

MANOR POINT

NWC US HWY 290 & PARMER LN, AUSTIN, TX, 78653

Texas MedClinic[®]
URGENT CARE

Future Multi-Tenant
Building

PREMIER
STORAGE INVESTORS

Future Development



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Manor Point

NWC US Hwy 290 & Parmer Ln, Austin, TX, 78653

MANOR, TX

Manor is one of the fastest growing suburbs in Austin with many industrial, residential, and retail development projects.

THE PROJECT

- US Hwy 290 & Parmer Ln frontage
- Quick Access to Parmer Ln/Hwy 290/SH 130
- Signalized Intersection

Directly located on the newly renovated and expanded US Hwy 290 at Parmer Lane. It has close proximity to the Hwy 130 Toll and many industrial developments including Applied Materials and Samsung Campus

SPACE AVAILABLE

- Multi-tenant Building : 1,200 - 4,000 SF for lease with delivery Q3 2024
- Pads sites for lease or sales/ac. with delivery Q2 2024



DEMOGRAPHICS (2022)



POPULATION ESTIMATE

3 mi	5 mi
20,947	67,348




GROWTH RATE 2020-21

City of Manor
28.5%



MED. HOUSEHOLD INCOME

3 mi	5 mi
\$84,066	\$72,597



TRAFFIC COUNTS

- 22,950 VPD (Parmer Ln, N of 290)
- 50,263 VPD (290, E of 130)
- 50,811 VPD (130, N of 290)





2222 DRIVE TIMES FROM MANOR POINT

To Tesla Gigafactory: 15 minutes

To Austin CBD: 20 minutes

To Austin-Bergstrom International Airport: 24 minutes

SAMSUNG
AUSTIN SEMICONDUCTOR
4.4 MILES NE
OF MANOR POINT

**MANOR
POINT**

MANOR

WILDHORSE
Master-Planned Community

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

WHISPER VALLEY
Master-Planned Community

Mueller

Morris Williams
Golf Course

Little Walnut Creek
Greenbelt

Colony Park
Master Plan

Travis Couty
Expo Center

John Trevino
Metro Park

THE UNIVERSITY OF
TEXAS
AT AUSTIN

Austin CBD

East Austin

Austin-Bergstrom
International Airport

TESLA
Tesla Gigafactory
12k + Jobs

0 1 2 4 Miles



734

35

130

973



Future Subdivision Active Subdivision Existing Residential Future Multi-Family

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

Pioneer Hill

Pioneer Crossing East

734

East Village

Canterra

Citizen House
Howard Lane

Bellingham
Meadows
Phase 1 & 2

MANOR
POINT

Hill Lane
Apartments

Shadow Glen
Apartments

New Haven

Mustang Valley

Palomino

Stonewater
North

Presidential
Heights

Shadow Glen

Monarch

Okra

Presidential
Meadows

973

MANOR

Presidential
Heights

Manor
Heights

Carillon

Manor
Springs

1100

Manor Commons

Village at
Manor Commons

Estate at
Bell Farms

Manor & DB&B
Apartments

Lagos
Austin
Phase 2&3

973

Lagos
Austin
Phase 1

Wolf
Tract

Hidden Lake
Estates

Eastwoods

Saddle Ridge at
Wildhorse Ranch

Saddle Ridge at
Wildhorse Ranch

Wildhorse
Triangle

Citizen House
Blue Bluff

Parkside at
Wildhorse

290

Chapman

East
Parke

3177

Parker
Creek
Ranch

Sendero
Hills

Walter E Long
Metropolitan Park & Lake

Whisper
Valley
Village

0 0.75 1.5 3 Miles

5 MI RADIUS

130

973

969

183

111

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)

SAMSUNG
AUSTIN SEMICONDUCTOR

HYE
Austin Project
Harris Branch
Ind Ph I

Stream Howard Lane

Harris Branch
Ind Ph II

Howard Ln
Industrial

Gregg
Manor
Industrial

Manor Downs
Industrial

WHOLE FOODS
MARKET
Cold Storage Dist.

Glassnow
Expansion

CROSSROADS
LOGISTICS CENTER

Barr Lane

**MANOR
POINT**

**APPLIED
MATERIALS**

Park 290
Logistics Center

Cooper Milly
Freight Center

290-Parmer Industrial

Capitol Wright
Distribution Center

Brown
Distributing
Company

Daffan Industrial

Lone Star
Electric

Glassnow
Expansion

PFLUGERVILLE

MANOR

AUSTIN

0 0.5 1 2
Miles

4 MI RADIUS





Total Project: 1.6mm SF
Phase I & II Delivered
Phase III Under Construction

MANOR POINT

Crossroads Commons
Apartments
216 MF Units

FEMA Floodplain

PARMER LN 22,950 VPD

US 290 Westbound
Exit to Service Road

52,224 VPD

Manor New Technology
High School
574 Students

Manor New Technology
Middle School
724 Students

FEMA Floodplain

Texas
Turn

50,263 VPD

Future Industrial



91 Employees

SH-130
Northbound Exit

SH-130
Southbound Exit

130
TOLL

734

130
TOLL

290

290

290

US 290 Eastbound
Exit to Service Road
1.2mi east

130
TOLL



C-15
COMMERCIAL/
EMS
11.5 AC

C-16
SINGLE FAMILY
14.6 AC

C-19
MULTI-FAMILY
302 UNITS

MULTI-FAMILY
9.4 AC
177 UNITS

1/2 Mile





CROSSROADS
LOGISTICS CENTER

Total Project: 1.6mm SF
Phase I & II Delivered
Phase III Under Construction

MANOR
POINT



FEMA Floodplain

Texas
Turn

FEMA Floodplain

Future Industrial



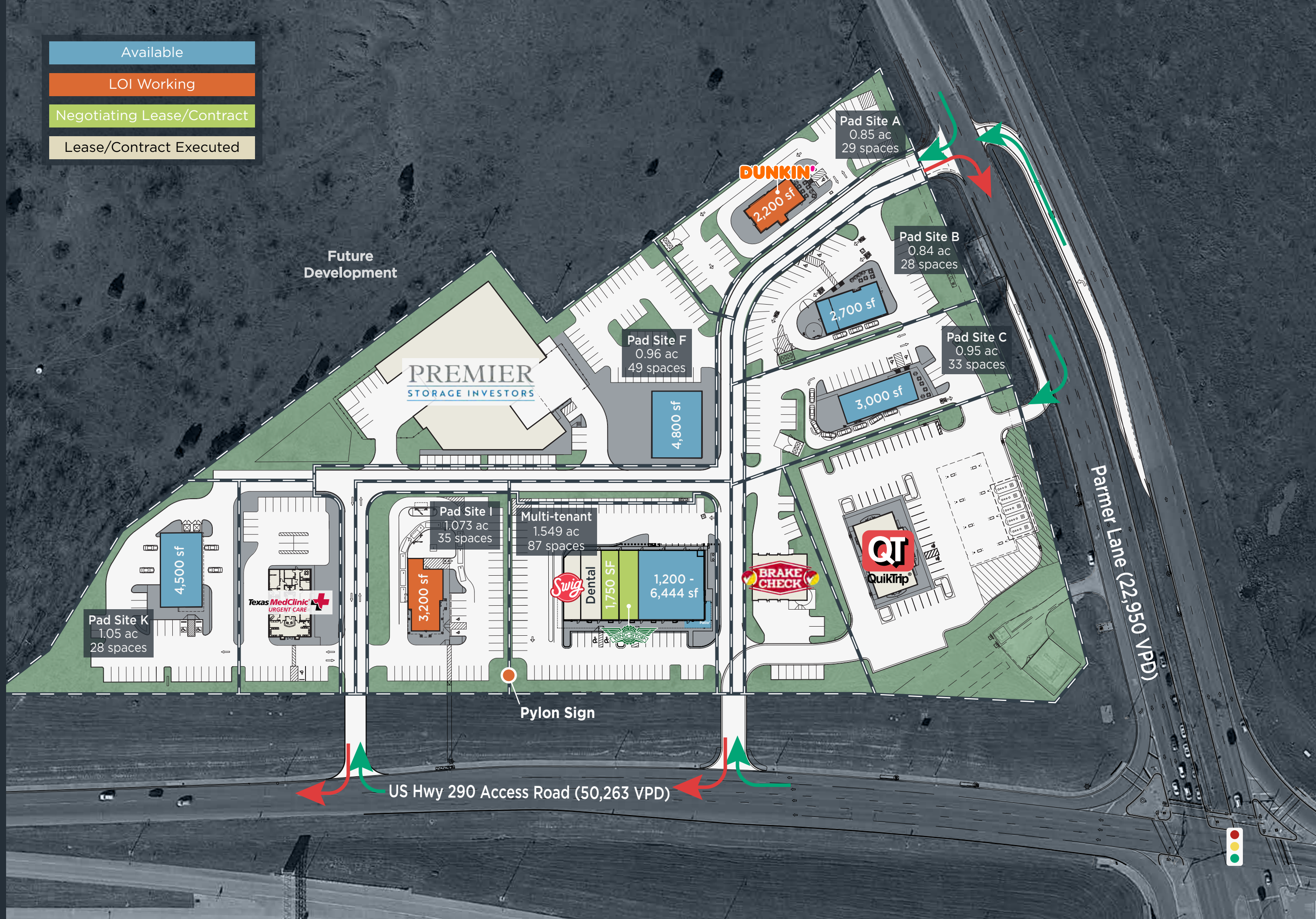


Available
LOI Working
Negotiating Lease/Contract
Lease/Contract Executed





Available
LOI Working
Negotiating Lease/Contract
Lease/Contract Executed





el
ac
es

Multi-tenant
1.549 ac
87 spaces



Dental

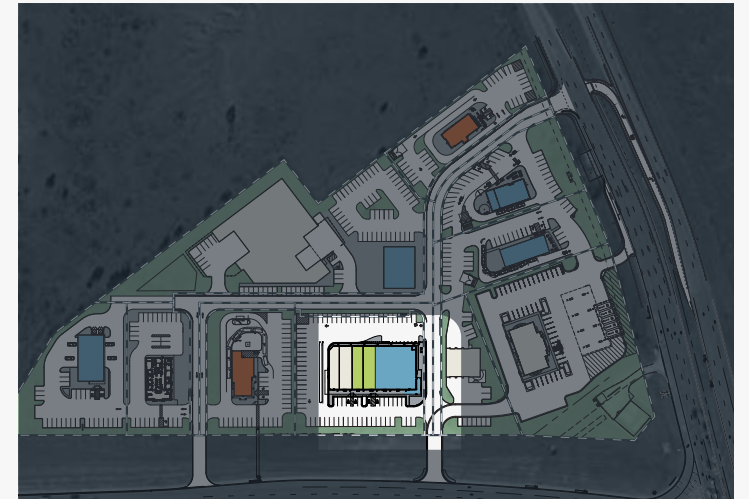
1,750 SF

1,200 -
6,444 sf

Patio*



Multi-Tenant Delivery Estimated Q3 2024



Available

LOI Working

Negotiating Lease

Lease Executed







July 4, 2023 | ABJ Staff | Source: Austin Business Journal

Huge factories, neighborhoods sprout along SH 130

The Tesla gigafactory is one example of a recent development to spring up in the State Highway 130 corridor.

[READ MORE >](#)



June 22, 2023 | Justin Sayers | Source: Austin Business Journal

Industrial park rising in Manor with Whole Foods already on board for distribution center

Ryan Companies US Inc. is putting the finishing touches on its Quarter Crossing development in Manor.

[READ MORE >](#)

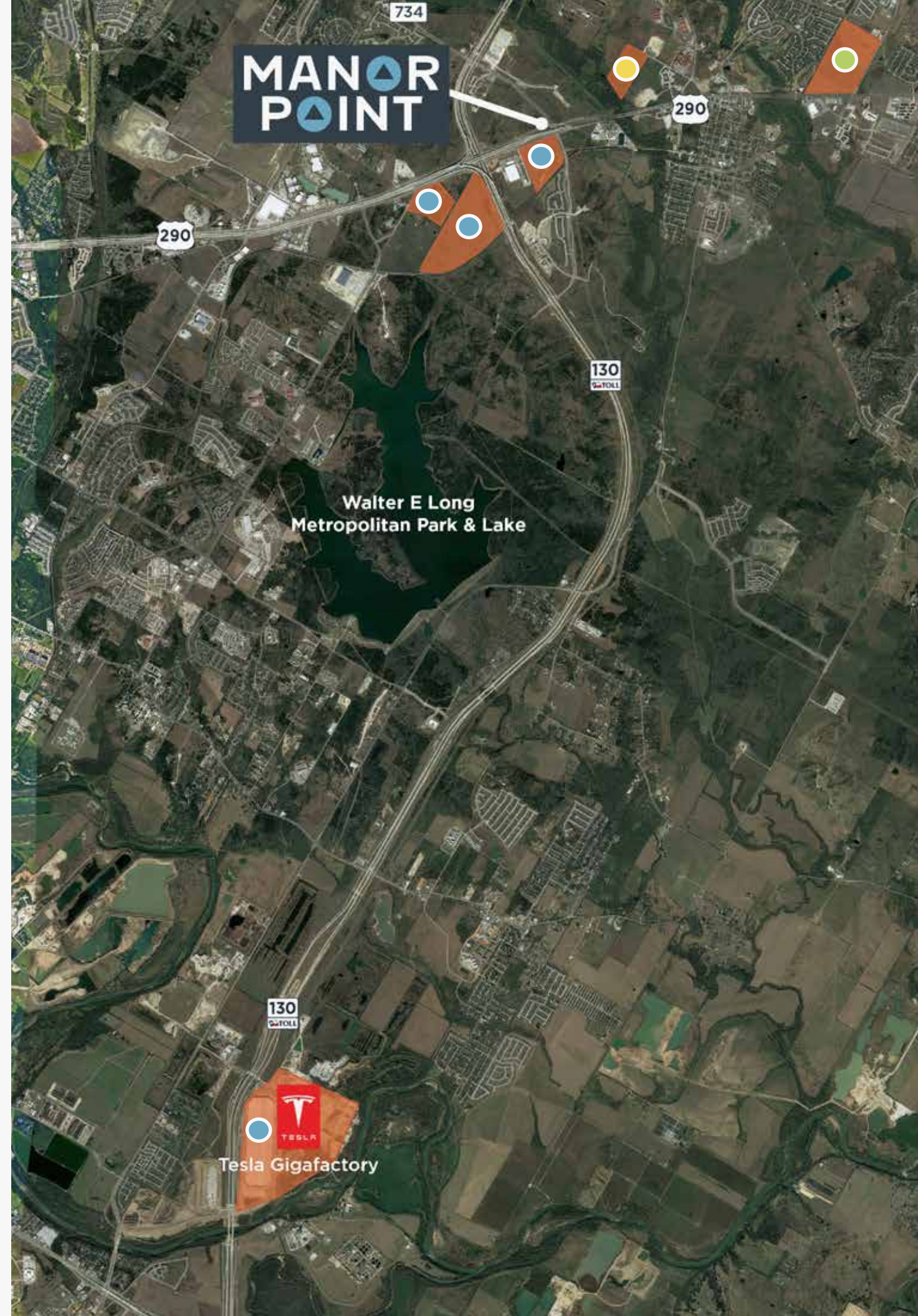


Sept 16, 2022 | Cody Baird | Source: Austin Business Journal

Hundreds of apartments coming to fast-growing Manor

GenCap will develop 586 apartments and townhomes with the Manor Crossing planned community.

[READ MORE >](#)



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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<div></div> <div>Buyer/Tenant/Seller/Landlord Initials</div>	<div></div> <div>Date</div>	<div>Regulated by the Texas Real Estate Commission</div> <div>Information available at www.trec.texas.gov</div> <div><div></div><div></div></div>	