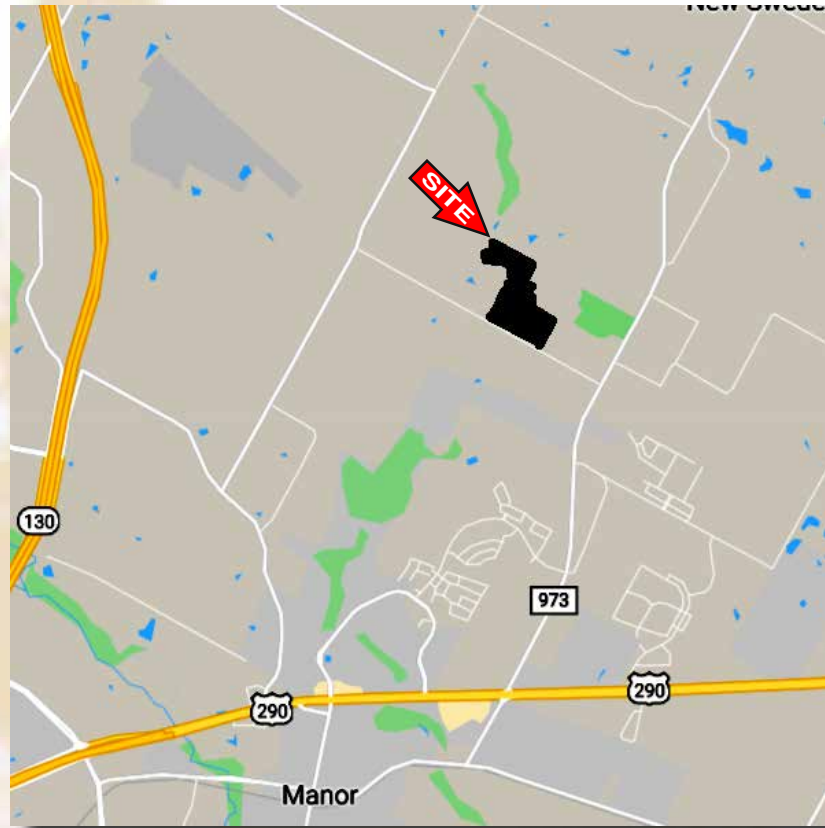


FOR SALE – LAND FOR SF DEVELOPMENT

Gregg Lane, Manor, TX



LOCATION	N side of Gregg Ln., 0.4 miles west of FM 973	FLOOD HAZARD	Yes, see included map
SIZE	Approximately 92.951 acres	JURISDICTION	City of Manor
FRONTAGE	Approximately 2,080 feet on Gregg Ln.	PRICE	\$40,000 / net acre. It is estimated that 15.3 Acres are in the FEMA Floodplain.
UTILITIES	Water – Manville Water Supply Corp. - 16" and 8" lines on north side of Gregg Lane. Wastewater – City of Manor – Some off-site upgrades will need to occur.	COMMENTS	Ideal single-family tract in the booming Manor school district. Ample water available. Wastewater solution needs to be solidified. There are two separate, but related, owners – 60 acres and 33 acres. Property has Development Agreements with City of Manor to be annexed in as Single-Family Residential (District "R-1"). Travis County will soon be improving the bridge over Wilbarger Creek on Gregg Lane. Property is under Ag or Wildlife exemptions. Wilbarger Creek is the western property line.
ZONING	None. (Manor ETJ)		
SCHOOL DISTRICT	Manor ISD		
TOPOGRAPHY	See included map		

[Click here to view the development agreement.](#)



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

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Wilbarger Creek

± 92.951
Acres

Manor Senior
MANOR
High School

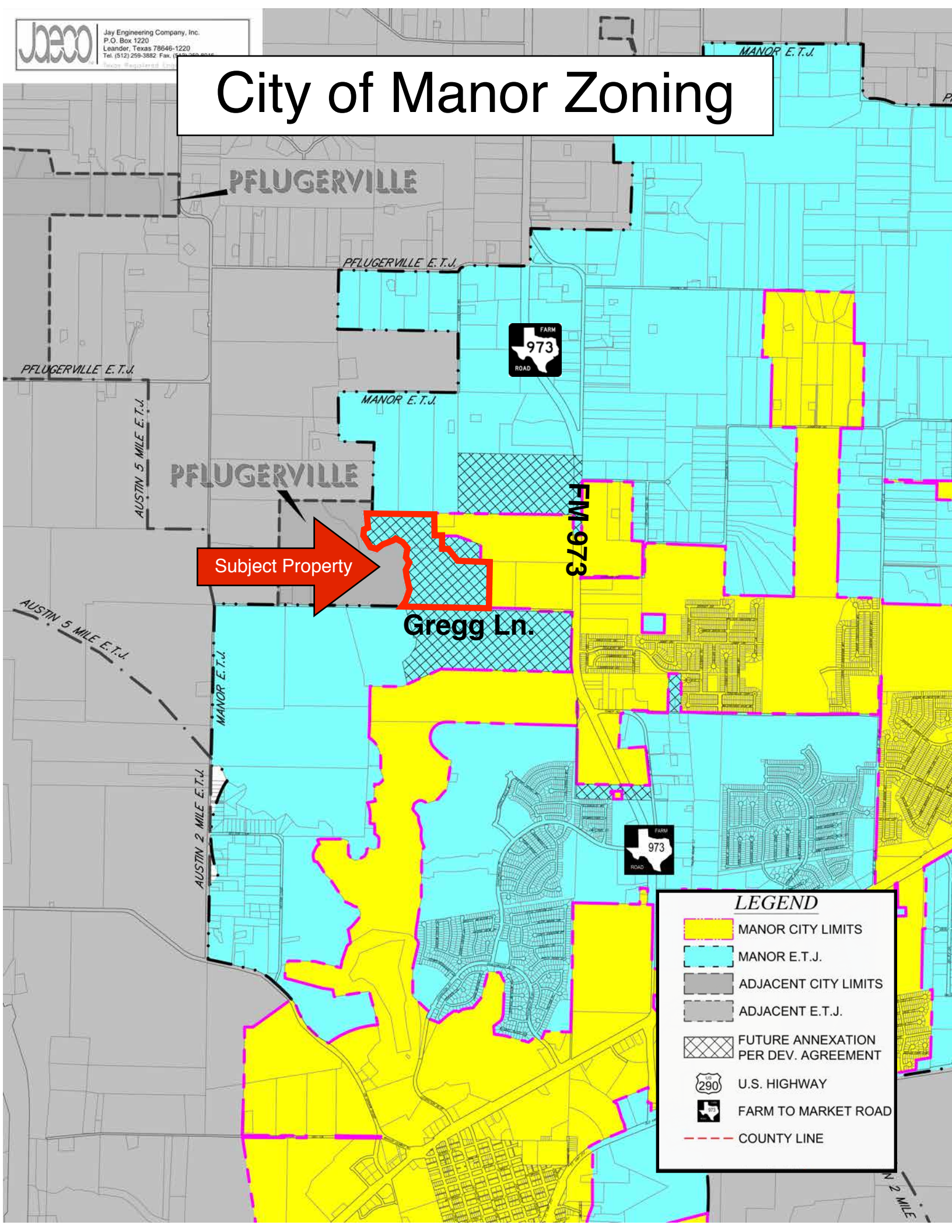
Gregg Ln.

FM 973











PFLUGERVILLE CITY LIMIT

City of Manor Zoning



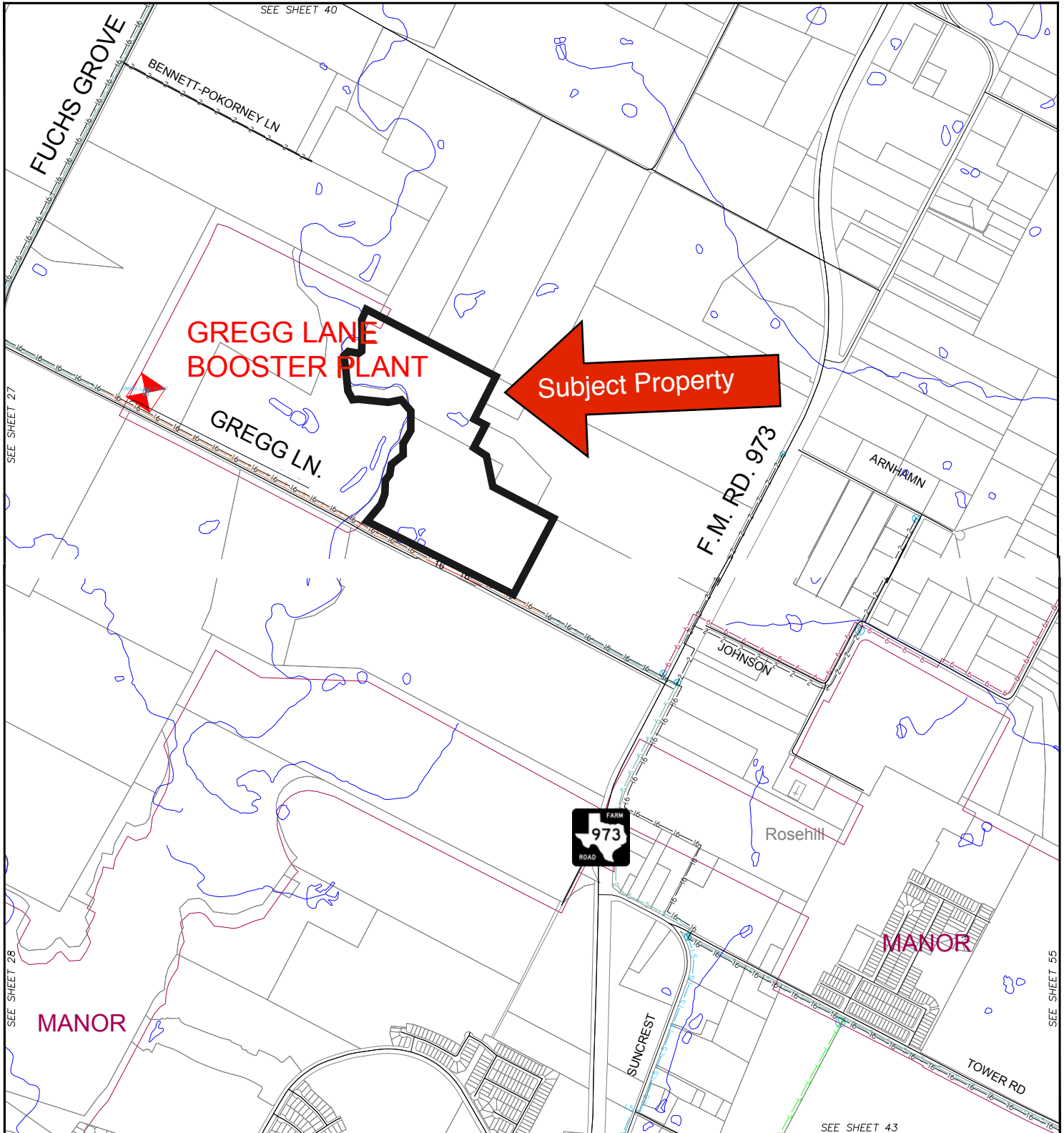
Subject Property

LEGEND

-  MANOR CITY LIMITS
-  MANOR E.T.J.
-  ADJACENT CITY LIMITS
-  ADJACENT E.T.J.
-  FUTURE ANNEXATION PER DEV. AGREEMENT
-  U.S. HIGHWAY
-  FARM TO MARKET ROAD
-  COUNTY LINE

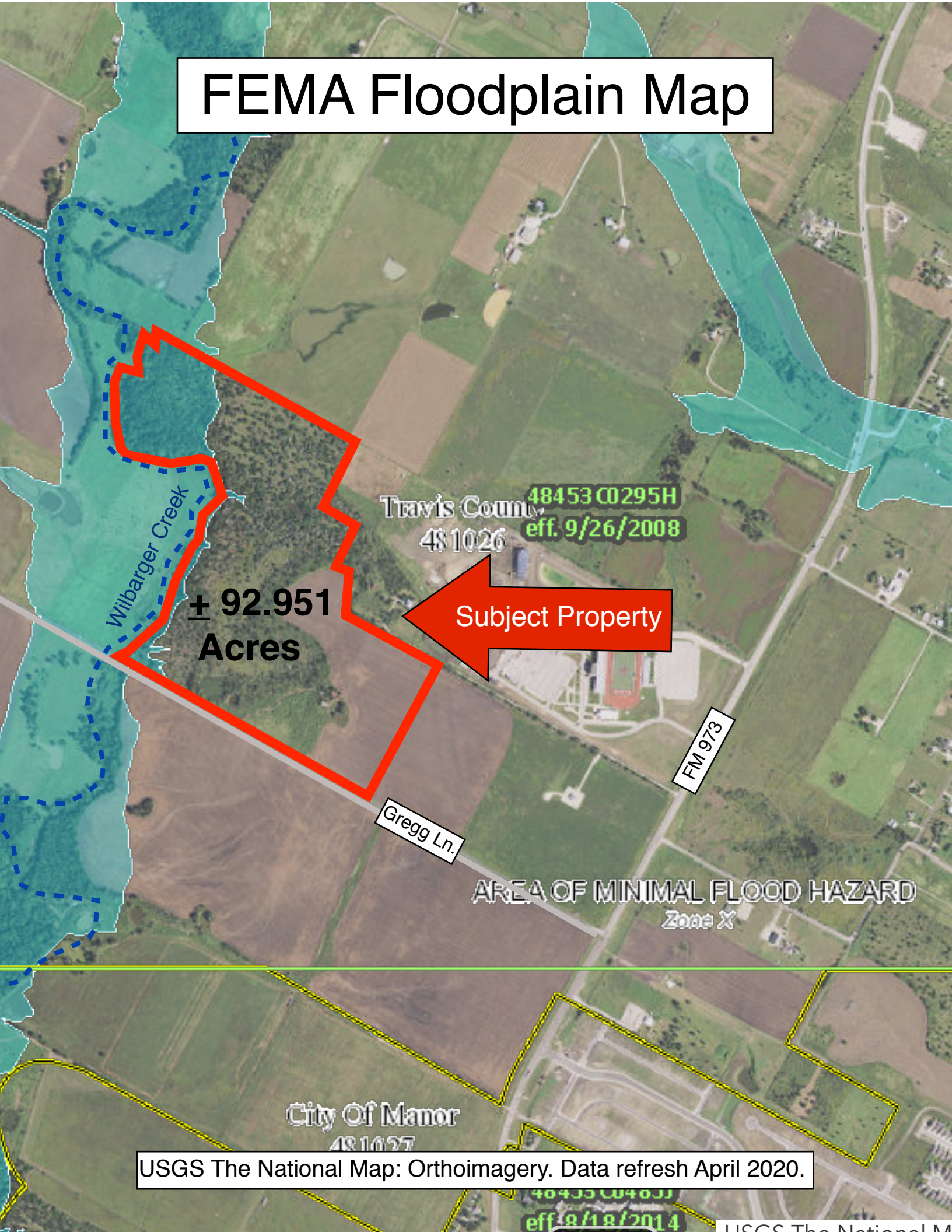
Manville Water Supply Corporation

System Maps 2016



<p>LEGEND:</p> <p>WATER LINE <small>(BY LINE SIZE)</small></p> <p>2" FLUSH VALVE <small>(BY LINE SIZE)</small></p> <p>PRESS. REDUCING VALVE</p> <p>AIR RELEASE VALVE</p> <p>FIRE HYDRANT</p>		<p>EXISTING </p> <p>PROPOSED </p> <p>EXISTING </p> <p>PROPOSED </p> <p>EXISTING </p> <p>PROPOSED </p> <p>EXISTING </p> <p>PROPOSED </p> <p>EXISTING </p> <p>PROPOSED </p>		<p>JUNCTION NODE</p> <p>PROPOSED CUSTOMER</p> <p>PROPOSED LINE MARKER</p> <p>PROPERTY LINE</p> <p>CITY LIMITS/COUNTY LINES</p> <p>R.O.W. LINES</p> <p>RAILROADS</p>		<p>SCALE:</p> <p>400 200 0 400 800</p> <p>SCALE FEET</p> <p>THE SEAL APPEARING ON THIS DRAWING IS THE PROPERTY OF J. F. FONTAINE & ASSOCIATES, INC. THIS DRAWING AND ALL INFORMATION ON IT IS BEING FURNISHED FOR A LIMITED PURPOSE AND MAY NOT BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN CONSENT OF J. F. FONTAINE & ASSOCIATES, INC.</p> <p>DESIGNED BY: JFF DATE: 6-20-16</p> <p>LATEST REVISION DATE: XX-XX-XX</p>		<p>MANVILLE WATER SUPPLY CORPORATION</p> <p>SYSTEM MAPS 2016</p> <p>PREPARED BY J. F. FONTAINE & ASSOCIATES, INC. PALESTINE, TEXAS</p> <p>BY: XXX DRAWING NO. G03S5MAP2016 SHEET 42 OF 129 SHEETS</p>	
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FEMA Floodplain Map



Travis County
481026

48453 C0295H
eff. 9/26/2008

± 92.951
Acres

Subject Property

Wilbarger Creek

Gregg Ln.

FM 973

AREA OF MINIMAL FLOOD HAZARD
Zone X

City of Manor
481027

USGS The National Map: Orthoimagery. Data refresh April 2020.

48453 C0463J
eff. 8/18/2014

USGS The National

Topographical Map





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.

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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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date