



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 _____ 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)	<u>House</u>
Construction Type	<u>Wood Frame</u>
Square Footage	<u>2572 ±</u>
Ceiling Height	<u>8-feet</u>
Condition	<u>Uninhabitable</u>
Slab Thickness	<u>n/a</u>
Lease Rate and/or Sales Price	<u>n/a</u>

Distance from Major Arterial or Expressways:

US HWY 290 E	<u>1,315 ± of frontage</u>
State Highway 130	<u>4 ± miles</u>
IH 35	<u>11 ± 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 .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 XPublic/Private Access from Right-of-Way: Yes X No _____**Water Features:**Ponds: Yes X No _____ (if yes how large) 2 approx 100' dia. eachStreams: Yes _____ No XLakes: Yes _____ No XRivers: Yes _____ No X**Water Service Provider** Manville WSCExisting Service: Yes X No _____Line Size: 2 ± inchIncreased Capacity Available: Yes X No _____**Electric Service Provider** Bluebonnet Electric Co-opTo Property Y/N: Y**Gas Service Provider** _____

To Property Y/N: _____

Gas Line Size: _____

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 AlexanderAddress Marketplace Real Estate GroupPhone Number: 512 964-0834Email address: bill@marketplacetexas.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 ofc. (512) 272-8636 fax
 E-mail tbolt@cityofmanor.org

