

MANOR DOWNS

HILL LANE | MANOR, TX 78653

ARMSTRONG
COMMERCIAL PARTNERS

www.ArmstrongCP.com

FOR MORE INFORMATION:
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The information contained herein was obtained from sources deemed reliable and accurate. However, no guarantees, representations or warranties are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

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2023 Population

3 mile: 25,144
5 mile: 80,118
7 mile: 207,640



2028 Projected Population

3 mile: 31,114
5 mile: 100,783
7 mile: 240,031



Daytime Population

3 mile: 18,444
5 mile: 55,810
7 mile: 171,822



Average HH Income

3 mile: \$122,737
5 mile: \$112,928
7 mile: \$104,030



Traffic Counts

Hwy 290: 58,829 VPD ('22)
SH 130: 61,535 VPD ('22)
Parmer Rd: 20,345 VPD ('22)

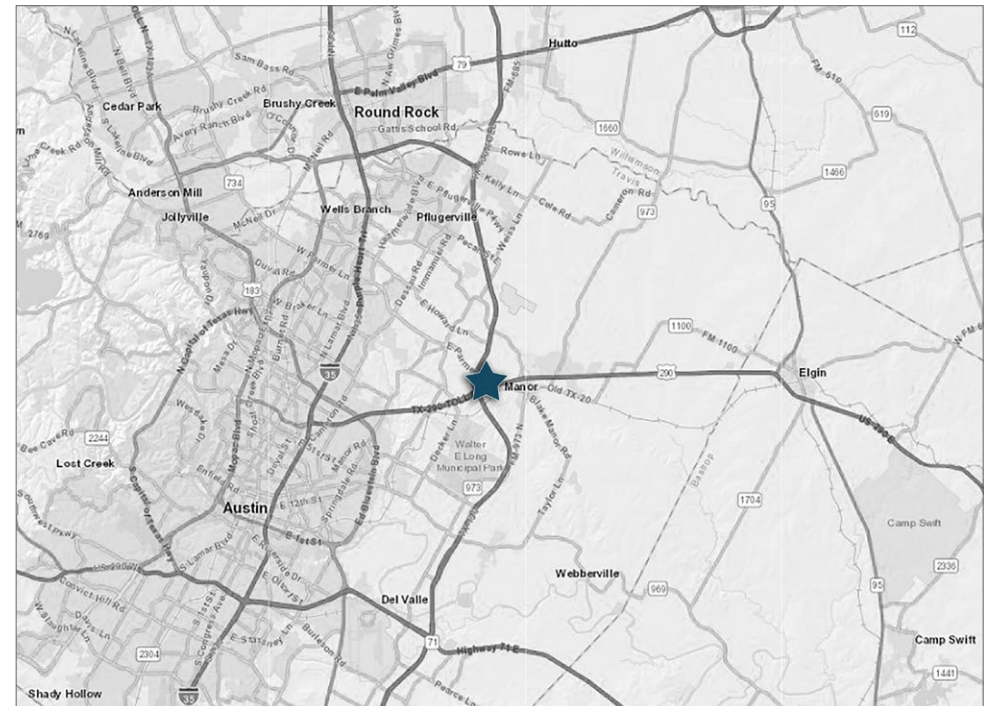
LOCATION: HILL LANE, MANOR, TEXAS 78653

FRONTAGE: HILL LANE, 0.5 MILES FROM HWY 290

SIZE: ±25 ACRES

ZONING: CITY OF AUSTIN ETJ

Located in the heart of Central Texas' growth corridor, the development opportunity offers a premier commercial development in one of the country's leading growth markets, Austin, Texas.



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There are numerous recent transportation projects in the immediate area including the expansion of Hwy 290 to a 6 lane toll road and the completion of Texas SH 45/130 which connect I-35 North of Georgetown to IH 10 South in San Antonio. These two highways intersect next to the Subject Property. The property's transportation and access to the rest of the city is aided by Hwy 290, SH 130, as well as, Parmer Lane and Howard Lane, connecting this site to all of Austin and Central Texas.

183 South Project construction includes will include three tolled and three non-tolled lanes in each direction, a new high tech monitoring system for improved traffic management, miles of new bicycle lanes with connections to the regional trail systems and aesthetic and landscaping improvements throughout

The proposed **Capital Metro Green Line** will offer additional transportation options with a station currently planned in Manor. The MetroRail Green Line will be a 27-mile system running from downtown Austin to eastern Travis County connecting residents from established communities to jobs and services in Central Austin.

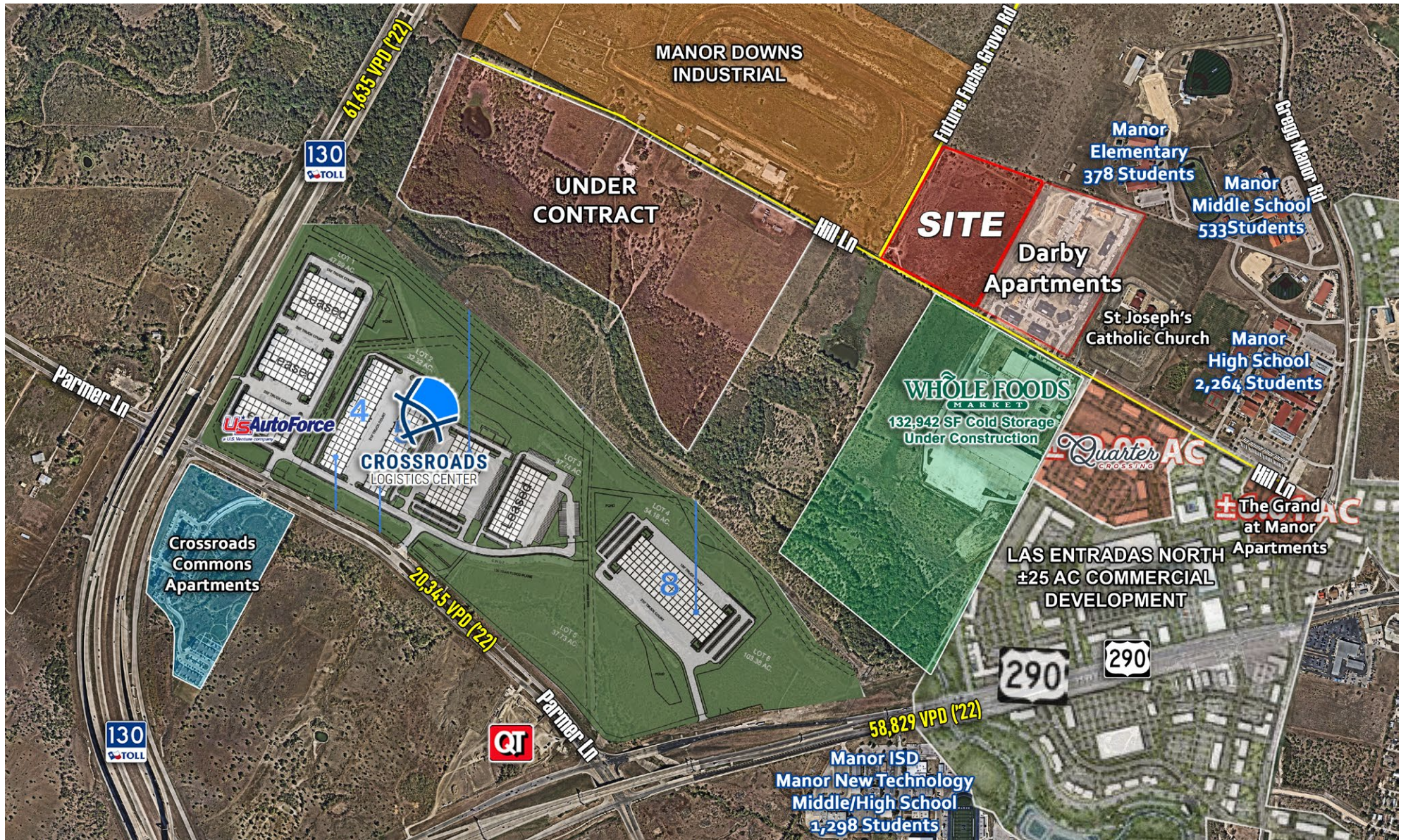
Triple FreePort area - Local governments have the option to exempt goods in transit (or "freeport goods") from ad valorem taxation. Freeport goods are inventories acquired or brought into the state by businesses and held for no more than 175 days before being shipped out of state. The County, City and School District jurisdictions in the Manor area have chosen to allow the exemption, which is irrevocable once in effect. Freeport property includes goods, wares, merchandise, ores, and certain aircraft and aircraft parts. Freeport property qualifies for an exemption from ad valorem taxation only if it has been detained in the state for 175 days or less for the purpose of assembly, storage, manufacturing, processing, or fabricating.

Subject Property is in proximity to:

- Parmer Technology Campus – 8 miles
- Techridge – 9 miles
- Dell – 9 miles
- Mueller – 10 miles
- Downtown Austin – 14 miles
- Samsung – 6 miles
- Apple – 13 miles
- Domain – 13 miles
- University of Texas – 12 miles
- Austin Bergstrom International Airport – 17 miles

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MANOR, TEXAS



Manor is a small city located in Travis County with a population of just over 18,000 people. Despite its size, the city has consistently been highly ranked by BestPlaces.net, which provides rankings based on cost of living, crime rates, job opportunities and amenities. Manor is ranked as one of the best places to live in the state of Texas due to its strong economy and low cost of living. The city also offers a variety of amenities such as shopping centers, parks and recreational facilities for residents to enjoy. Additionally, Manor is known for its safe neighborhoods and low crime rate making it a great place to raise a family or retire. With its excellent ratings from BestPlaces.net, Manor stands out as one of the best small towns in Texas for anyone looking for an affordable yet enjoyable place to call home.



PROUD TO BE
A Certified Scenic City



Manor Ranked:

- #1 Best Block Party Places**
- #2 Most Energetic Cities**
- #3 Metro Areas with Fastest Rising Income 2020**
- #4 Best Places for Military Retirees**
- #4 Best Cities for Teleworking (Medium Metro Areas)**
- #4 Most Secure Places to Live in the U.S. (Large Metro Areas)**
- #4 Most Secure Large Cities in the U.S.**
- #5 Cities on the Edge of Greatness**
- #5 The Best Cities to Relocate to in America**
- #6 Best Cities After Military Service**
- #10 Healthiest Cities**
- #20 Most Competitive Public Colleges**

Source: <https://www.bestplaces.net/rankings/city/texas/manor>

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AUSTIN, TEXAS



Austin is the capital city of the U.S. state of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas and the second-most-populous state capital city. Austin has been one of the fastest growing large cities in the United States since 2010. As of 2022, Austin had an estimated population of 1,028,225, up from 961,855 at the 2020 census.

WORKFORCE

Austin has become a center for technology and business. A number of **Fortune 500** companies have headquarters or regional offices in Austin, including **3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments,** and **Whole Foods Market.** **Dell's worldwide headquarters** is located in the nearby suburb of Round Rock.

EDUCATION

Austin is the home of the **University of Texas at Austin**, which is one of the largest universities in the U.S., with over 50,000 students. Other institutions of higher learning in Austin include **St. Edward's University, Huston-Tillotson University, Austin Community College, Concordia University,** and several more.



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