Economic Development Council – Property Profile Worksheet

Property Acreage: 5.55 / 241,758 sf

Flyer/Brochure Available Y/N Yes

Travis County Appraisal District Reference ID number: 236909

Travis County Tax Map Number 174-E4; MA

City of Manor: Yes X No

City of Manor Extraterritorial Jurisdiction (Travis County): Yes No X

Profile Original Preparation: May 14, 2018

Updated:

Property Physical Address: 13903 US Highway 290 East

Survey Available: Yes X No

Vacant Land: Yes X No (~2.75 acres unimproved)

Existing Buildings:

Warehouse/Garage, Office (2), 3 Other Structures
Building SF (Per Assessor) 6,616
Security Fence 2,100 linear feet
Concrete Parking 38,500 square feet

Distance from Major Arterial or Expressways:

US HWY 290 E Frontage 5.4 miles
State Highway 130 12.5 miles
IH 35

Community Transportation Plan:

Adopted by City of Manor - 2006

Public Transportation:

Capmetro Limited Bus Service
CARTS – Special Needs Transportation

Distance from Major City(s):

Austin - 12 Miles
Houston - 156 Miles
Dallas - 195 Miles
San Antonio - 100 Miles
Gulf Coast – 200 Miles

Rail Line:

Capmetro Freight & Future Public Within ______ of property

Community, International or Regional Airport:

Austin Bergstrom - 15 Miles
Austin Executive – 8 Miles

Property Features:

Flat: Yes X No
Slope: n/a _____%

Property Profile Worksheet 01/2013
Flood Plain: Yes____ No X____
Public/Private Access from Right-of-Way: Yes____ No X____

**Water Features:**
- Ponds: Yes____ No____ (if yes how large) __________
- Streams: Yes____ No____
- Lakes: Yes____ No____
- Rivers: Yes____ No____

**Water Service Provider** ______________________________
Existing Service: Yes X____ No____
Line Size: ______________________________
Increased Capacity Available: Yes____ No____

**Electric Service Provider** ______________________________
To Property Y/N: __________

**Gas Service Provider** ______________________________
To Property Y/N: __________
Gas Line Size: ______________________________

**Telecom & Other Utilities Available to Site**
____________________________________________________________________________________________
____________________________________________________________________________________________

**Other Information available** (amenities, etc):
____________________________________________________________________________________________
____________________________________________________________________________________________

Prepared by (Owner or Agent):

Paul C Mattoon, Exclusive Agent
Century 21 Commercial Realty Network
1310 RR620 South, A-16
Austin, TX 78734
512-850-3021
pmattoonC21@gmail.com

Owner Contact information if different:

Ronald Wills, Owner
8972 Trinity Blvd.
Hurst, Texas 76053
817-510-6700
ron@roadrunnercharters.com

Signature ____________________________
Date 05/31/2018

Note:
The City of Manor routinely receives confidential Requests For Information (RFI) for Greenfield and building availability for potential businesses considering to locate in Central Texas. Leads are generally assigned a Code Name for company confidentiality. Included in the requests are clearly defined criteria for properties. Criteria may include minimum land area, existing structures, capacities of utilities, build to suit options, topography, distance to rail, airports, and major thoroughfares, etc. If a property matches the criteria outlined, the city may submit the information for further consideration. In some cases more than one property may be submitted.

In a typical process, the prospect company will develop a “short list” based on responses to the RFI. Visits are then scheduled to short listed communities. All available information on properties is essential. Properties not meeting minimum criteria will not be submitted. The City of Manor does not want to interfere with the business relationships property owners have with sales agents or brokers and you may choose to identify your broker as the property contact. While the City is not involved with any property negotiations; a city representative may facilitate a site visit and/or serve as the initial contact working with prospective companies.

These forms may be submitted via fax, email or dropped off at:

City of Manor City Hall
201 E. Parsons St. / P.O. Box 387
Manor, TX. 78653
(512) 272-5555 ofc. (512) 272-8636 fax
E-mail t bolt@cityofmanor.org

Property Profile Wksheet 01/13
13903 US Highway 290 East, Manor, TX 78653
6,616 SF of Warehouse/Garage, Office and Storage Improvements
1,500 SF concrete building slab | 640 SF storage shipping containers
5.55 ac. security fenced,(~2,100 linear feet); ~2.75 undeveloped acres

PROPERTY HIGHLIGHTS
Well located parcel with excellent ingress and egresses to primary US Highways and Interstates. Improved with 6 structures; multiple offices and a large 18 foot ceiling warehouse/garage. 5.55 total acre site that is fully security fenced including 2.75 acres available for expansion. Property has 350 feet of highly visible frontage on US Highway 290 East, a major transportation corridor east of Austin, Texas. The site is located 5.4 miles east of Highway 130, 10 miles east of HWY 183 and 12.5 miles east of Interstate Highway 35. Zoned AG within the City of Manor and surrounded by single-family, commercial and industrial land in this booming submarket within the dynamic and growing Austin-Round Rock MSA.

PROPERTY DETAILS (MLS ID 5010009)
Site: 5.55 ac – 241,758 sf
Improvements: Warehouse/Garage (1), Office (2), Storage, Bunkhouse and Bathhouse Total SF - 6,616 SF per assessor) 1,500 SF concrete building slab
Grounds: ~38,500 SF Concrete Driveways ~2,100 LF of Security Fencing ~2.75 acres available to develop
Building Type: Steel Frame and Wood Frame Structures
Parking Type: On-Site Paved Concrete
Ask Price: $899,000

Exclusive Agent:
Paul C. Mattoon
Century 21 Realty Network
TREL: 702717
M: 512-850-3021
pmattoonC21@gmail.com
13903 US Highway 290 East, Manor, TX 78653
Detailed Improvements – Photos

Warehouse/Garage  Metal Office Building #1

Frame Office Building #2  Metal Storage Building

Frame Bunkhouse Building  Frame Bathhouse Building
DISCLAIMER
Neither the Owner or Century 21 Commercial Realty Network nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.