



**A V A I L A B L E**

**10.15 AC | SALE OR LEASE**  
**15105 HWY 290**  
**MANOR, TEXAS 78653**

Approximately 10 acres are available for sale or lease along HWY 290, ideally positioned between Manors and Elgin. Situated within the Manors city limits, the site features access to all essential public utilities and boasts approximately 700 feet of prime frontage along HWY 290, which sees over 36,000 vehicles per day. The owner is highly flexible and open to selling the property, leasing the entire tract, or demising it for a partial lease. Contact the listing broker for details.

#### PROPERTY DETAILS

- 10.15 AC
- \$2,100,000
- \$1,500 per AC per MONTH
- Zoning: A- Agriculture
- FLU: Commercial Corridor
- Traffic Count: 36,718 (2024)

#### UTILITY DETAILS

- Water: Manville WSC
- Wastewater: City of Manors
- Electric: Bluebonnet

**TURNER COMMERCIAL**  
**PROPERTIES**

#### CONTACT

MASON TURNER  
512-630-9673  
MASON@TURNERPROP.COM

10.15 ACRES

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**RESTRICTIONS**

SUBJECT TO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS PUBLIC UTILITIES COMPANY IN VOL. 396, PG. 227, (NOT PLOTTABLE)  
 SUBJECT TO 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)  
 SUBJECT TO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY IN VOL. 630, PG. 31, (NOT PLOTTABLE)  
 TELECOMMUNICATION EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN VOL. 12390, PG. 178, DOES NOT AFFECT  
 INGRESS AND EGRESS EASEMENT IN VOL. 13137, PG. 2137, DOES NOT AFFECT AS PER DOC. NOS. 200600109, 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)

**LEGAL DESCRIPTION**

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 (4201)  
 NAD83 HARN HORIZONTAL CONTROL.



*[Handwritten Signature]*

TO THE LEND HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO  
**FIRST AMERICAN TITLE COMPANY**  
 I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A 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 NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, AND HAS A ZONE "A" FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453506011 PANEL: 05081  
 DATED: 09-26-2008  
 THIS CERTIFICATE IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE OF THE PROPERTY. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

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

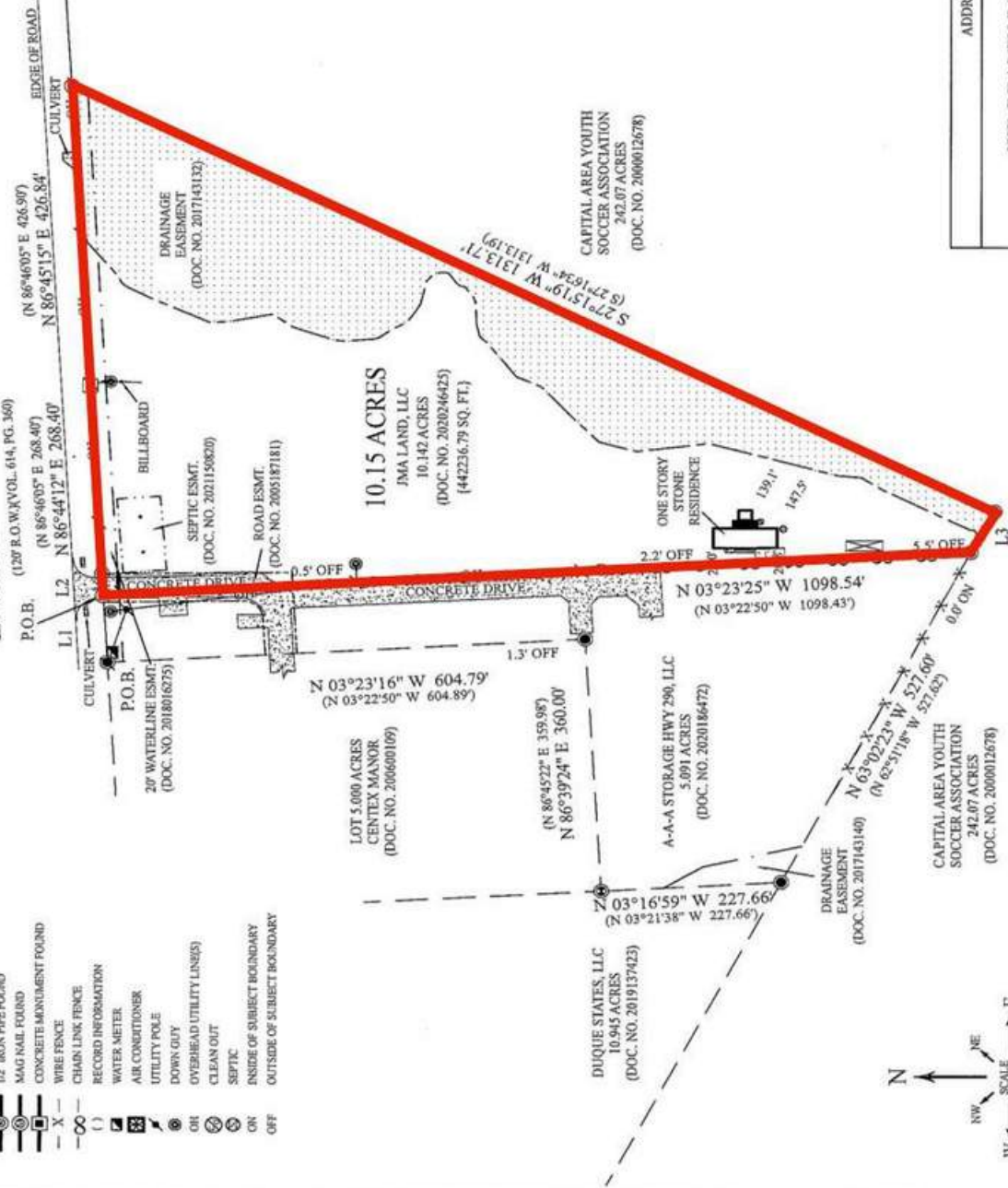
SURVEY DATE:	AUGUST 16, 2021	FIELD BY:	DERICK SOLOMON
TITLE CO.:	FIRST AMERICAN TITLE	CALC. BY:	CHRIS ZOTTER
G.P. NO.:	3028661-A/21	DRAWN BY:	SEAN SUTTON
JOB NO.:	A071231	UPDATE BY:	
		RPLS CHECK:	EDWARD RUNSEY
			08/16/2021

**ADDRESS**

**LEGEND**

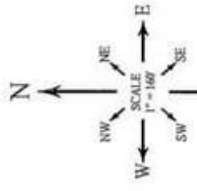
	1/2" ROD FOUND
	CALCULATED POINT
	1/2" IRON PIPE FOUND
	MAG NAIL FOUND
	CONCRETE MAINTENMENT FOUND
	WIRE FENCE
	CHAIN LINK FENCE
	RECORD INFORMATION
	WATER METER
	AIR CONDITIONER
	UTILITY POLE
	DOWN-OUT
	OVERHEAD UTILITY LINES(S)
	CLEAN OUT
	SEPTIC
	INSIDE OF SUBJECT BOUNDARY
	OUTSIDE OF SUBJECT BOUNDARY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

**E. U.S. HIGHWAY 290**



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 86°44'00\"	94.84'
(L1)	(N 86°46'05\"	05.00'
L2	N 86°30'15\"	31.11'
(L2)	(N 86°30'15\"	03.02'
L3	N 62°38'21\"	65.78'
(L3)	(N 62°18'58\"	05.47'



L O C A T I O N

1 5 1 0 5 H W Y 2 9 0  
M A N O R , T E X A S 7 8 6 5 3

Property location provides quick accessibility to major thoroughfares in Travis & Williamson Counties including HWY 290, & SH-130.

Located approximately 8 miles east of State Highway 130/45.  
This location provides quick access to Austin, Round Rock, Hutto, & Elgin,





**TURNER**  
**COMMERCIAL**  
PROPERTIES

## CONTACT



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THIS PROPERTY IS BEING OFFERED FOR SALE OR LEASE IN ITS "AS IS, WHERE IS" CONDITION. THE BROKER IS SUBMITTING THE ATTACHED INFORMATION IN ITS CAPACITY AS A REPRESENTATIVE OF THE OWNER. THE MATERIAL CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE. TURNER COMMERCIAL PROPERTIES, LLC MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL PRESENTED INFORMATION SUBMITTED IS SUBJECT TO CHANGE WITHOUT NOTICE AS REGARDS PRICE, TERMS OR AVAILABILITY. NOTHING CONTAINED HEREIN SHOULD BE RELIED UPON AS A PROMISE OR REPRESENTATION AS TO THE FUTURE. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION AND ANALYSIS OF THE TRANSACTION DESCRIBED HEREIN.



## Information About Brokerage Services

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

**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.

<u>Turner Commercial Properties, LLC</u>	<u>9014779</u>	<u>info@turnerprop.com</u>	<u>(512)930-2800</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Mason Turner</u>	<u>663187</u>	<u>mason@turnerprop.com</u>	<u>(512)930-2800</u>
Designated Broker of Firm	License No.	Email	Phone
_____ 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

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**