Advisor
O: (774) 216-6251
Andrew@Smithpg.com



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.

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 Realty	9010968		512-448-4111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
M.E. Cook	357270	mecook@kw.com	512-263-9090
Designated Broker of Firm	License No.	Email	Phone
Linda Blair Ramsey	364174	lindaramsey@kw.com	512-448-4111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alex Smith	701004	Alex.Smith@kw.com	512-900-0306
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date