Economic Development Council – Property Profile Worksheet

Property Acreage: 80 ±

Property Pricing: Negotiable per size/use

Flyer/Brochure Available Y/N Y

Plat restriction on land use? Y/N Y

Travis County Appraisal District Reference ID number: 743335

Travis County Tax Map Number
City of Manor: Yes _X_ No
City of Manor Extraterritorial Jurisdiction (Travis County): Yes _X_ No _X_
Profile Original Preparation: ________________
Updated: ________________

Property Physical Address: 13301 E Hwy 290

Survey Available: Yes _X_ No
Vacant Land: Yes _X_ No

Existing Buildings:
Classification (Office/Flex, etc) House
Construction Type Wood Frame
Square Footage 2572 ±
Ceiling Height 8-feet
Condition Uninhabitable
Slab Thickness n/a
Lease Rate and/or Sales Price n/a

Distance from Major Arterial or Expressways:
US HWY 290 E 1,315 ± of frontage
State Highway 130 4 ± miles
IH 35 11 ± miles

Community Transportation Plan:
Adopted by City of Manor - 2006

Public Transportation:
Capmetro Limited Bus Service
CARTS – Special Needs Transportation

Rail Line:
Capmetro Freight & Future Public Within 4 mile of property

Community, International or Regional Airport:
Austin Bergstrom - 15 Miles
Austin Executive – 8 Miles

Property Features:
Flat: Yes _X_ No
Slope: _______%
Flood Plain: Yes ___ No ___ X 
Public/Private Access from Right-of-Way: Yes ___ No ___

Water Features:
- Ponds: Yes ___ X ___ No ___ (if yes how large) 2 approx 100' dia. each
- Streams: Yes ___ X ___ No ___
- Lakes: Yes ___ X ___ No ___
- Rivers: Yes ___ X ___ No ___

Water Service Provider  Manville WSC 
Line Size: 2 ± inch

Existing Service: Yes ___ X ___ No ___
Increased Capacity Available: Yes ___ X ___ No ___

Electric Service Provider  Bluebonnet Electric Co-op 
To Property Y/N: Y

Gas Service Provider 
Gas Line Size: 

To Property Y/N: 

Telecom & Other Utilities Available to Site

Other Information available (amenities, etc.):
Per City of Manor: Wastewater is available at Hwy 20, 1,900± feet south of subject, with capacity for 800± LUEs. Per Manville WSC: Water is available at the east property line on Viking Jack St. with capacity for 800± LUEs. Hwy 290 frontage is 1,315± feet.

Prepared by (Owner or Agent):
Please Print 
Name Bill Alexander 
Address Marketplace Real Estate Group 
Phone Number: 512 964-0834
Email address: bill@marketplacerelstate.com

Owner Contact information if different:
Please Print
Name Stan Ginsel
Address 
Phone Number: 512 468-7676
Email address:

Bill Alexander 
Signature 
March 17, 2016
Date

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 or (512) 272-8636 fax
E-mail tbolt@cityofmanor.org

Property Profile Wksheet 01/13