

FOR SALE : 20.24 AC COMMERCIAL LAND \$1,550,000

14601 Highway 290 E, Manor, TX 78653

+/- 135 Feet of Frontage on Highway 290. Mixed Use Site With Phase 3 Electric Service Available. Recently Poured Concrete Driveway and Water Meter in Place. Rapidly Growing Area & Quick Access to TX130 Toll, Parmer Lane and FM 973. No Flood Plain Noted and 2 Points of Access off Highway 290.



**+/- 135' Highway
Frontage**

**Quick Access to
Major Highways**

**30,000 to 50,000
Daily Traffic Count**

**Located in Rapidly
Growing Area**

**Large Pond on Site
and Land Cleared**

**RENFREW REAL
ESTATE, LLC**

Local. Professional. Excellence

www.renfrewrealestatetx.com

Patrick Renfrew – Broker

512-775-7921

Patrick@renfrewrealestatetx.com



Economic Development Council – Property Profile Worksheet

Property Acreage: 20.235 Property Pricing: \$1,700,000

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

Travis County Appraisal District Reference ID number: 236969

Travis County Tax Map Number UNKNOWN

City of Manor: Yes No ☒ No X

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

Profile Original Preparation:

Updated:

Property Physical Address: ✓ 14601 US Highway 290 E MANOR, TX 78653

Survey Available: Yes ✓ No

Vacant Land: Yes ✓ No

Existing Buildings:

Classification (Office/Flex, etc)

Construction Type

Square Footage

Ceiling Height

Condition

Slab Thickness

Lease Rate and/or Sales Price

Distance from Major Arterial or Expressways:

US HWY 290 E

State Highway 130

IH 35

Frontage
+/- 7 miles
+/- 13 miles

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 ☒ No

Slope: %

Flood Plain: Yes ☐ No ☒Public/Private Access from Right-of-Way: Yes ☐ No ☐**Water Features:**Ponds: Yes ☒ No ☐ (if yes how large) smallStreams: Yes ☐ No ☐Lakes: Yes ☐ No ☐Rivers: Yes ☐ No ☐Water Service Provider City of ManorLine Size: UNCExisting Service: Yes ☐ No ☒ => meter in placeIncreased Capacity Available: Yes ☐ No ☐Electric Service Provider N/ATo Property Y/N: YesGas Service Provider N/ATo Property Y/N: YesGas Line Size: **Telecom & Other Utilities Available to Site**

Other Information available (amenities, etc):2 points of access on Highway 290Prepared by (Owner or Agent):

Please Print

Name Patricia RenfrewAddress 2101 Meridian Blvd
Pflugerville, TX 78660Phone Number: (512) 775-7921Email address: Patricia.Renfrew@state.tx.comSignature Patricia Renfrew

Owner Contact information if different:

Please Print

Name Mathen MathenAddress 20108 Panther Dr
Pflugerville, TX 78660Phone Number: (512) 573-0867Email address: AMMmathen@msn.com02-07-17

Date

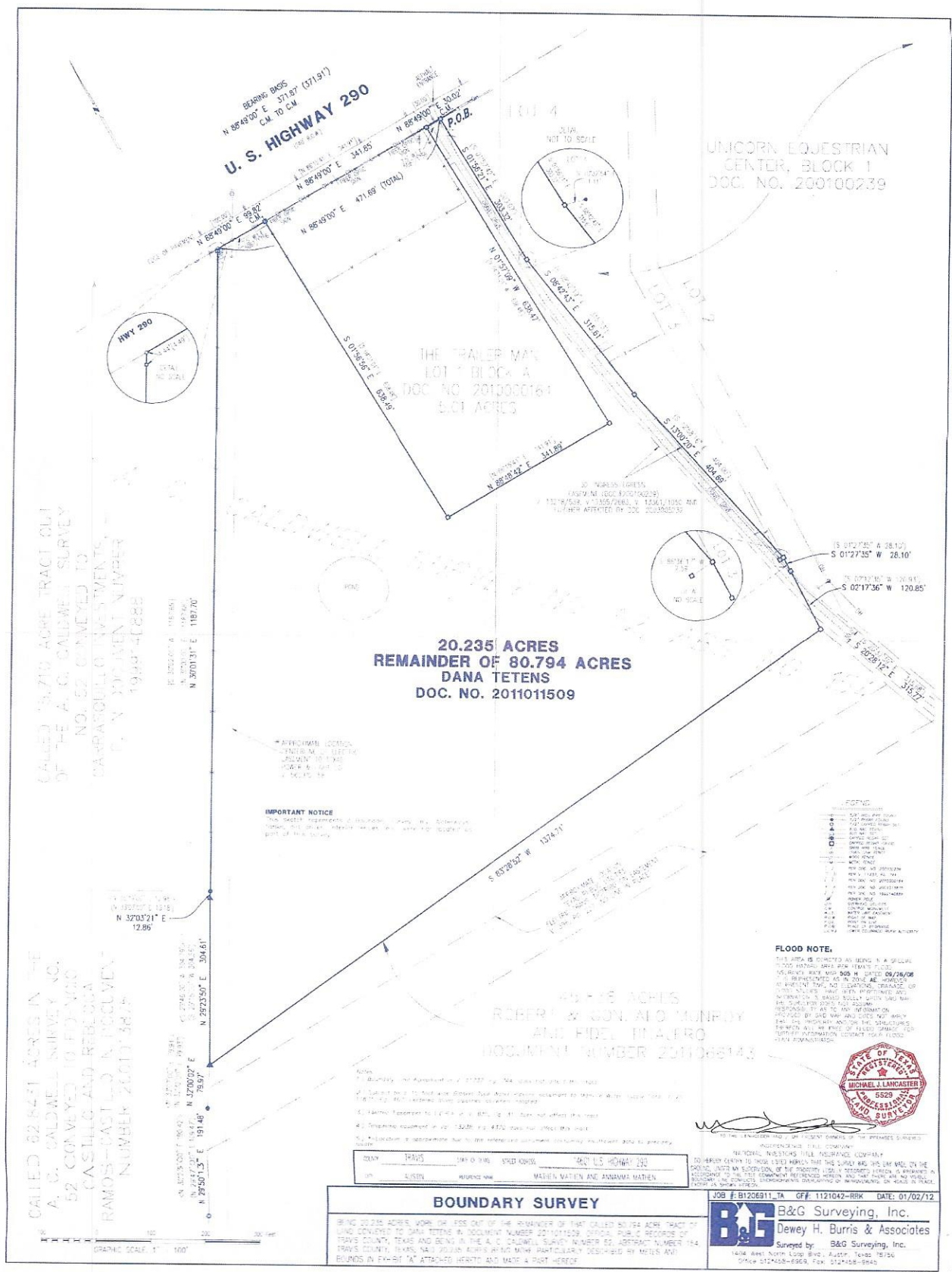
Note:

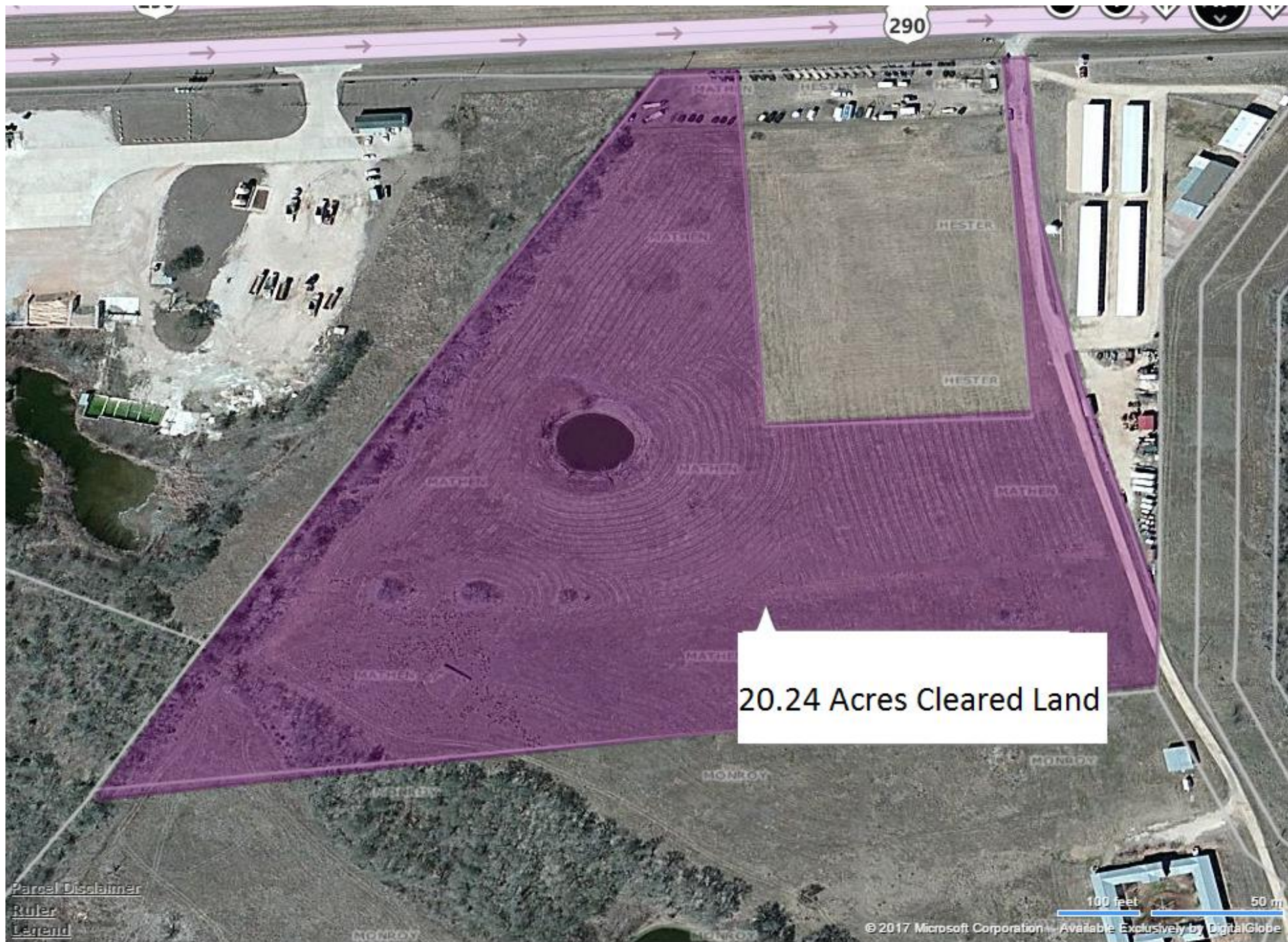
The City of Manor routinely receives confidential Requests For Information (RFI) for Greenfield and building availability for potential businesses considering to locate in Central Texas. Leads are generally assigned a Code Name for company confidentiality. Included in the requests are clearly defined 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







Property Boundaries and Frontage Are for Illustration Only

