

# Las Entradas North

Manor, TX, 78653



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For Lease

## MANOR, TX

- High growth Austin suburb located 20 minutes from downtown Austin
- 18,145 residential lots to be developed within 5 miles of the site
- Over 7mm SF of industrial space existing and proposed within the area

## THE PROJECT

- 10 acre development located at NWC of Tillgang Pass and HWY 290
- Direct Visibility To HWY 290
- 62,275 vehicles per day along HWY 290

## SPACE AVAILABLE

- 1 - 2.27 acre pad sites
- 1,500 - 4,000 SF of small shop



## DEMOGRAPHICS (2023)

**POPULATION ESTIMATE**

3 mi	5 mi
27,263	54,843

**MED. HOUSEHOLD INCOME**

3 mi	5 mi
\$87,770	\$81,549

**TRAFFIC COUNTS**

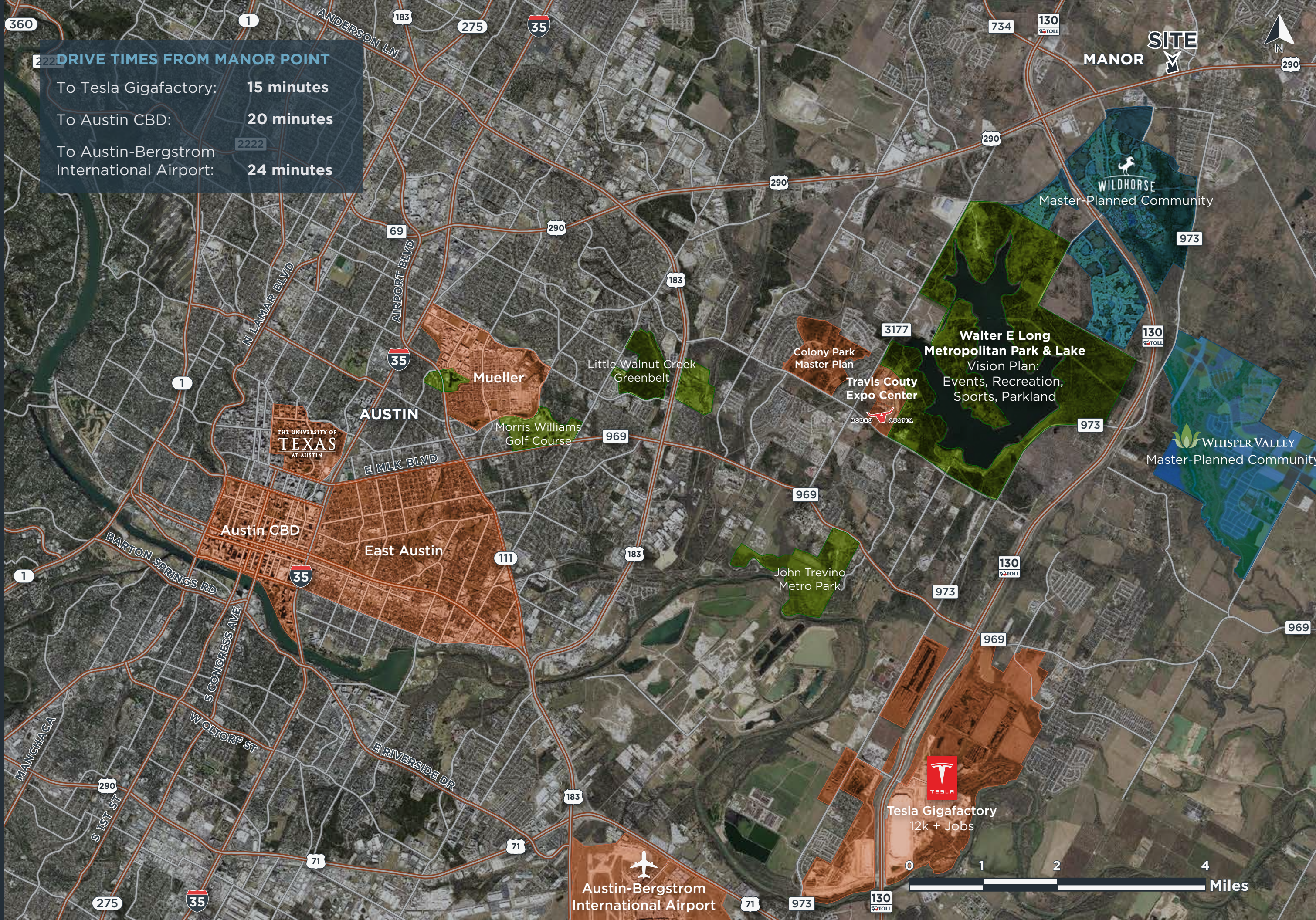
- 62,275 VPD (Hwy 290, Both Ways)
- 5,140 VPD (Greg Manord Rd, Both Ways)





**222 DRIVE TIMES FROM MANOR POINT**

To Tesla Gigafactory: **15 minutes**  
To Austin CBD: **20 minutes**  
To Austin-Bergstrom International Airport: **24 minutes**



**SITE**  
MANOR

**WILDHORSE**  
Master-Planned Community

**Walter E Long Metropolitan Park & Lake**  
Vision Plan:  
Events, Recreation,  
Sports, Parkland

**WHISPER VALLEY**  
Master-Planned Community

**TESLA**  
Tesla Gigafactory  
12k + Jobs

**Austin-Bergstrom International Airport**



Future Subdivision

Active Subdivision

Existing Residential

ACTIVE SUBDIVISION

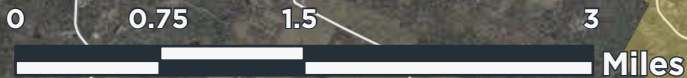
Subdivision	Lots	Projected Residents
Bellingham Meadows Phase 1 & 2	193	600
Whisper Valley Village	4,737	14,732
East Village	478	1,487
Pioneer Hill	671	2,087
Presidential Heights	206	641
Shadow Glen	1,030	3,203
Presidential Meadows	1,041	3,238
Stonewater North	244	759
Manor Heights	1,500	4,665
Manor Commons	375	1,166
Wildhorse Triangle	304	945
Pioneer Crossing East	538	1,673
Canterra	496	1,543
Lagos at Austin Phase 1	2,300	7,153
Parkside at Wildhorse	302	939
East Parke	136	423
Sendero Hills	38	118
Estate at Bell Farms	747	2,323
Wolf Tract	719	2,236
Stonewater	1,240	3,856
Wildhorse Creek	35	109
Hamilton Point	331	1,032
Greenbury	509	1,584
TOTAL	18,170	56,512

FUTURE SUBDIVISION

Subdivision	Lots	Projected Residents
Saddle Ridge at Wildhorse Ranch	6,400	19,904
Parker Creek Ranch	370	1,151
Chapman	93	289
Schwetman Tract	468	1,455
Eastwoods	2,305	7,169
Hidden Lake Estates	540	1,679
Springdale Park	381	1,185
Braker Valley	597	1,857
Okra Subdivision	325	1,010
Monarch Ranch	400	1,244
Manor Heights (Carillon)	1,500	4,665
Manor Springs	3,900	12,129
Village at Manor Commons	375	1,166
Lagos Manor Phase 2	500	1,555
TOTAL	18,154	56,458



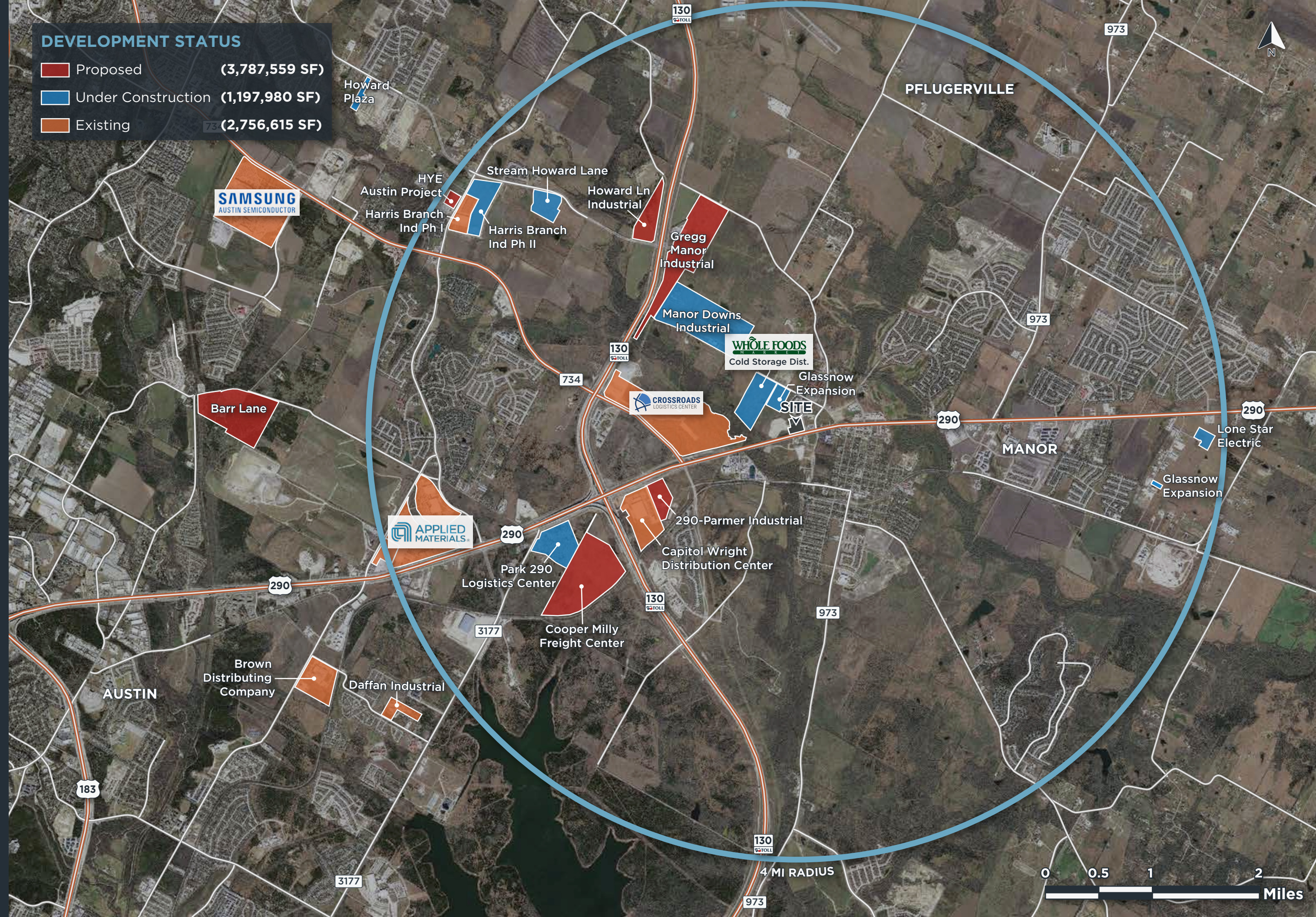
Sources: City of Manor, City of Austin, Travis County, ESRI, USDA FSA  
Projected Residents based on Median HH Size of 3.11





### DEVELOPMENT STATUS

- Proposed (3,787,559 SF)
- Under Construction (1,197,980 SF)
- Existing (2,756,615 SF)







# SITE Las Entradas North

THE GRAND  
AT MANOR  
272 MULTI-FAMILY UNITS

FUTURE DEVELOPMENT

BaylorScott&White  
HEALTH

Frontier Bank  
of Texas

DUTCH BROS

SATAD

Ford  
RIATA FORD

StDavid's HealthCare  
FUTURE MEDICAL  
EMERGENCY CENTER

AutoZone

RBFCU

Chevron

Frost

brakes plus

Bojangles

GENOME DR

CIELO PORTAL RD

HILL LN

GREGG MANOR RD 5,140 VPD

MANOR DOWNS RD

290 62,275 VPD

290

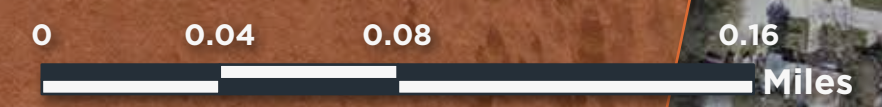
290

Available

LOI Working

Negotiating Lease

Lease Executed





Available
LOI Working
Negotiating Lease
Lease Executed



Available
LOI Working
Negotiating Lease
Lease Executed

FUTURE LAS ENTRADAS  
MIXED-USE DEVELOPMENT

Genome Dr

State School Rd

Cielo Portal St

**Bojangles**  
Pad A

Lot 1  
±1.045 ac  
63 spaces

Lot 5  
±1.698 ac  
14,000 SF

3,525 SF  
Einstein Bros. Bagels  
DECA  
Cafe Now

**brakes plus.**

Lot 3  
±0.535 ac  
26 spaces

Lot 4  
±0.999 ac  
28 spaces

**Frost**

Lot 6  
±2.210 ac  
19,300 SF  
134 parking spaces

11,800 SF  
75' 108' 183' 75'

75' 75' 150'  
**ACTION  
BEHAVIOR  
CENTERS**  
7,500 SF

FUTURE DEVELOPMENT

Tillgang Pass

US HWY 290 Frontage

290 62,275 VPD





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 counteroffer 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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Date

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