

For Sale: Manor 155 Acres



PRIME DEVELOPMENT SITE | 1311 OLD HWY 20, MANOR, TEXAS





GOLD TIER

EXCLUSIVELY LISTED BY

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Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

290
TEXAS

Walmart

Home Depot

H-E-B

VIEW

GREENBURY
400 LOTS

PRESIDENTIAL MEADOWS
ELEMENTARY

PRESIDENTIAL MEADOWS
1,670 LOTS

290
TEXAS

COMMONS
1,129 UNITS

prsc
200 UNITS

VILLAGE AT
MANOR COMMONS
375 LOTS

THE GRASSDALE
200 UNITS

NEW KATY

FUTURE MIXED USE
DEVELOPMENT

BELL FARMS
460 LOTS

ESTATES AT BELL FARMS
1,129 UNITS

CARRIAGE HILLS
247 LOTS

OLD HWY 20

SUBJECT SITE
155 ACRES

BRIAR CREEK
1,050 LOTS







IDV INDUSTRIAL

MANOR SENIOR HIGH SCHOOL

TWO CREEKS CROSSING
23 ACRES

MANOR HEIGHTS
1,500 LOTS

FUTURE INDUSTRIAL

FUTURE INDUSTRIAL

STONEWATER
1,140 LOTS

PRESIDENTIAL HEIGHTS
1,550 LOTS

SPEYSIDE
205 LOTS

SHADOWGLEN
1,400 ACRES
3,000 LOTS
50 ACRES COMMERCIAL

MANOR DOWNS APARTMENTS

MANOR ELEMENTARY

MANOR MIDDLE SCHOOL

MANOR HIGH SCHOOL

WHOLE FOODS
DISTRIBUTION CENTER

H-E-B

PRESIDENTIAL MEADOWS
1,670 LOTS

PRESIDENTIAL GLEN
350 LOTS

CARILLION
2,051 LOTS

BELHAVEN
420 LOTS

BELLINGHAM MEADOWS
625 LOTS

HARRIS BRANCH
192 LOTS

CROSSROADS LOGISTICS CENTER

EQUINOX MIXED-USE DEVELOPMENT

MANOR GRAND APARTMENTS

DOWNTOWN MANOR

Walmart

NEW KATY

FUTURE MIXED-USE

AMVI TOWNHOMES

MANOR INDUSTRIAL PARK

SHADY LAKE ACRES
30 LOTS

ALTA BLUE GOOSE
300+ MF UNITS

APPLIED MATERIALS

PARK 290 LOGISTICS CENTER

PARMER INDUSTRIAL CENTER

PLACEMKR

HAMILTON POINT
250 LOTS

WILDHORSE CREEK
444 LOTS

ESTATES AT BELL FARMS
1,129 LOTS

CARRIAGE HILLS
247 LOTS

FUTURE INDUSTRIAL

MANOR SPRINGS
3,900 LOTS

290 TEXAS

COOPER MILLY FREIGHT CENTER

WILDHORSE RANCH
5,250 LOTS

WILDHORSE PARKSIDE
550 LOTS

WILDHORSE LAKESIDE
550 LOTS

LAGOS
392 LOTS

WOLF
730 LOTS

EASTWOOD
2,305 LOTS

WHISPER VALLEY
7,753 LOTS

BARKER HILLS

BRIAR CREEK
1,050 LOTS

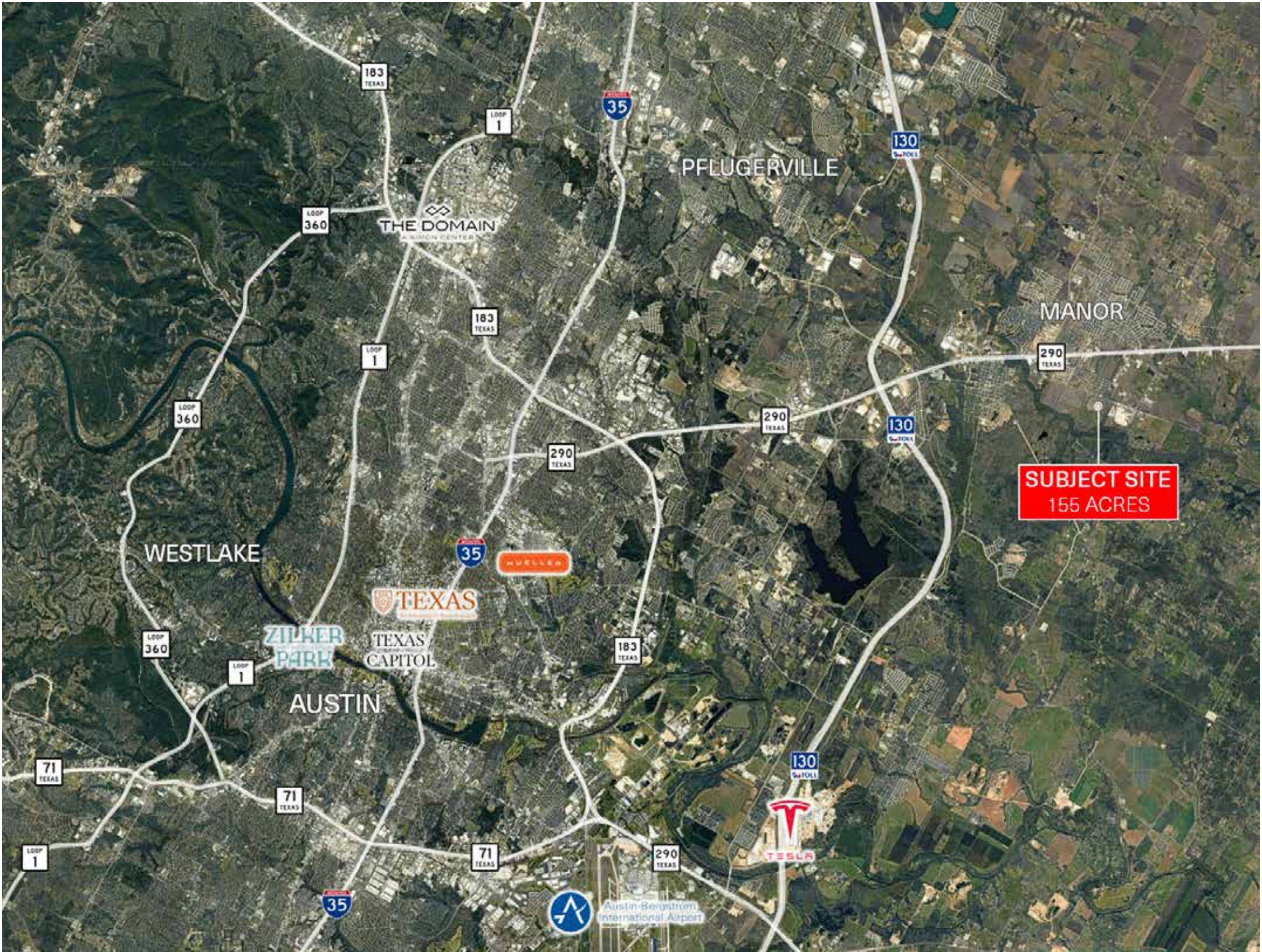
HIDDEN LAKE ESTATES
560 LOTS

MOMARK MIXED USE

SUBJECT SITE
155 ACRES

TEXAS MATERIALS

WALTER E LONG PARK



PFLUGERVILLE

THE DOMAIN
A SIMON CENTER

MANOR

SUBJECT SITE
155 ACRES

WESTLAKE

MUELLER

TEXAS

ZILKER
PARK

TEXAS
CAPITOL

AUSTIN

TESLA



Austin-Bergstrom
International Airport

PROPERTY HIGHLIGHTS

ADDRESS: 13111 Old Highway 20, Manor, Texas, 78653

TOTAL AREA: 155.07 Acres

ASKING PRICE: \$13,180,950 (\$85,000/Acre)

ZONING: Austin ETJ - Unrestricted

TOPOGRAPHY: Level

UTILITIES:

- » 8" Manor Water Line
- » 12" Manville Water Line
- » 12" Manor Sewer

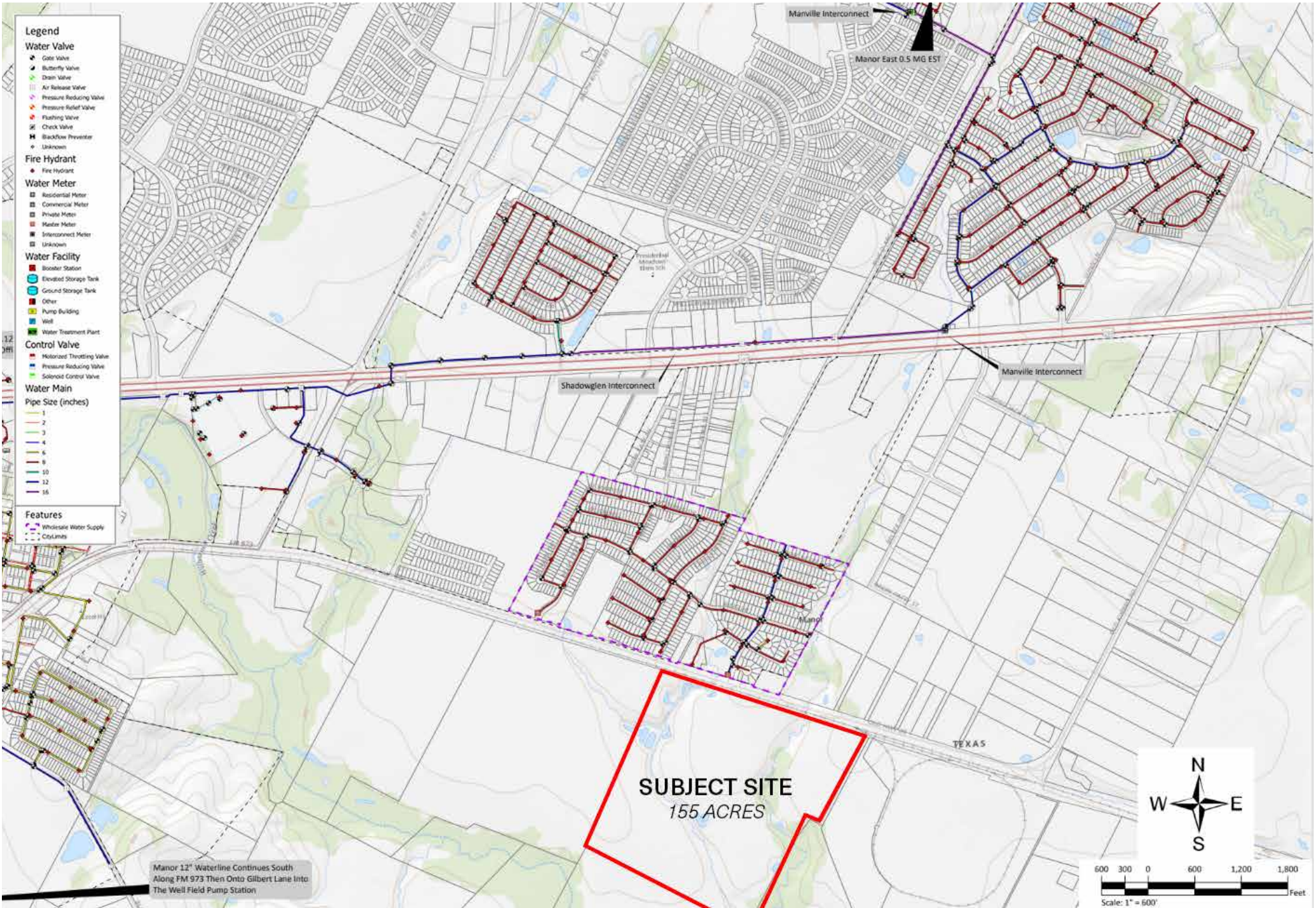
REMARKS:

- » Approximately 2,700 feet of rail frontage, WATCO has already given the preliminary green light on access to the rail.
- » Old Highway 20 (Kimbrow) is being expanded to 4 lanes and FM 973 is being realigned. With these infrastructure improvements, this site will be in a prime location in Manor with easy Toll 130 access.
- » Currently in Austin ETJ. With Senate Bill 2038, the property could be annexed into the City of Manor

**Buyer to do all independent research on development potential.*



MANOR WATER

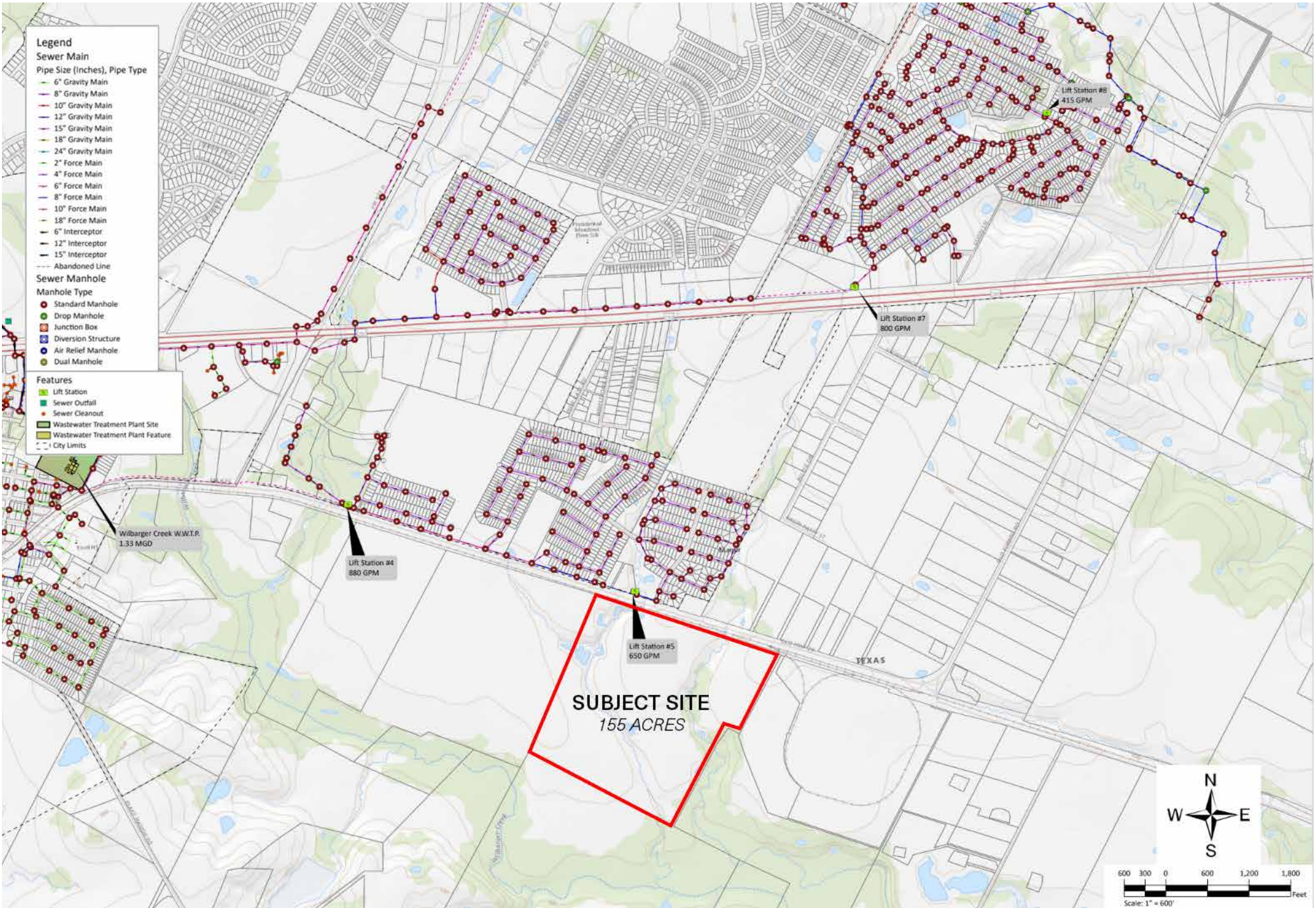


SUBJECT SITE
155 ACRES

MANVILLE WATER SUPPLY CORPORATION
2023 OVERALL SYSTEM AND SERVICE AREA MAP

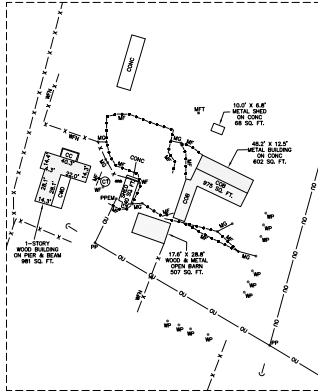
MANVILLE WATER SUPPLY CORPORATION
2023 OVERALL SYSTEM AND SERVICE AREA MAP

WASTEWATER



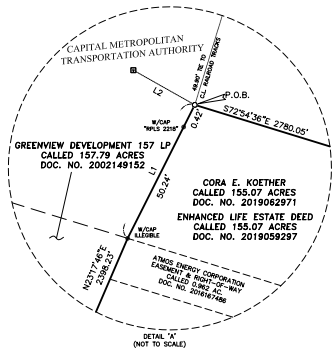
SURVEY

ALTA/NSPS LAND TITLE SURVEY FOR A 155.050 ACRE TRACT OF LAND SITUATED IN THE TIMOTHY MCKANE SURVEY, ABSTRACT NO. 525 AND THE CALVIN BARKER SURVEY, ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS, AND BEING ALL OF THE CALLED 155.07 ACRE TRACT OF LAND CONVEYED TO CORA E. KOETHER, RECORDED IN DOCUMENT NO. 2019062971 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 155.07 ACRE TRACT OF LAND ALSO DESCRIBED IN ENHANCED LIFE ESTATE DEED, RECORDED IN DOCUMENT NO. 2019059297 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
PROPERTY ADDRESS: 13111 OLD HWY 20, MANOR TX 78653



LEGEND

●	IRON ROD FOUND
○	IRON PIPE FOUND
○	COAST GEODETIC SURVEY MARKER
○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
○	2" METAL POST
W	WOOD POST
PEM	POWER POLE WITH ELECTRIC METER
PP	POWER POLE
CG	DOWN GUY
ATM	ATMOS GAS MARKER
DT	GAS TEST
MT	METAL FUEL TANK
WV	WATER VALVE
WF	WATER FAUCET
W	WELL ON CONCRETE SIGN
W	GUARD RAIL (GR)
OU	OVERHEAD UTILITY LINE
EP	EDGE OF PAVEMENT
WF	WIRE FENCE (W/F)
MF	METAL FENCE (M/F)
FL	APPROXIMATE FEMA LINE
FL	APPROXIMATE CENTER OF CREEK
FMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
CWD	COVERED WOOD DECK
RR	ROCK RIP-RAP
DEF	OVERHEAD ELECTRIC FENCE
CT	CISTERN
COB	COVERED OPEN BARN
CC	COVERED CONCRETE
6MSP	6" METAL STORM SEWER PIPE
CONC	CONCRETE
CS	CONCRETE DRAINAGE STRUCTURE
RMN	REMAINTS OF WIRE FENCE
HMG	HOT WIRE GATE
CMF	CORRUGATED METAL PIPE
D.E.	DRAINAGE EASEMENT
C.L.	CENTERLINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING



NOTES:

1) BEARING BASED NAD-83, TEXAS CENTRAL ZONE (4803) STATE PLANE SYSTEM DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00007.

2) ALL DOCUMENTS LISTED HEREIN ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

3) THE TRACT SHOWN HEREIN LIES WITHIN ZONE "X" (UNSHARED) AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 49453C0485, FOR TRAVIS COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF AUGUST 16, 2014.

THE FEMA LINES SHOWN HEREIN ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Fidelity National Title Insurance Company, Commitment for Title Insurance (T-77) of No. FT-44070-000700000000-W, which bears an Effective Date February 26, 2025 and an Issued Date of March 7, 2025 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

150. Easement Granted to Atmos Energy Corporation Pursuant to provided by said instrument.

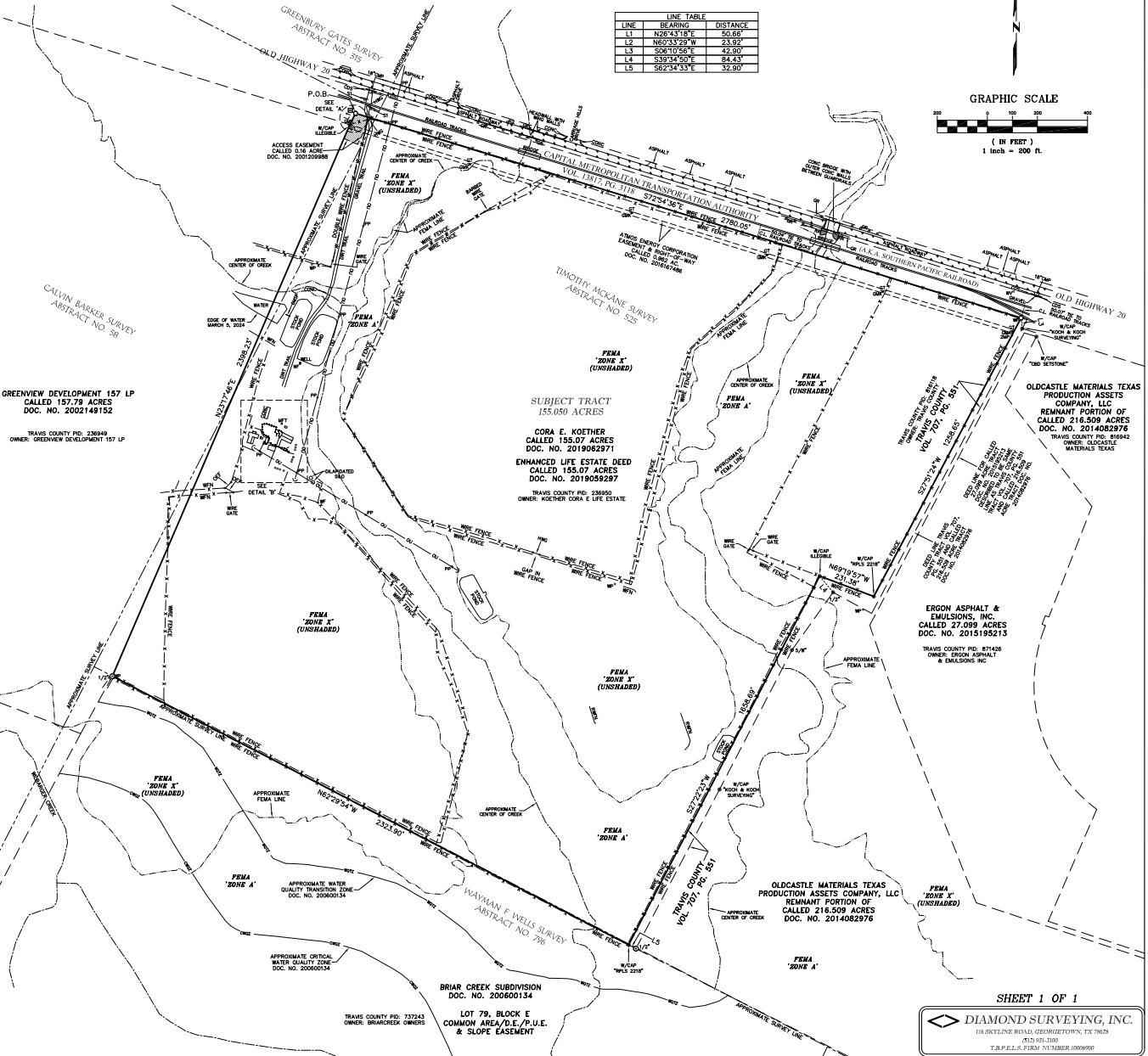
150. Interest in all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 755, Page 333, Deed Records of Travis County, Texas. Not a survey matter.

ALTA/NSPS NOTES:

TABLE A ITEM 9: THERE WERE NO IDENTIFIABLE PARKING SPACES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

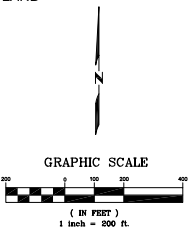
TABLE A ITEM 13: ADJOINING LAND OWNER INFORMATION WAS OBTAINED FROM THE TRAVIS COUNTY APPRAISAL DISTRICT (TICAD) WEBSITE ON APRIL 24, 2025.

TABLE A ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N28°43'18"E	50.85
L2	N62°53'29"W	23.92
L3	S06°10'58"E	42.90
L4	S30°34'05"E	54.43
L5	S82°34'33"E	32.90

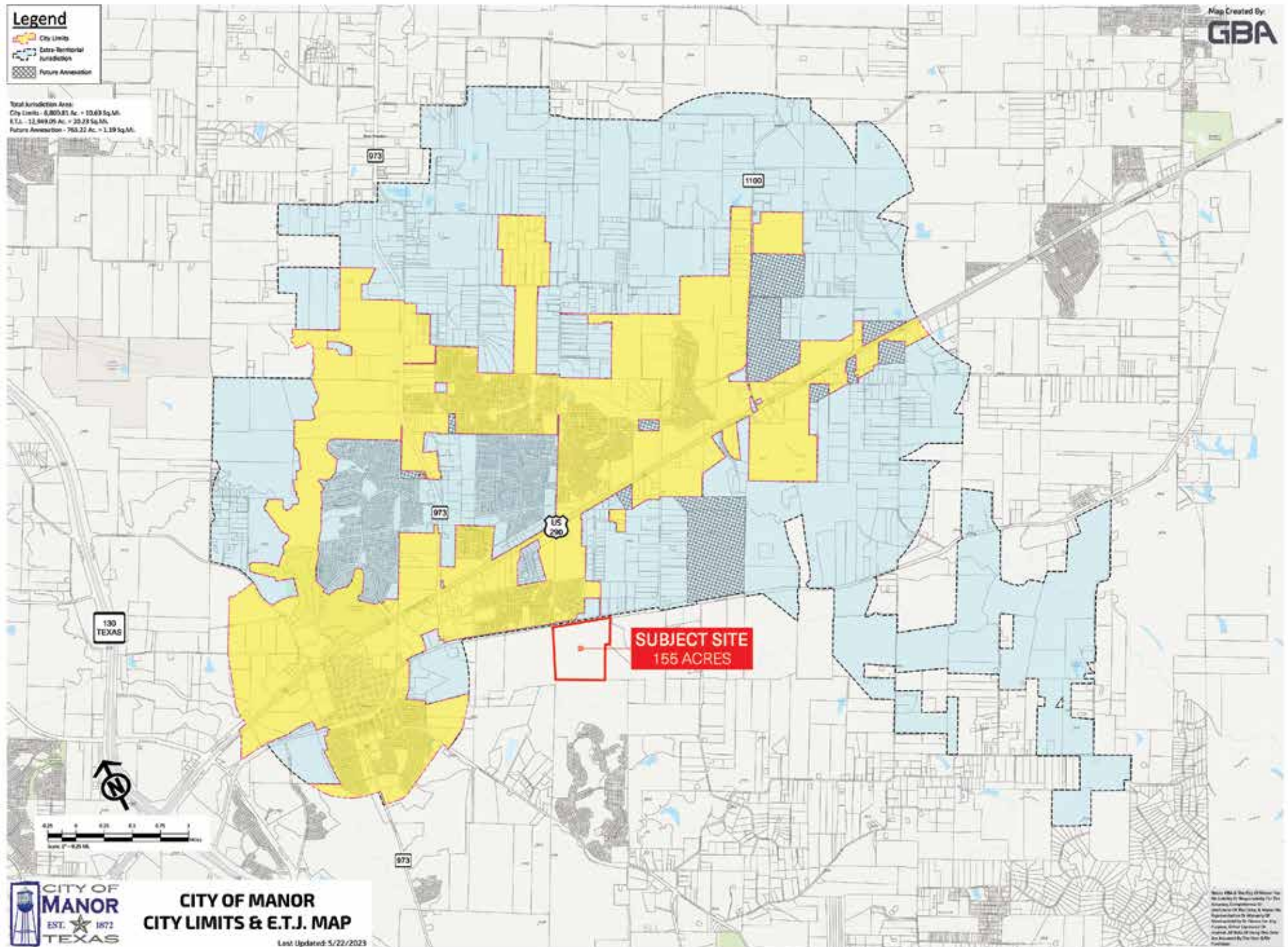


PROJECT NO. 2025-17

THOROUGHFARE PLAN



MANOR CITY LIMITS





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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date