



Economic Development Council – Property Profile Worksheet

Property Acreage: 5.55 / 241,758 sf Property Pricing: \$899,000

Flyer/Brochure Available Y/N Yes Plat restriction on land use? Y/N No

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	<u>Frontage</u>
State Highway 130	<u>5.4 miles</u>
IH 35	<u>12.5 miles</u>

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 %

Flood Plain: Yes _____ No XPublic/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: _____

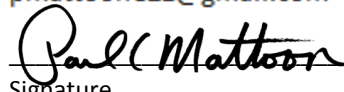
Gas Line Size: _____

Telecom & Other Utilities Available to Site

Other Information available (amenities, etc) :

Prepared by (Owner or Agent):

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



Signature

Owner Contact information if different:

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

05/31/2018

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

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

COMMERCIAL

(21)



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)

Age:	Avg. by SF: 2007 (1998-2008 Builds)
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

CENTURY 21®

Commercial Realty Network

Exclusive Agent:

Paul C. Mattoon

Century 21 Realty Network

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13903 US Highway 290 East, Manor, TX 78653

Detailed Improvements – Photos

Warehouse/Garage



Metal Office Building #1



Frame Office Building #2



Metal Storage Building



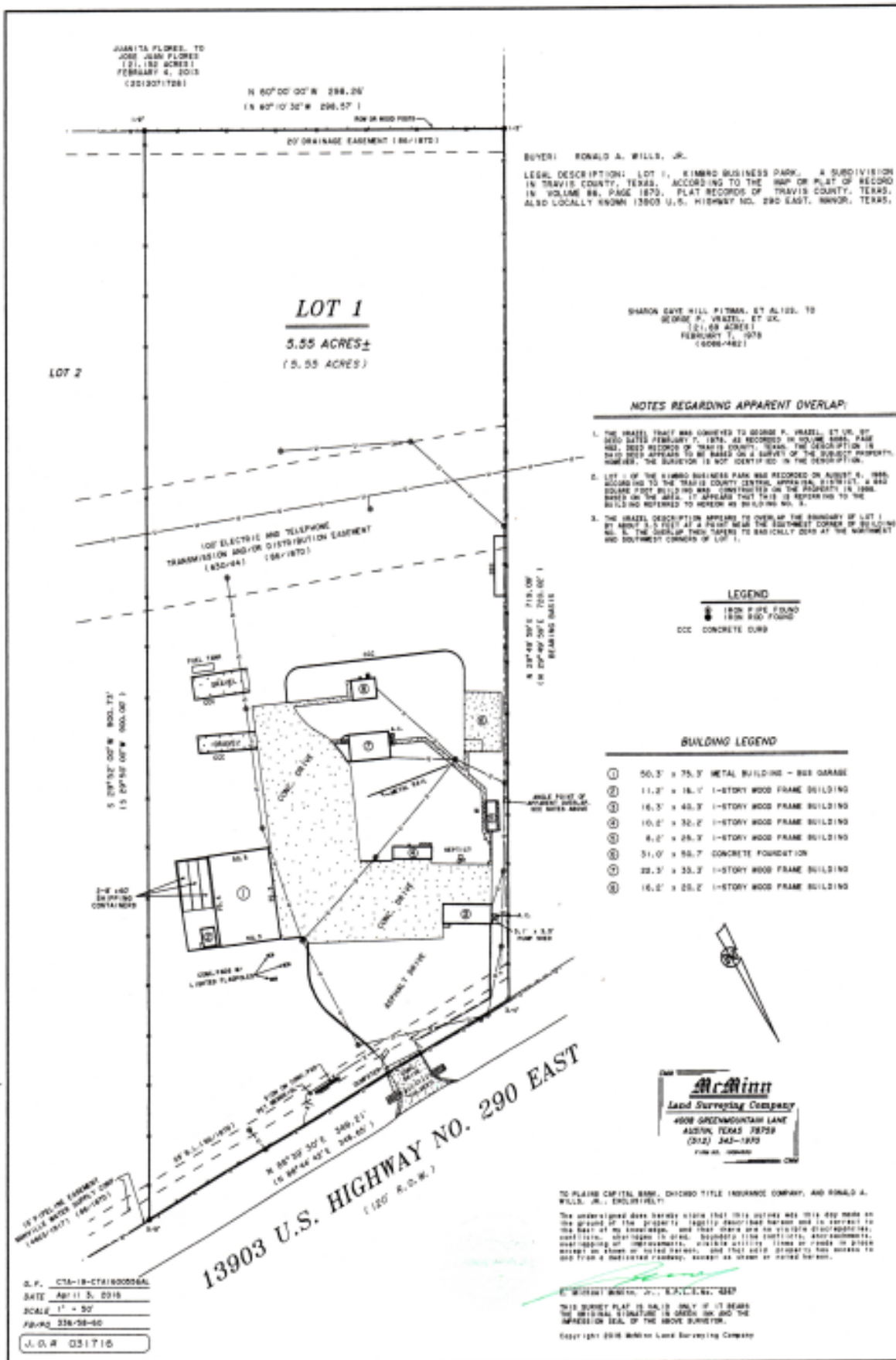
Frame Bunkhouse Building



Frame Bathroom Building



Latest Survey





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Commercial Realty Network

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