

OPPORTUNITY ZONE PROPERTY FOR SALE ±10 ACRE COMMERCIAL LOT

15105 Hwy 290 East Manor, Texas 78653



LOCATION	Located in E Manor on the south side of Hwy 290, just east of the intersection of US Hwy 290 and FM 1100.	FRONTAGE/ ACCESS	± 695.24 feet of frontage on US Hwy 290
SIZE	± 10.15 Gross Acres and ± 6.73 Net Acres	FLOOD HAZARD	A portion of the property lies in the 100-year FEMA floodplain and a drainage easement. See FEMA map.
UTILITIES	Water – Manville Water, Electric – Bluebonnet Electric, Sewer – City of Manor Cottonwood Creek Wastewater Treatment Plant south and adjacent to the property. See Cottonwood Creek WWTP Map.	SCHOOL DISTRICT	Manor ISD
ZONING	AG	JURISDICTION	City of Manor
LINKS	See enclosed summary for both City of Manor and 3-5-7 demographics. Click here to view the full demographic report for 15105 Hwy 290 E. Click here to view full demographic report from city of Manor. Click here for more property photos. Click here for aerial videos of the property.	TRAFFIC COUNT	28,371 VPD on Hwy 290 E (TXDOT 2020)
		PRICE	\$2,250,000
		COMMENTS	This approx. 10.15 acre tract is ideally suited for retail development with frontage along US Hwy 290. This immediate area, and especially Manor in general, is experiencing tremendous growth and has been named by Realtor.com as the 7th fastest growing suburb in the country. The billboard lease expires fully on July 31 2028

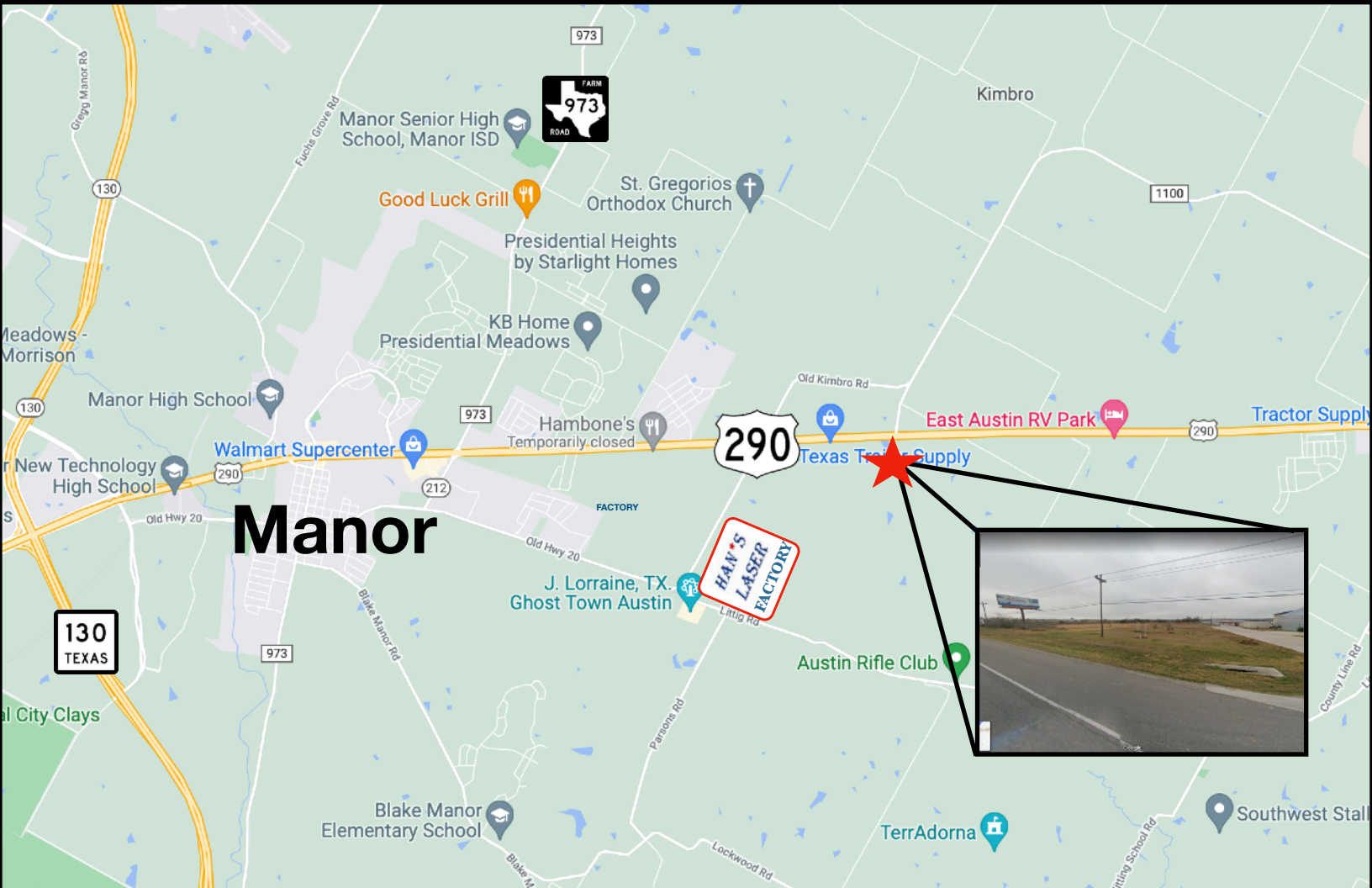
**McALLISTER
& ASSOCIATES**

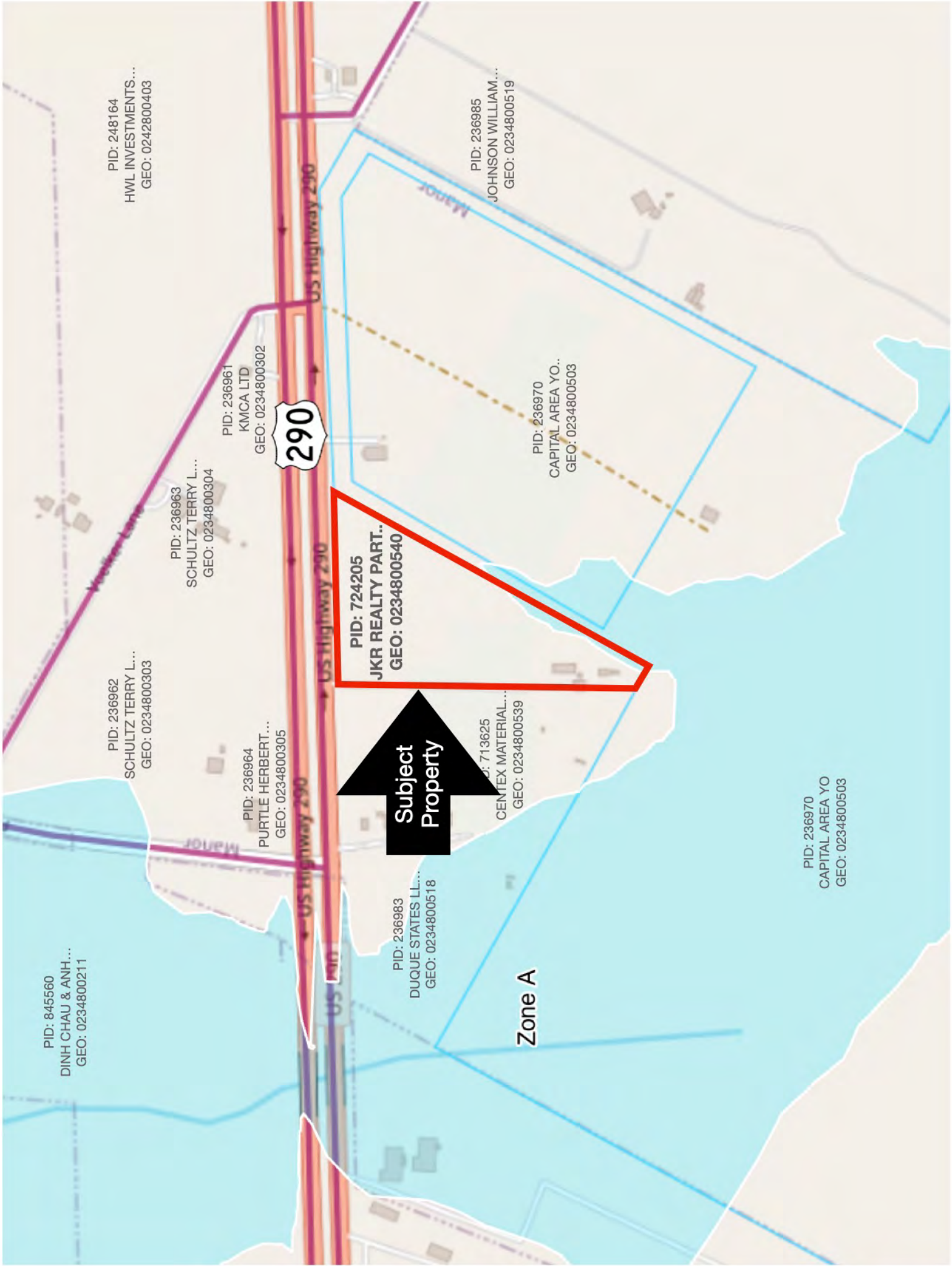
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.





PID: 845560
DINH CHAU & ANH...
GEO: 0234800211

PID: 236962
SCHULTZ TERRY L...
GEO: 0234800303

PID: 248164
HWL INVESTMENTS...
GEO: 0242800403

PID: 236963
SCHULTZ TERRY L...
GEO: 0234800304

PID: 236961
KMCA LTD
GEO: 0234800302

PID: 236964
PURTLE HERBERT ...
GEO: 0234800305

290

US Highway 290

US Highway 290

US Highway 290

PID: 724205
JKR REALTY PART..
GEO: 0234800540

Subject
Property

PID: 236983
DUQUE STATES LL...
GEO: 0234800518

PID: 713625
CENTEX MATERIAL...
GEO: 0234800539

PID: 236985
JOHNSON WILLIAM...
GEO: 0234800519

PID: 236970
CAPITAL AREA YO..
GEO: 0234800503

Zone A

PID: 236970
CAPITAL AREA YO
GEO: 0234800503

CITY OF MANOR ZONING MAP

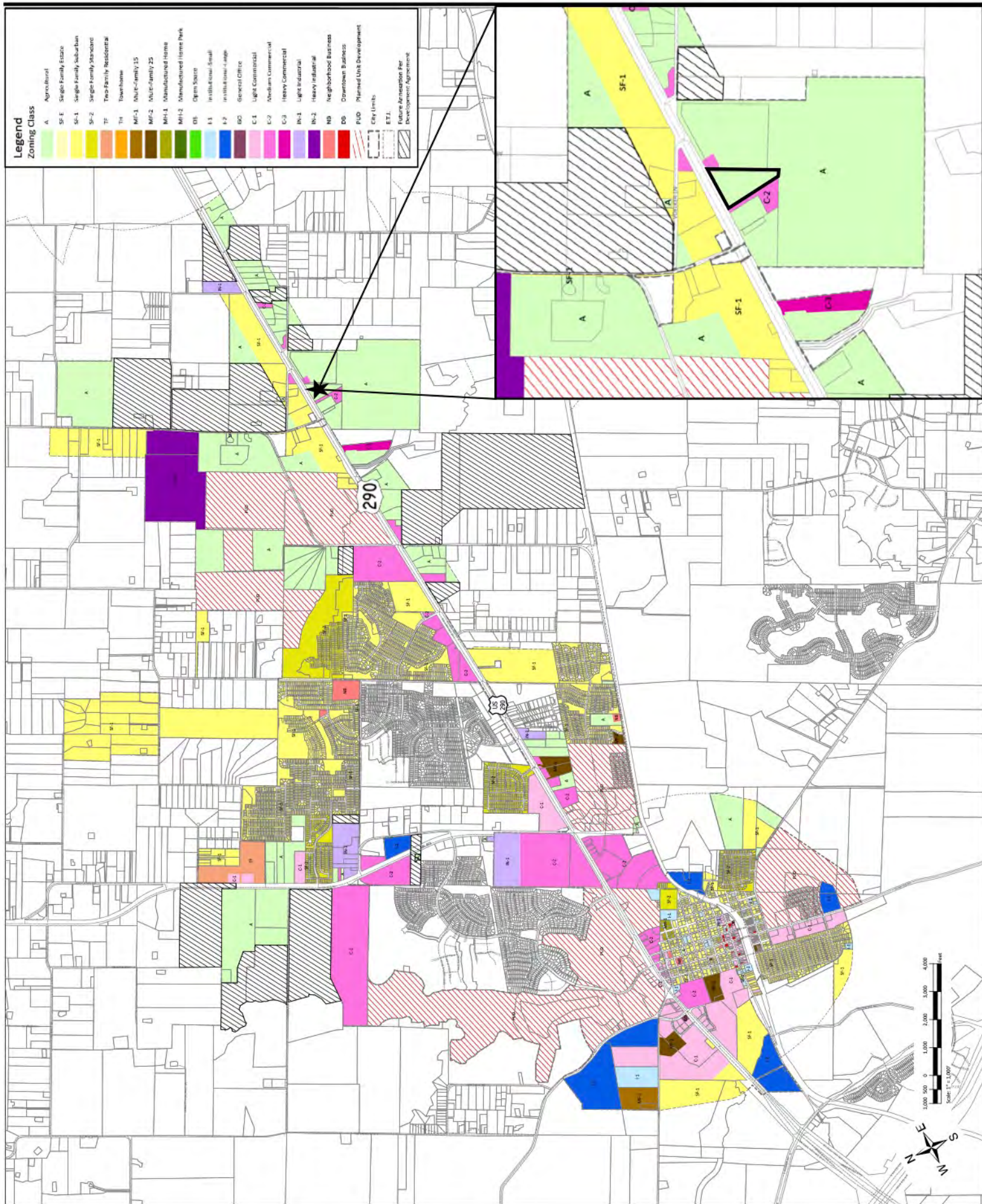
REVISED
2021-04-21 Zoning Update
2021-04-29 Annotations Update
2021-05-17 Zoning Update

PROJECT NUMBER
14667-07

CONCRETE SYSTEM
44D 1803 State Pave
Texas Central HHS 4,203 Feet

DATA SOURCES
City of Manassas
CAD
LAPROG
1998

Source: Jay Engineering, A Division of
GMA & The City Of Monroe Has No
Liability Or Responsibility For The
Accuracy, Completeness Or
Soundness Of This Data, And Makes No
Representation Or Warranty Of
Merchantability Or Fitness For Any
Purpose, Either Expressed Or
Implied. All Risks Of Using This Data
Are Assumed By The User &/Or
Purchaser.



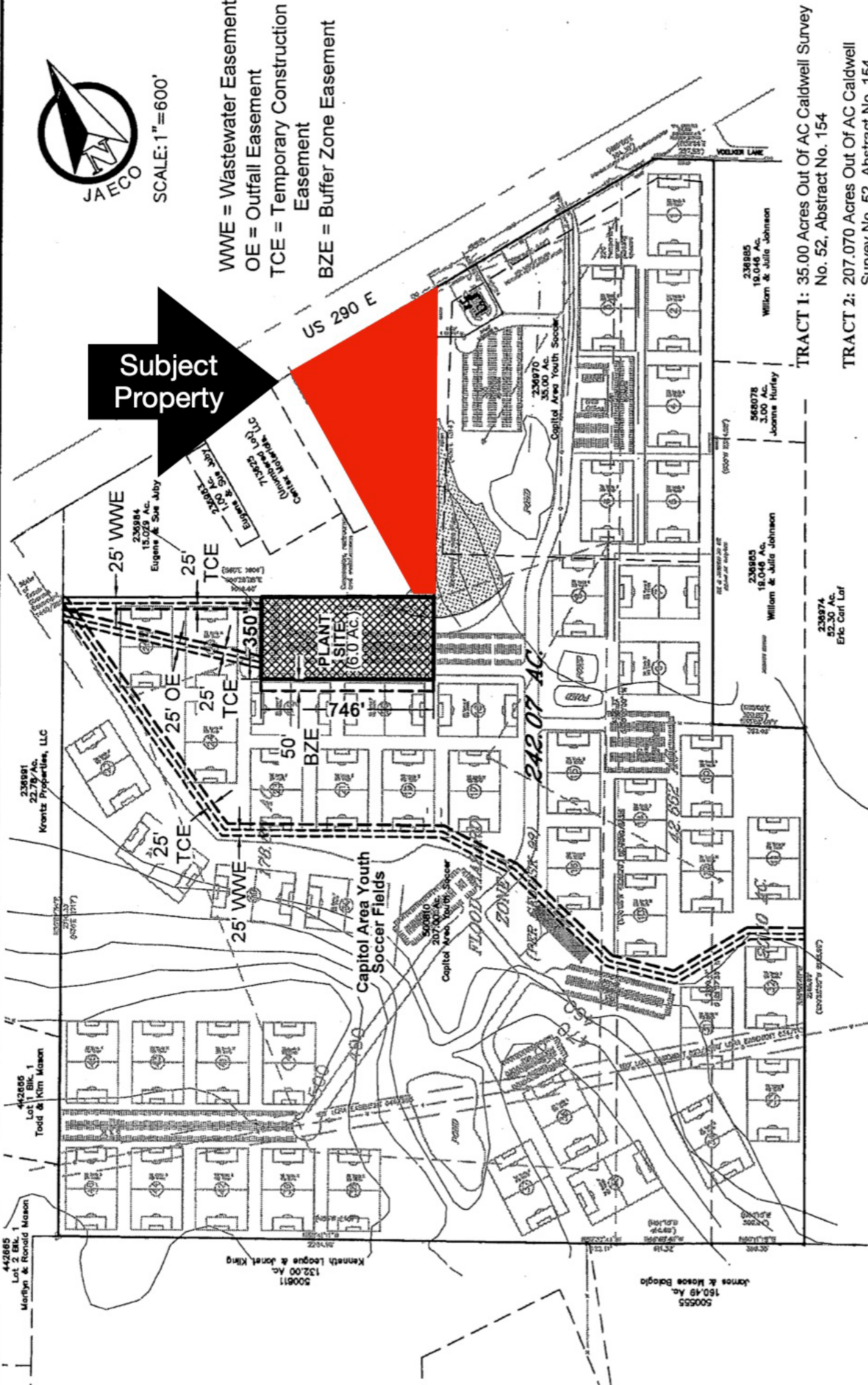


SCALE: 1"=600'

WWE = Wastewater Easement
OE = Outfall Easement
TCE = Temporary Construction Easement
BZE = Buffer Zone Easement

Subject Property

US 290 E



TRACT 1: 35.00 Acres Out Of AC Caldwell Survey
No. 52, Abstract No. 154
TRACT 2: 207.07 Acres Out Of AC Caldwell
Survey No. 52, Abstract No. 154



City of Manor, Texas

REVISIONS	BY	APP	DATE

JAECO
Jay Engineering Company, Inc.
austin
TEXAS REGISTERED ENGINEERING FIRM F-4780
ENGINEER
Frank T. Phelan, P.E.

Exhibit "A"
**OUTFALL & WASTEWATER
EASEMENTS**

DRAWN BY
JJD

DATE
05 - 26 - 16

PROJECT NO.
100-070-20

	1/2" ROD FOUND
	CALCULATED POINT
	1/2" IRON PIPE FOUND
	MAG NAIL FOUND
	CONCRETE MONUMENT FOUND
	WIRE FENCE
	CHAIN LINK FENCE
	RECORD INFORMATION
	WATER METER
	AIR CONDITIONER
	UTILITY POLE
	DOWN GUY
	OVERHEAD (UTILITY LINES)
	CLEAN OUT
	SEPTIC
	INSIDE OF SUBJECT BOUNDARY
	OUTSIDE OF SUBJECT BOUNDARY

[illegible]

TO BE SUBJECT TO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS PUBLIC UTILITIES COMPANY IN VOL. 396, PG. 227. (NOT PLOTTABLE)

TO BE SUBJECT TO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY IN VOL. 551, PG. 446, VOL. 551, PG. 501, VOL. 560, PG. 58. (NOT PLOTTABLE)

TO BE SUBJECT TO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY IN VOL. 630, PG. 31. (NOT PLOTTABLE)

TELEPHONE COMMUNICATION EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN VOL. 12390, PG. 1788, DOES NOT AFFECT.

INGRESS AND EGRESS EASEMENT IN VOL. 13137, PG. 2137, DOES NOT AFFECT AS PER DOC. NO. 2006060109, 2018036361.

SUBJECT TO ROAD EASEMENT GRANTED TO CENTEX MATERIALS, LLC IN DOC. NO. 2005187181.

SIGN LOCATION EASEMENT GRANTED TO TLC PROPERTIES, INC. IN DOC. NO. 2006189025, DOES NOT AFFECT)

SUBJECT TO DRAINAGE EASEMENT IN DOC. NO. 2017143132.

SUBJECT TO ELECTRIC EASEMENT IN DOC. NO. 2017152402. (BLANKET TYPE)

SUBJECT TO WATER LINE EASEMENT IN DOC. NO. 2018016275.

SUBJECT TO SEPTIC FIELD EASEMENT IN DOC. NO. 2021150820.

SUBJECT TO METER RIGHT OF WAY EASEMENT IN DOC. NO. 2018081433. (BLANKET TYPE)

BEING 10.15 ACRES OF LAND OUT OF THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN JMA LAND LLC, 10.142 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2020246425, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 10.15 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)
NAD83 HARN HORIZONTAL CONTROL.



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

FIRST AMERICAN TITLE COMPANY

DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. EASEMENTS MAY NOT BE SHOWN IF THE SURVEYOR WAS NOT PROVIDED A COPY OF THE EASEMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES LIE
WITHIN THE 100 YEAR FLOOD
PLAIN, AND HAS A ZONE "A"
RATING AS SHOWN ON THE
FLOOD INSURANCE RATE MAP.
F.I.R.M. MAP NO. 48453C05
PANEL: 0505H
DATED: 09-26-2008

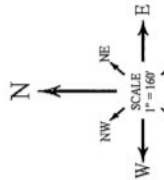
THIS CERTIFICATION IS FOR
INSURANCE PURPOSES ONLY AND
NOT A GUARANTEE THAT THIS
PROPERTY WILL OR WILL NOT FL
CONTACT YOUR LOCAL FLOOD P
ADMINISTRATOR FOR THE CURR
STATUS OF THIS TRACT.

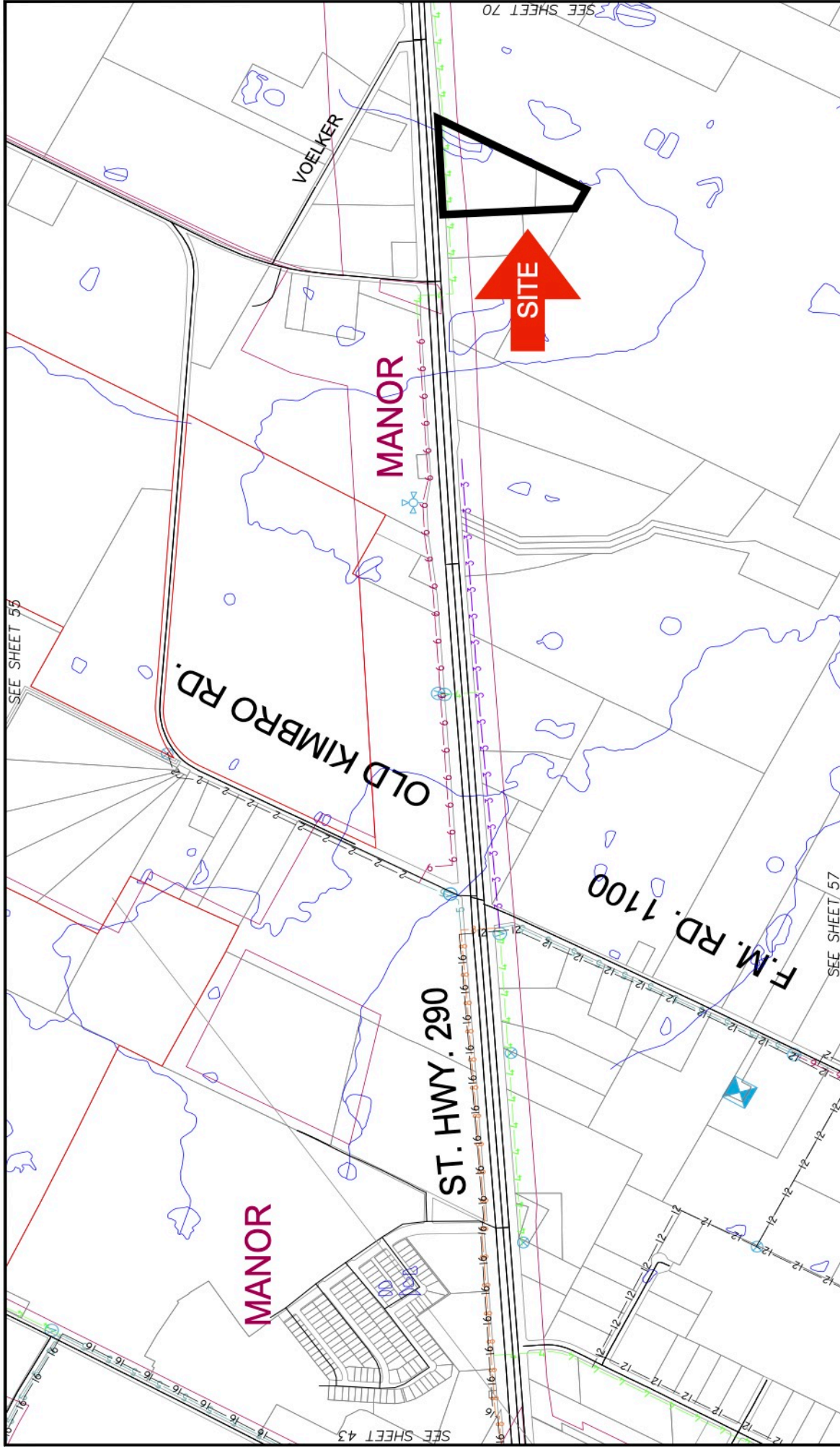
ADDRESS

JKR REALTY PARTNERS, LLC
15105 E. U.S. HIGHWAY 290
MANOR, TRAVIS COUNTY, TEXAS

SURVEY DATE:	AUGUST 16, 2021	FIELD BY:	DERICK SOLOMON
TITLE CO.:	FIRST AMERICAN TITLE	CALC. BY:	CHRIS ZOTTER
G.F. NO.:	2629661-AJ21	DRAWN BY:	SEAN SUITTON
JOB NO.:	A071231	UPDATE BY:	-
		REPLS CHECK:	EDWARD BUNKEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 86°44'00" E	94.84'
(L1)	(N 86°46'05" E)	(95.00')
L2	N 86°30'16" E	31.11'
(L2)	(N 86°30'16" E)	(30.92')
L3	N 62°58'21" W	65.78'
(L3)	(N 63°18'56" W)	(65.44')





LEGEND:

EXISTING WATER LINE	PROPOSED WATER LINE	EXISTING GATE VALVE (BY LINE SIZE)	PROPOSED GATE VALVE (BY LINE SIZE)	EXISTING 2" FLUSH VALVE	PROPOSED 2" FLUSH VALVE	EXISTING PRESS. REDUCING VALVE	PROPOSED PRESS. REDUCING VALVE	EXISTING AIR RELEASE VALVE	PROPOSED AIR RELEASE VALVE	EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT

JUNCTION MODE

DRY TAP	PROPOSED CUSTOMER	PROPOSED LINE MARKER	PROPERTY LINE	CITY LIMITS/COUNTY LINES	R.O.W. LINES	RAILROADS

MANVILLE
WATER SUPPLY CORPORATION
SYSTEM MAPS 2016

PREPARED BY
J. F. FONTAINE & ASSOCIATES, INC.
PALESTINE, TEXAS

BY: XXX DRAWING NO. 00355MAP2016 SHEET 56 OF 129 SHEETS

SCALE:
400 200 0 400 800
SCALE FEET

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DRAWN BY: MIA DATE: 6-20-16
DESIGNED BY: JFF DATE: 6-20-16
LATEST REVISION DATE: XX-XX-XX



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-784-1134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spence Collins	345335	spence@matexas.com	512-789-0909
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date