

PAD SITE FOR SALE OR LEASE

# 13400 US 290

Manor, TX 78653

OFFERING MEMORANDUM



# EXCLUSIVELY LISTED BY:



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# TABLE OF CONTENTS

04

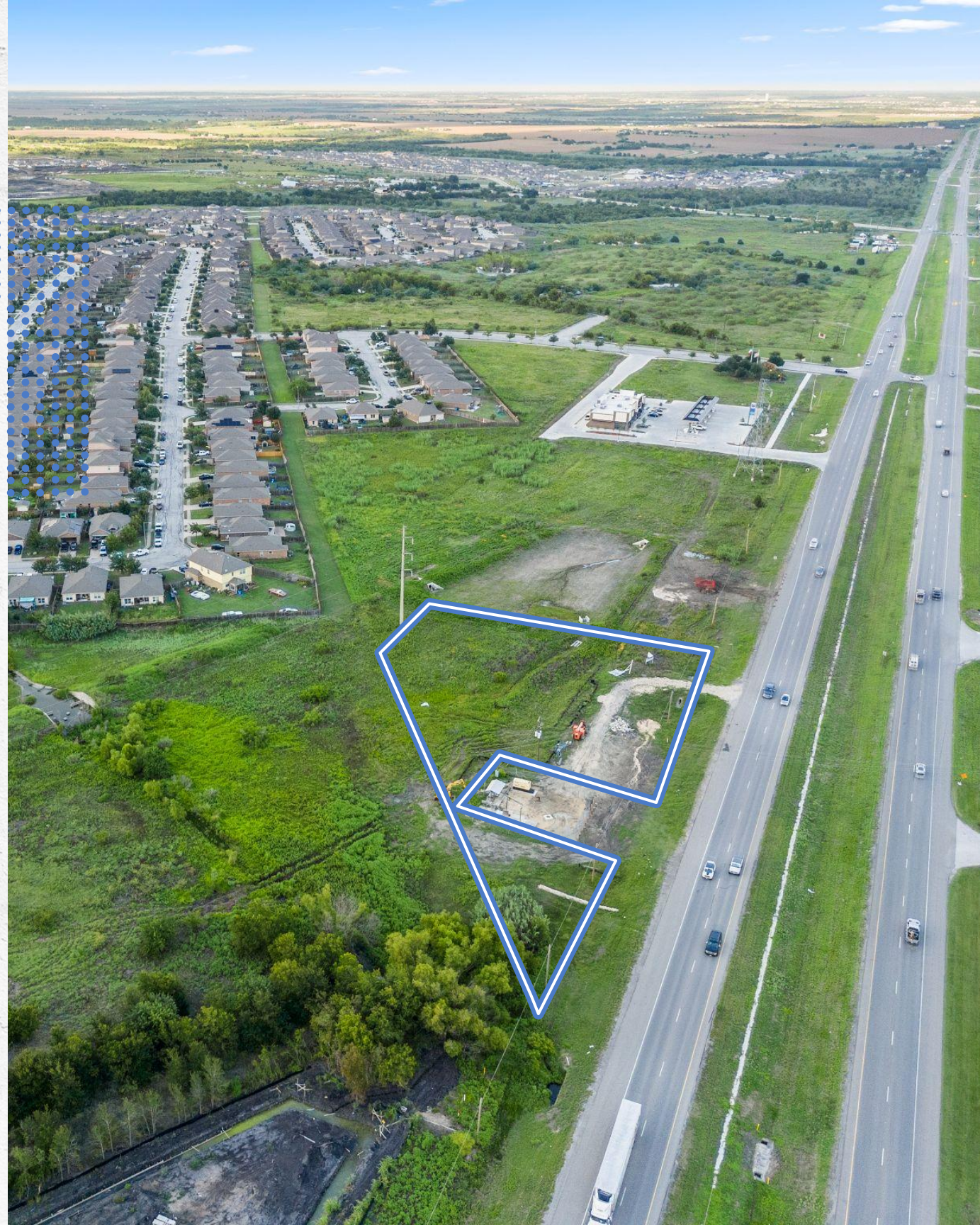
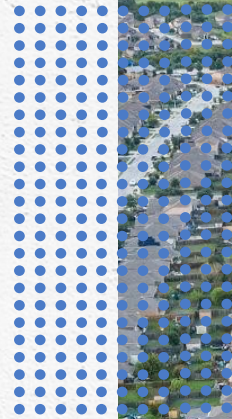
PROPERTY OVERVIEW

08

RENDERING CONCEPTS

09

AREA OVERVIEW

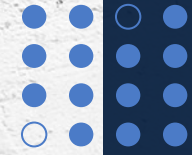


# INVESTMENT OVERVIEW

- For Sale, Lease, Ground Lease - built to suit customizable to tenant needs
- ±1.10 acre lot with utilities available to the site and Ideal location for retail, industrial, or office tenants wanting to be in this market
- Property has direct access to Highway 290 which sees over ±56,000 vehicles per day
- Growing corridor right down the road from major tenants such as Walmart and growing residential developments including KB Homes Presidential Meadows



# PROPERTY SUMMARY



## Property Summary

**Address**

13400 US 290,  
Manor, TX 78653

**Price/Lease Rate**

Contact Broker For Pricing

**Total Building SF**

Up to ±11,000 SF

**Total Acreage**

±1.10 AC



# RENDERING CONCEPTS





Austin Executive AIRPORT

ExtraSpace Storage CIRCLE K

RUNDBERG SQUARE SHOPPING  
Ebony 7-Eleven metro by T-Mobile Jack in the box MEXICANA SUPERMERCADO

SAMSUNG AUSTIN SEMICONDUCTOR

MANOR MIDDLE SCHOOL 533 STUDENTS

SUBJECT PROPERTY

PIONEER HILL APARTMENTS 300 UNITS

WHOLE FOODS MARKET

MANOR CROSSING NEW DEVELOPMENT  
THE HOME DEPOT H-E-B

THE VAUGHAN APARTMENTS 312 UNITS

MANOR HIGH SCHOOL 2,264 STUDENTS

Walmart Supercenter

ups

MANOR NEW TECH MIDDLE SCHOOL 724 STUDENTS

APPLIED MATERIALS

Walmart Supercenter

183 ± 71,200 VPD

290 ± 56,442 VPD

130 ± 41,600 VPD

SAJAD AND GO

DQ Wendy's Valvoline Great Clips

BROWN DISTRIBUTING COMPANY

H-E-B

LBJ HIGH SCHOOL 848 STUDENTS

SFE SOUTHEASTERN FREIGHT LINES

MORRIS WILLIAMS GOLF COURSE

Exxon

EXP TRAVIS COUNTY

FALCON STRUCTURES

Mobil

TESLA ± 14.5 MILES AWAY



AUSTIN EXECUTIVE AIRPORT

THE UNIVERSITY OF TEXAS AT AUSTIN

SAMSUNG

ELLIOTT ELECTRIC SUPPLY

MANOR CROSSING NEW DEVELOPMENT

SUBJECT PROPERTY

TARGET

HOBBY LOBBY

WALNUT CREEK BUSINESS PARK

DISTRIBUTION CENTER

THE CENTRE BUSINESS PARK

183

290

130

AUSTIN ±17 MILES AWAY

amazon

±14.5 MILES AWAY

MUELLER

±25,500 VPD  
 ±71,200 VPD  
 ±56,442 VPD  
 ±41,600 VPD

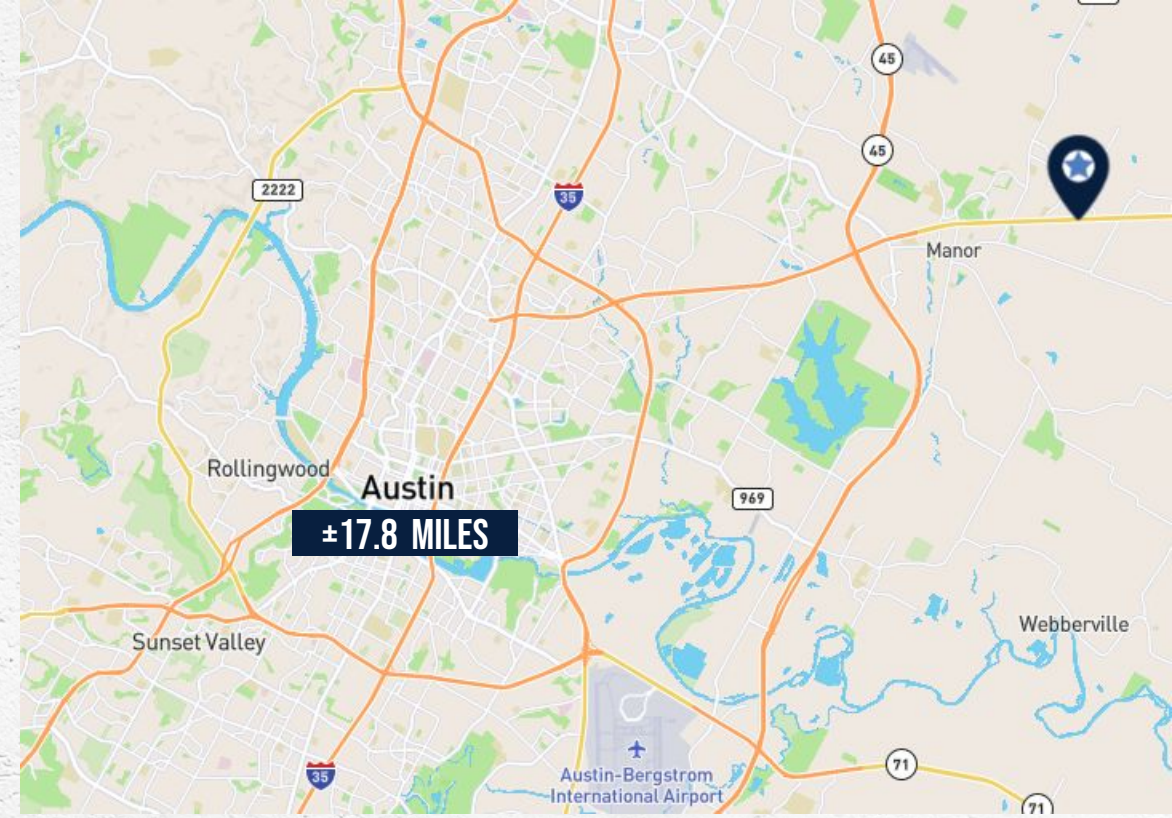


# AREA OVERVIEW

## MANOR, TX

Manor, Texas, is a rapidly growing community located just northeast of Austin, offering a blend of small-town charm and suburban convenience. Originally a rural farming area, Manor has seen significant development in recent years, driven by its proximity to Austin and the extension of key infrastructure such as Highway 290. The area now features a mix of residential neighborhoods, schools, and local businesses, attracting families and professionals seeking more affordable housing options while still being close to the amenities of the Austin metropolitan area.

The growth in Manor is also supported by ongoing investments in education and infrastructure. The Manor Independent School District has expanded to accommodate the increasing population, and new commercial developments are bringing more services and job opportunities to the area. Additionally, the city's commitment to maintaining its historic roots, while embracing modern development, has made Manor an attractive option for those looking to balance the tranquility of small-town life with the advantages of living near a major city like Austin.



## PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,672	27,154	38,512
Current Year Estimate	8,487	25,792	35,062
2020 Census	8,342	24,475	31,501
Growth Current Year-Five-Year	2.18%	5.28%	9.84%
Growth 2020-Current Year	1.74%	5.38%	11.30%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,747	8,950	12,718
Current Year Estimate	2,710	8,530	11,626
2020 Census	2,545	7,553	9,750
Growth Current Year-Five-Year	1.37%	4.92%	9.39%
Growth 2020-Current Year	6.49%	12.93%	19.24%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$118,161	\$120,186	\$118,451



## ECONOMY

The economy of Austin is supported by a variety of different industries. A lot of major business sectors in the Austin-Round Rock area are centered on business and financial services, information technology, telecommunications, and manufacturing.

According to Forbes, Austin has a \$144.9 billion gross metro product. Having a heavy concentration of highly-educated millennials, Austin has become a hub for technology and business, adopting the nickname "Silicon Hills". A number of Fortune 500 companies have headquarters or regional offices in Austin including 3M, Advanced Micro, Amazon, Apple, Facebook, Google, Tesla, Texas Instruments, and Whole Foods Market. Dell's worldwide headquarters is located in Round Rock. Major area employers include Facebook, JP Morgan Chase, and WP Engine. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them.

Austin's thriving economy and the strong presence of established businesses, numerous small businesses, and feisty startups allow it to offer residents an average weekly pay that is 10 percent greater than the national average.

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **13400 US 290, Manor, TX, 78653** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date