

For Sale: Manor 155 Acres



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





GOLD TIER

EXCLUSIVELY LISTED BY

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The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gold Tier Real Estate and should not be made available to any other person or entity without the written consent of Gold Tier Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

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

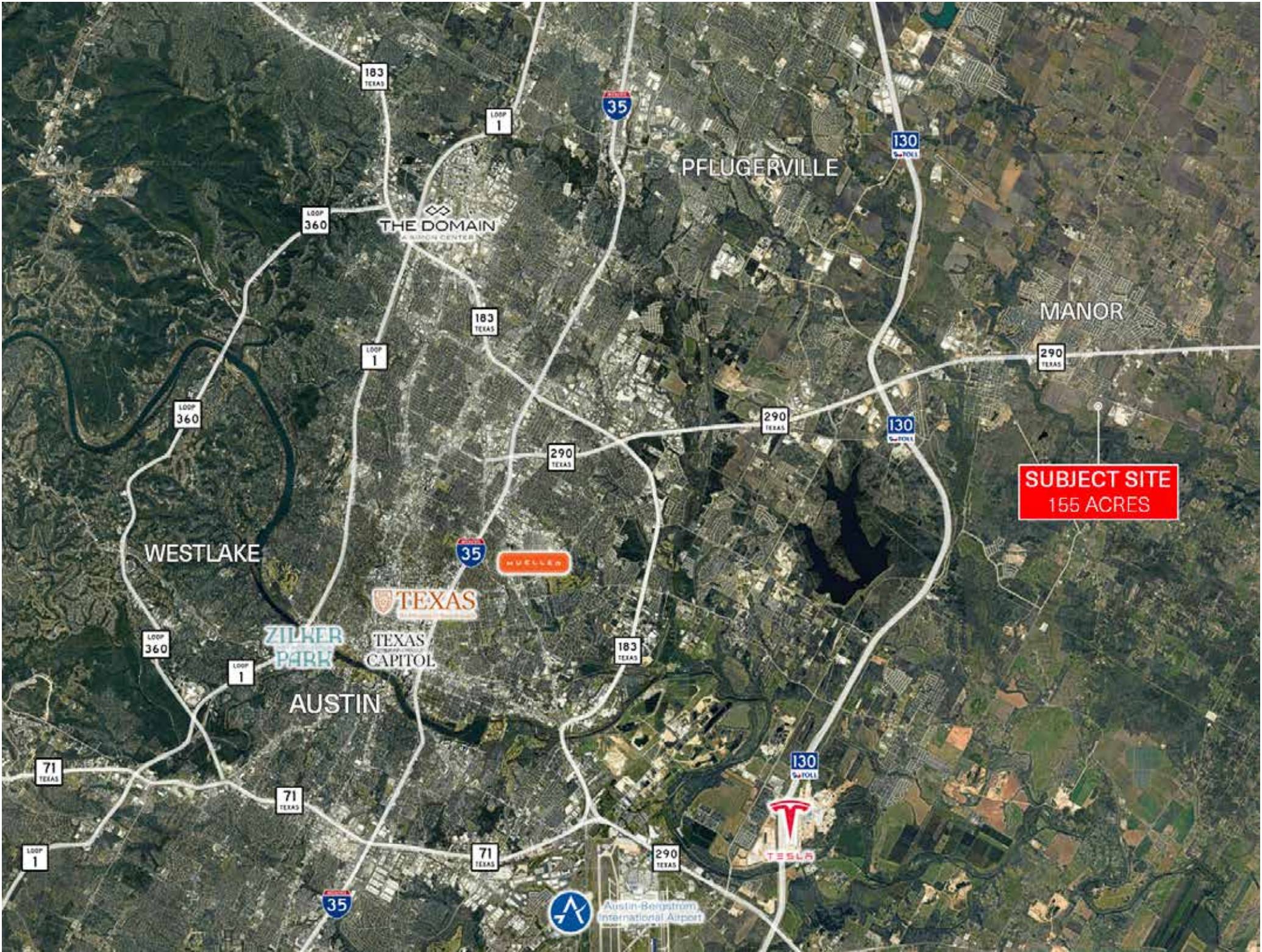
OLD HWY 20

SUBJECT SITE
155 ACRES

BRIAR CREEK
1,050 LOTS







PROPERTY HIGHLIGHTS

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

TOTAL AREA: 155.07 Acres

ASKING PRICE: \$12,400,000 (\$80,000/Acre)

ZONING: Austin ETJ - Unrestricted

TOPOGRAPHY: Level

UTILITIES:

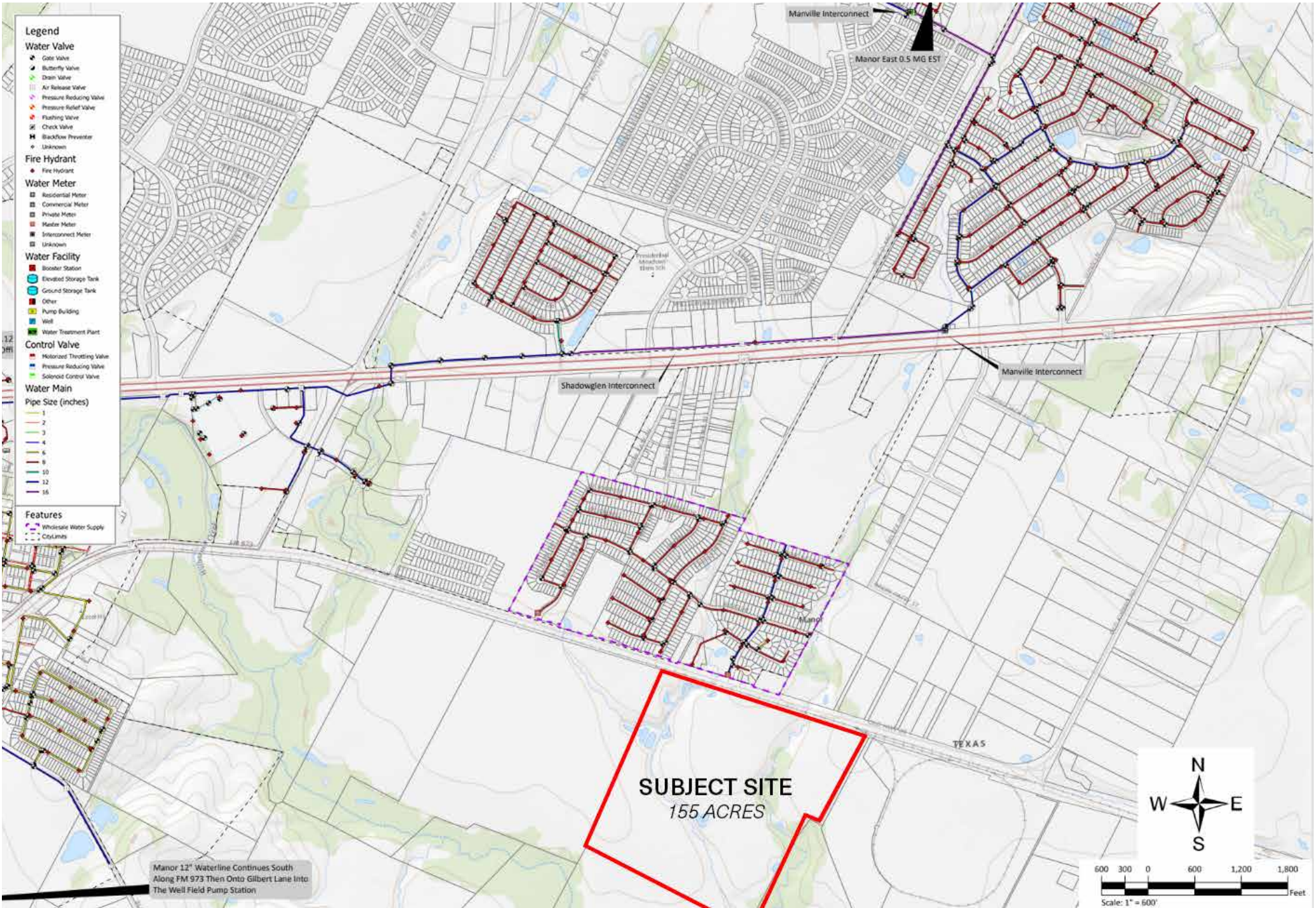
- » 8" Manor Water Line
- » 12" Manville Water Line
- » 12" Manor Sewer

REMARKS:

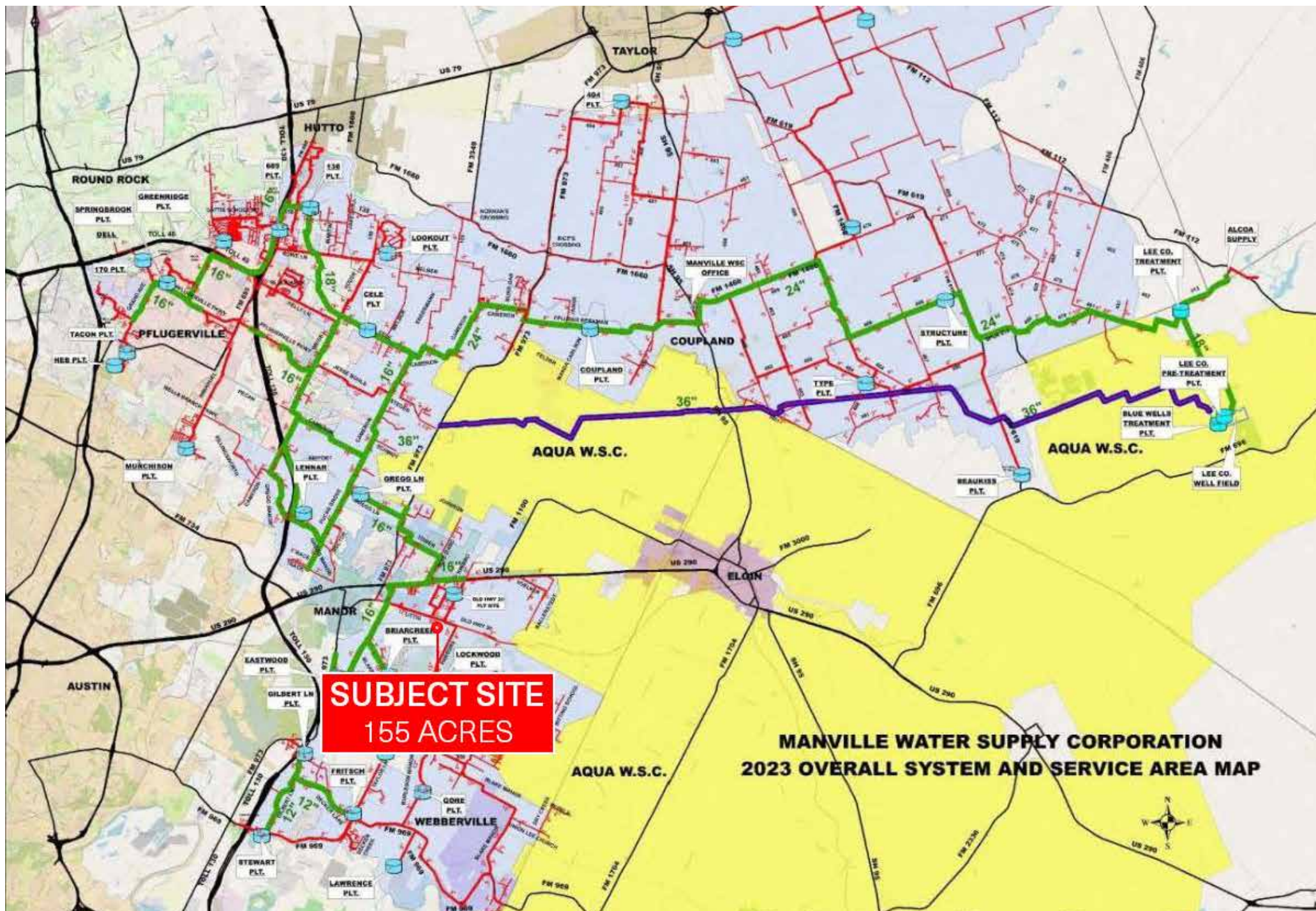
- » Approximately 2,700 feet of rail frontage, WATCO has already given the preliminary green light on access to the rail.
- » Old Highway 20 (Kimbrow) is being expanded to 4 lanes and FM 973 is being realigned. With these infrastructure improvements, this site will be in a prime location in Manor with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



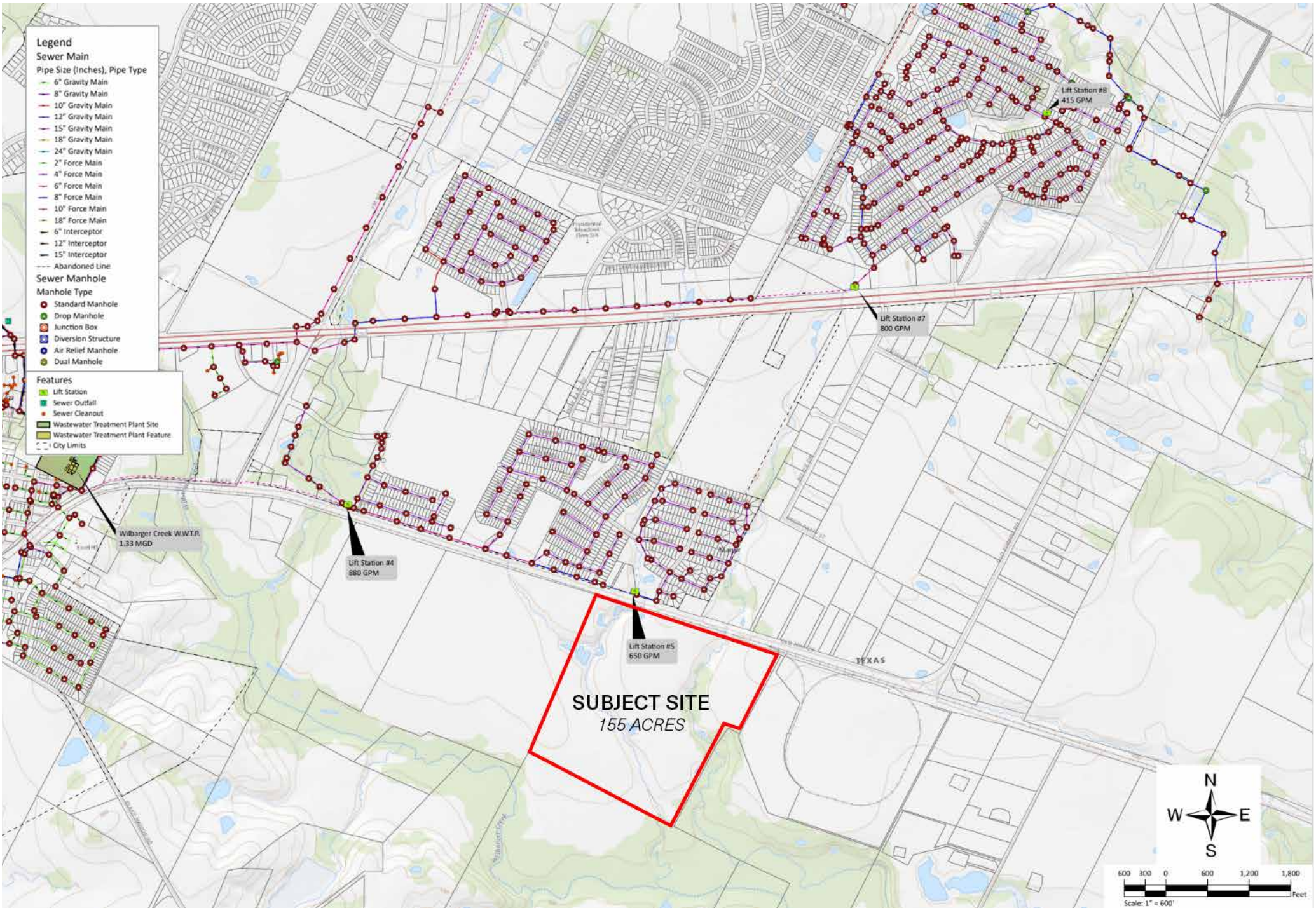
MANOR WATER



MANVILLE WATER



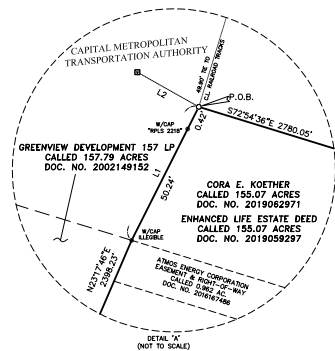
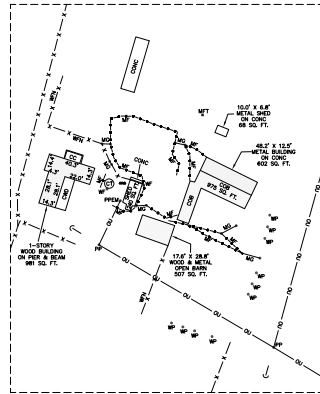
WASTEWATER



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 BEING 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



NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00007.

2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK
OF TARRANT COUNTY TEXAS

4) THE TRACT SHOWN HEREIN LIES WITHIN ZONE 'X' (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AND ZONE 'A' SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48453C048J, FOR TRAVIS COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014.

THE F.E.M.A. LINES SHOWN HEREON 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-7) GF No. FT-44070-9000702500031-NP, 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.

10g. Easement
Granted to Atmos Energy Corporation
Purpose: As provided by said instrument
Recording No. Document No. 2016167486, Official Public Records of Travis County, Texas.
Is a part of the subject tract as shown hereon.

10h. Interest to 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.

To: Heidelberg Materials Southwest Agg LLC, Fidelity National Title Insurance Company, and Fidelity

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b), 8, 9, 13, and 16 of Table A thereof. The fieldwork was completed on April 24, 2025.

Date of Plat or Map: April 28, 2025

Shane Shafer
SHANE SHAFFER, R.P.L.S., NO. 5201
shane@alamondsurveying.com

PROJECT NO. 2025-17



LEGEND

①	IRON ROD FOUND
②	IRON PIPE FOUND
③	GAUGE GEODETIC SURVEYING MARKER
④	IRON ROD SET WITH CAP
⑤	WOOD "TAMING SURVEYING"
⑥	2" METAL POST
⑦	WOOD POST
⑧	POWER POLE WITH ELECTRIC METER
⑨	POWER POLE
⑩	DOWN GUY
⑪	ARMED GAS MARKER
⑫	GAS TEST
⑬	METAL FUEL TANK
⑭	WATER VALVE
⑮	WATER FAUCET
⑯	WALL ON CONCRETE
⑰	SIDE
⑱	GUARD RAIL (OR)
⑲	OVERLAP UTILITY LINE
⑳	EDGE OF PAVEMENT
㉑	WIRE FENCE (W/F)
㉒	METAL FENCE (M/F)
㉓	APPROXIMATE FENCE LINE
㉔	CRACK
㉕	FEDERAL ELECTRICITY MANAGEMENT AGENCY
㉖	COVERED WOOD DECK
㉗	ROCK RAP RAMP
㉘	OVERHEAD ELECTRIC FENCE
㉙	CISTERN
㉚	CONCRETE OPEN BARN
㉛	CONCRETE CONCRETE
㉜	CONCRETE
㉝	CONCRETE DRAMMAGE STRUCTURE
㉞	REMAINS OF FENCE
㉟	WIRE HOT WIRE DATE
㊱	CORROGATED METAL FENCE
㊲	ORANGE PAINT
㊳	ORANGE PAINT
㊴	CL. CENTERLINE
㊵	PUBLIC UTILITY EASEMENT
㊶	POINT OF BEGINNING

LEGEND

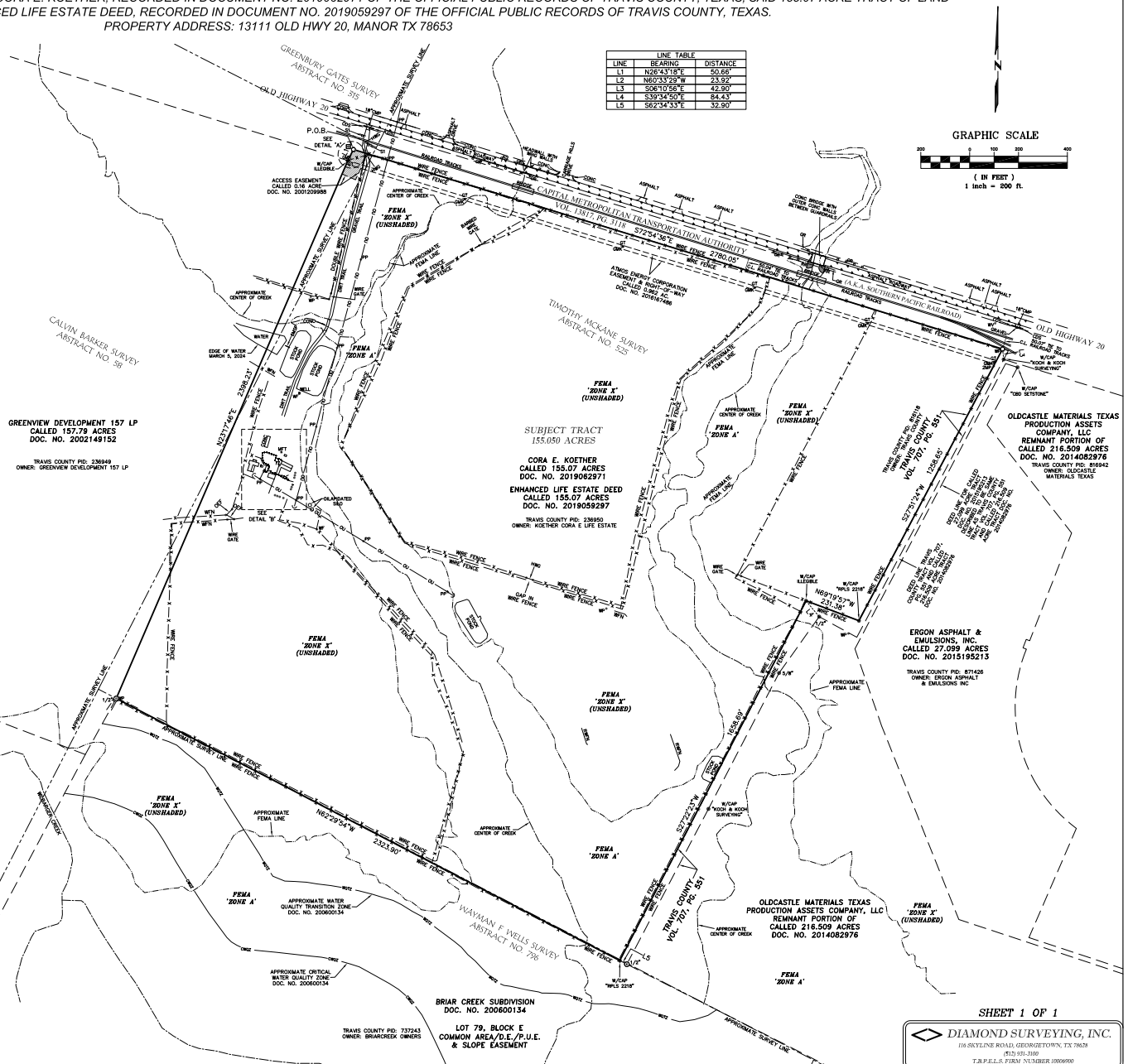
S1 = STOP PRIVATE CROSSING
S2 = LOAD ZONED BRIDGE 5000 FT

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 (TCAD) WEBSITE ON APRIL 24, 2025.

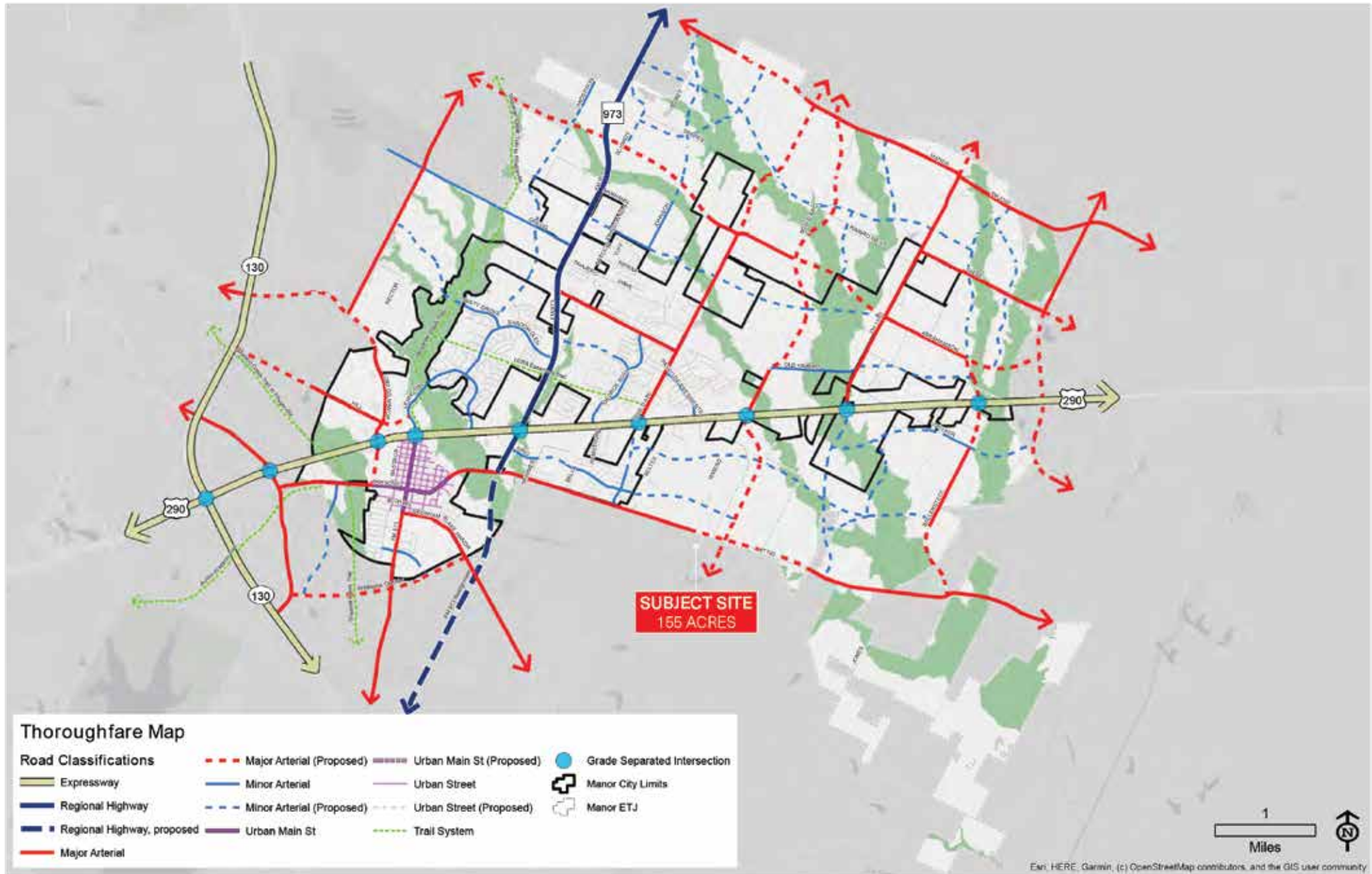
TABLE A ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



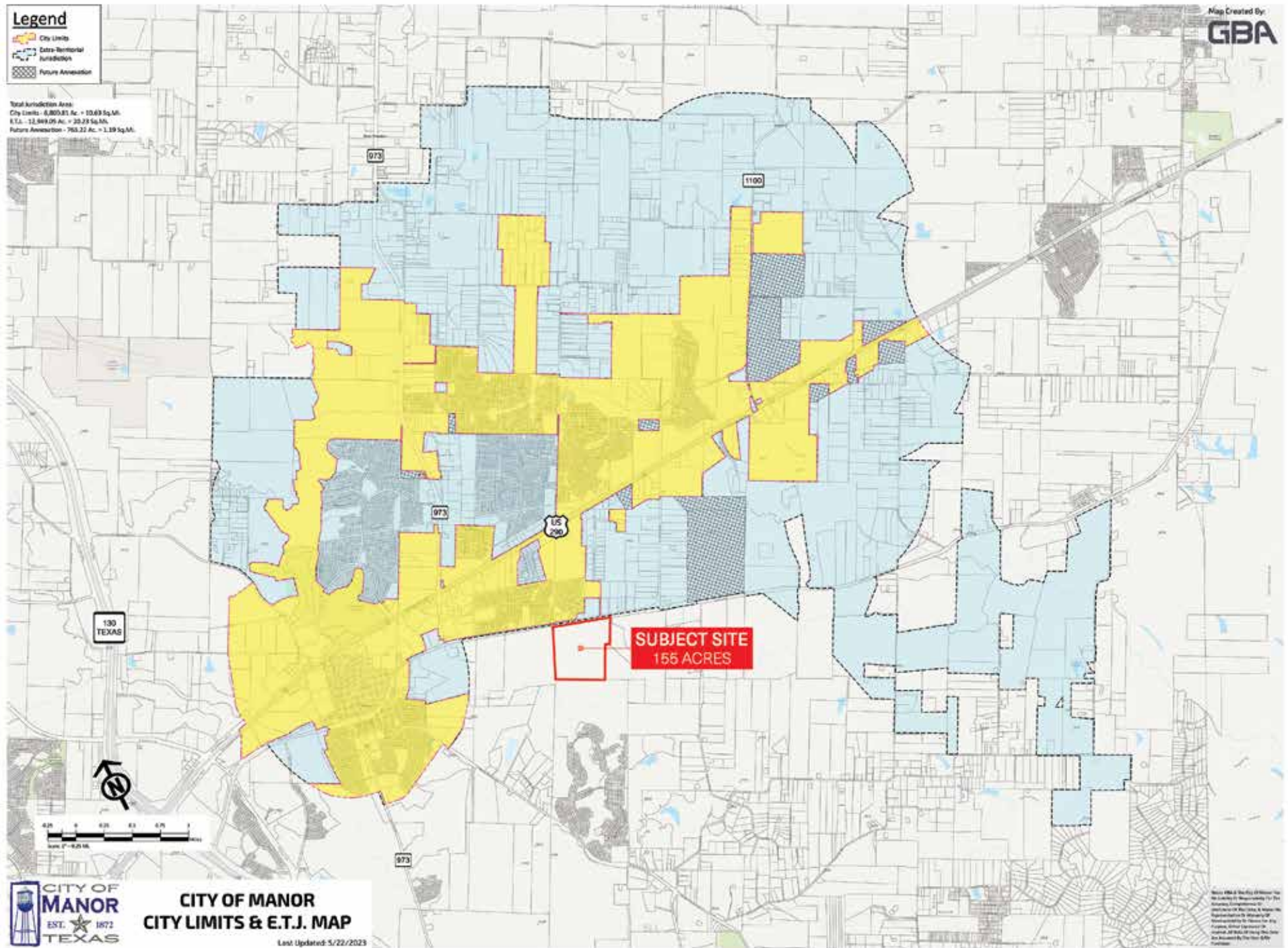
SHEET 1 OF 1

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900

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