

LAND FOR SALE

US HWY 290 E

15201 VOELKER LN. MANOR, TX 78653

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$3,060,000
Available SF:	510,479 SF
Lot Size:	11.719 Acres
Price / Acre:	\$261,114
Year Built:	1977
Market:	City of Manor

PROPERTY OVERVIEW

Great location centered right between Tesla and Samsung chip factory. Approximately 11.7 acre site is ideally suited for retail development located on the north side of HWY 290 E with 850 ft. of frontage. This area is experiencing tremendous growth, the city's population is expected to increase 373% by 2030.

PROPERTY HIGHLIGHTS

- Utilities: Water & Electric, Sewer 1600 ft away
- Traffic: 33,226 VPD through 2022
- Jurisdiction: City of Manor
- Current Zoning: Single Family Suburban
- Future 2050 Zoning: Commercial Corridor
- Frontage: 850 ft. on US HWY 290

The information contained herein was obtained from sources deemed reliable. Beck-Reit Commercial, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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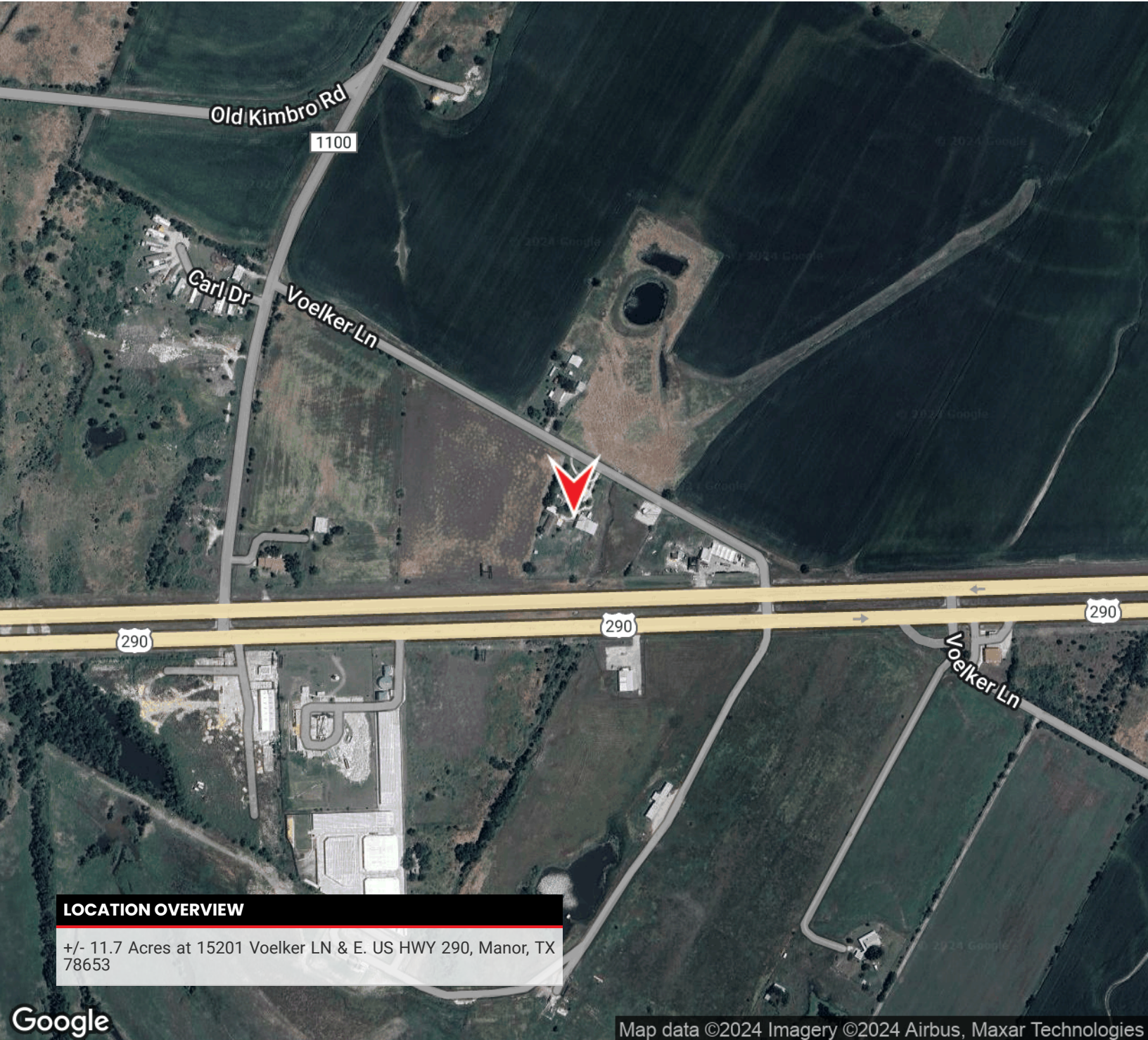


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LOCATION MAP



LOCATION OVERVIEW

+/- 11.7 Acres at 15201 Voelker LN & E. US HWY 290, Manor, TX 78653

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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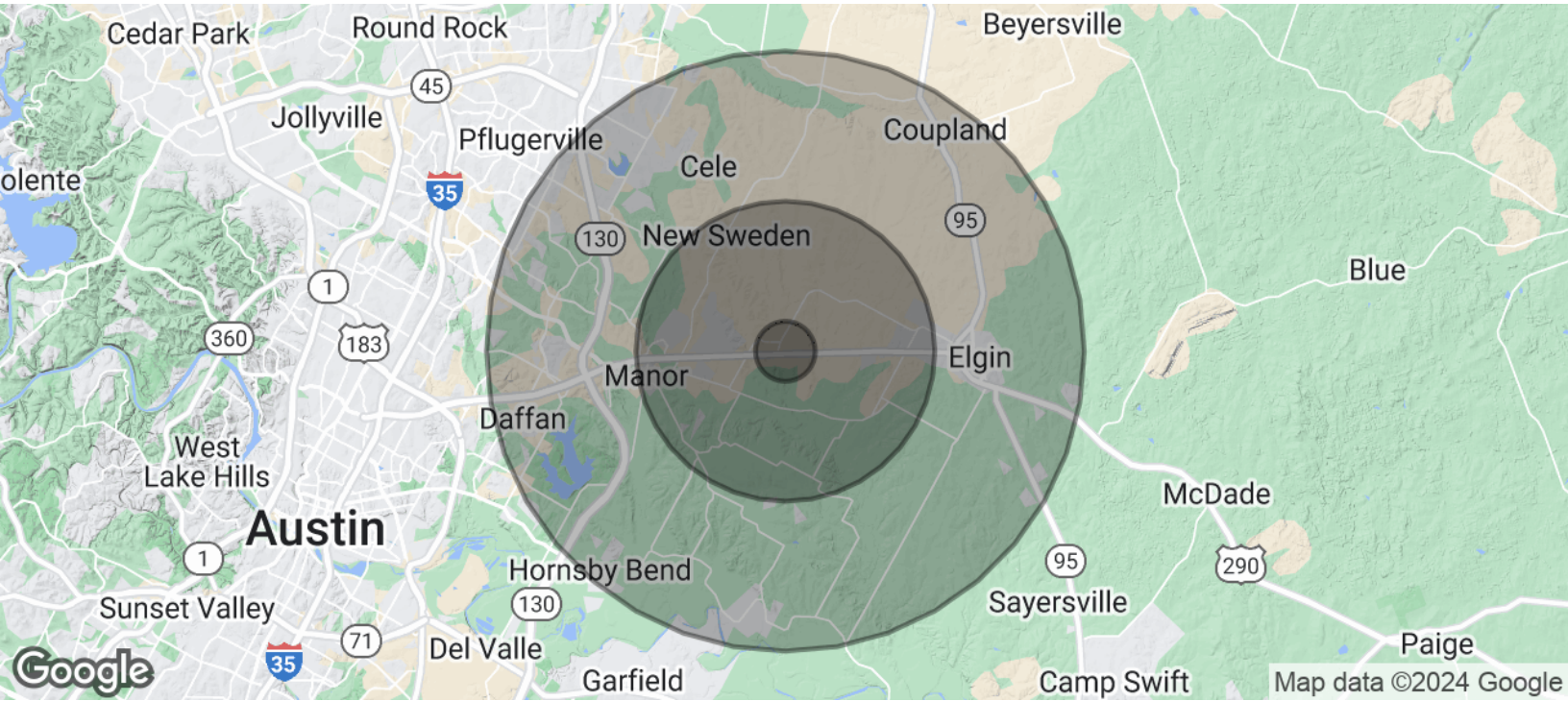
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	793	24,360	105,285
Average Age	28.0	29.6	33.5
Average Age (Male)	27.9	29.8	33.2
Average Age (Female)	28.4	29.6	33.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	223	7,375	33,745
# of Persons per HH	3.6	3.3	3.1
Average HH Income	\$91,310	\$82,741	\$91,448
Average House Value	\$233,116	\$210,302	\$228,612

2020 American Community Survey (ACS)

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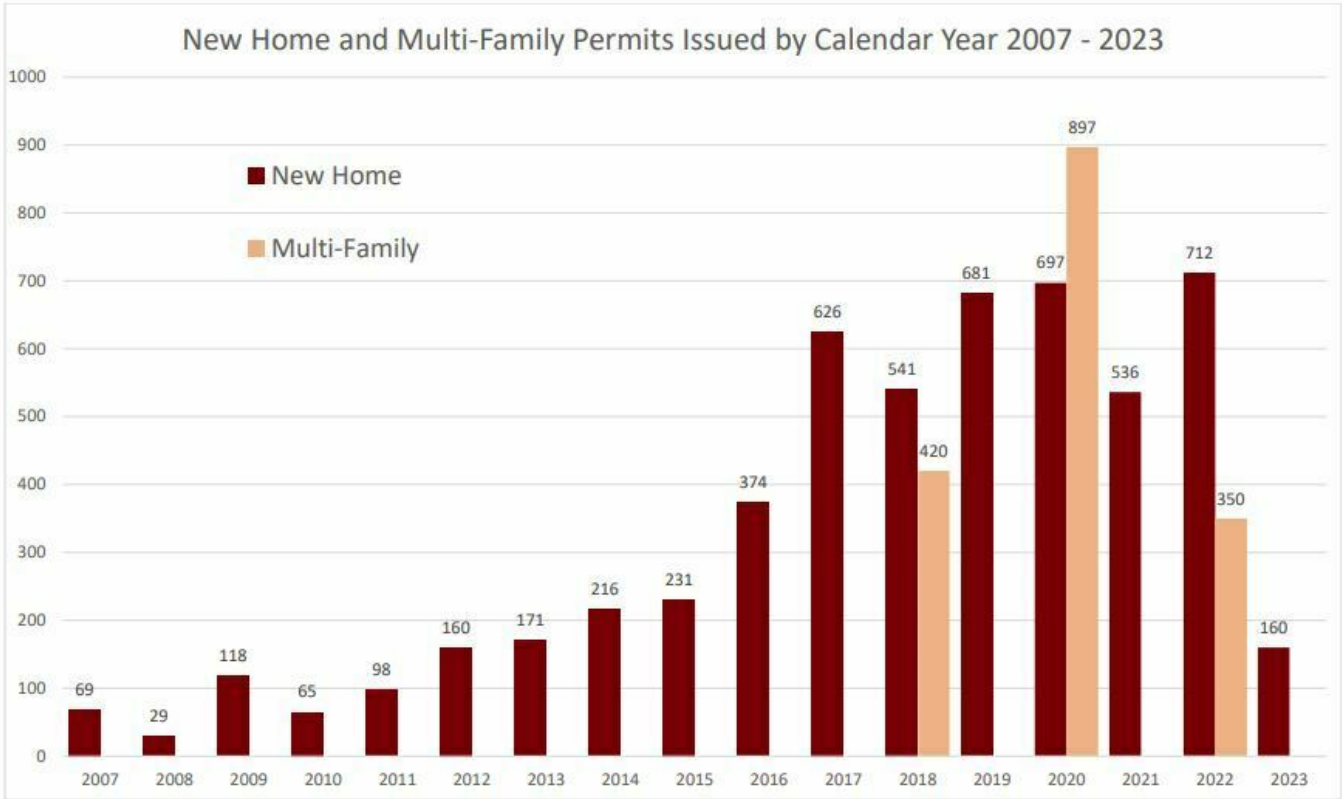


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NEW HOME & MULTIFAMILY PERMITS



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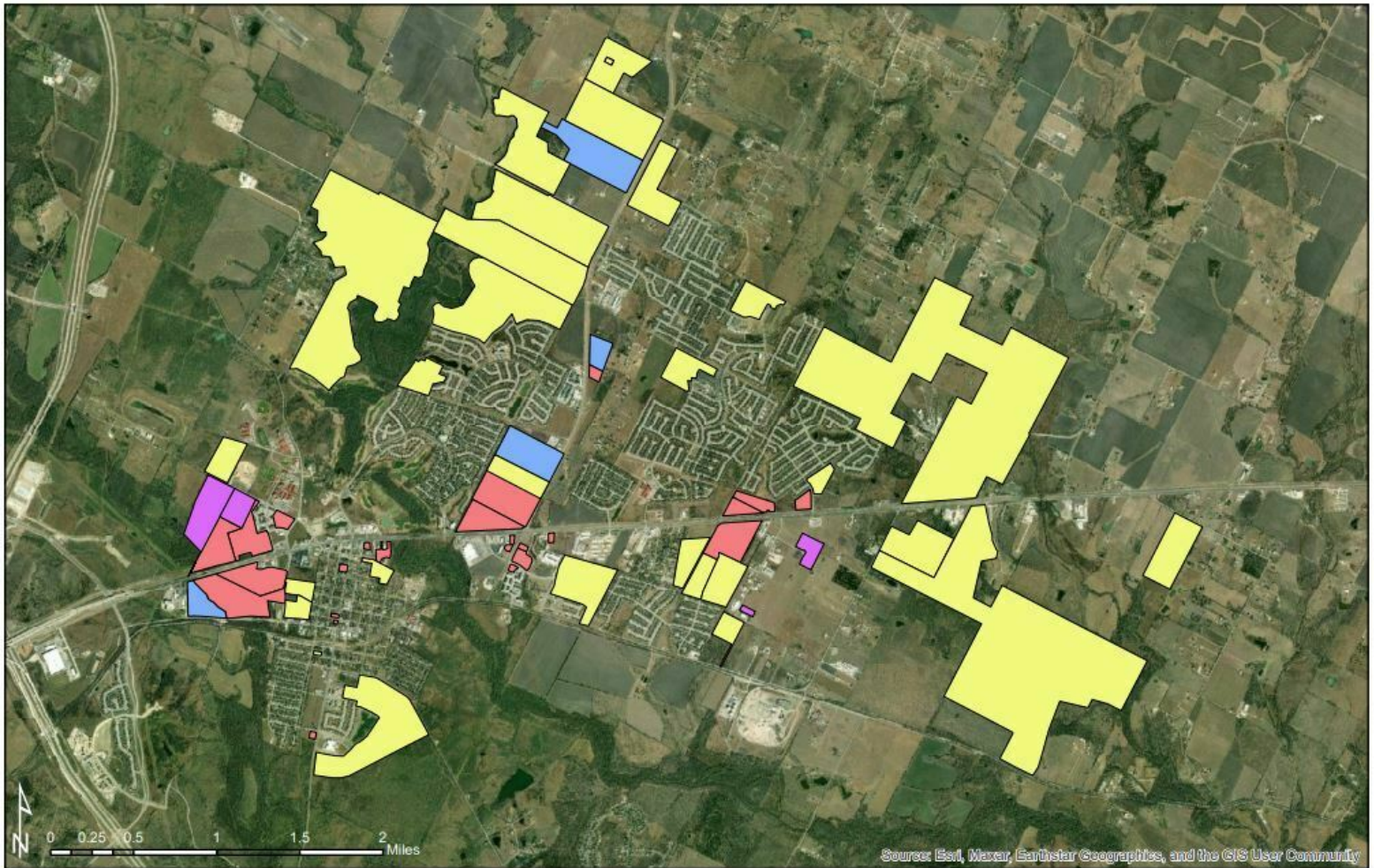


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MANOR IN-PROGRESS DEVELOPMENTS



*In-Progress and
Planned Developments*

- Residential
- Industrial
- Educational
- Commercial

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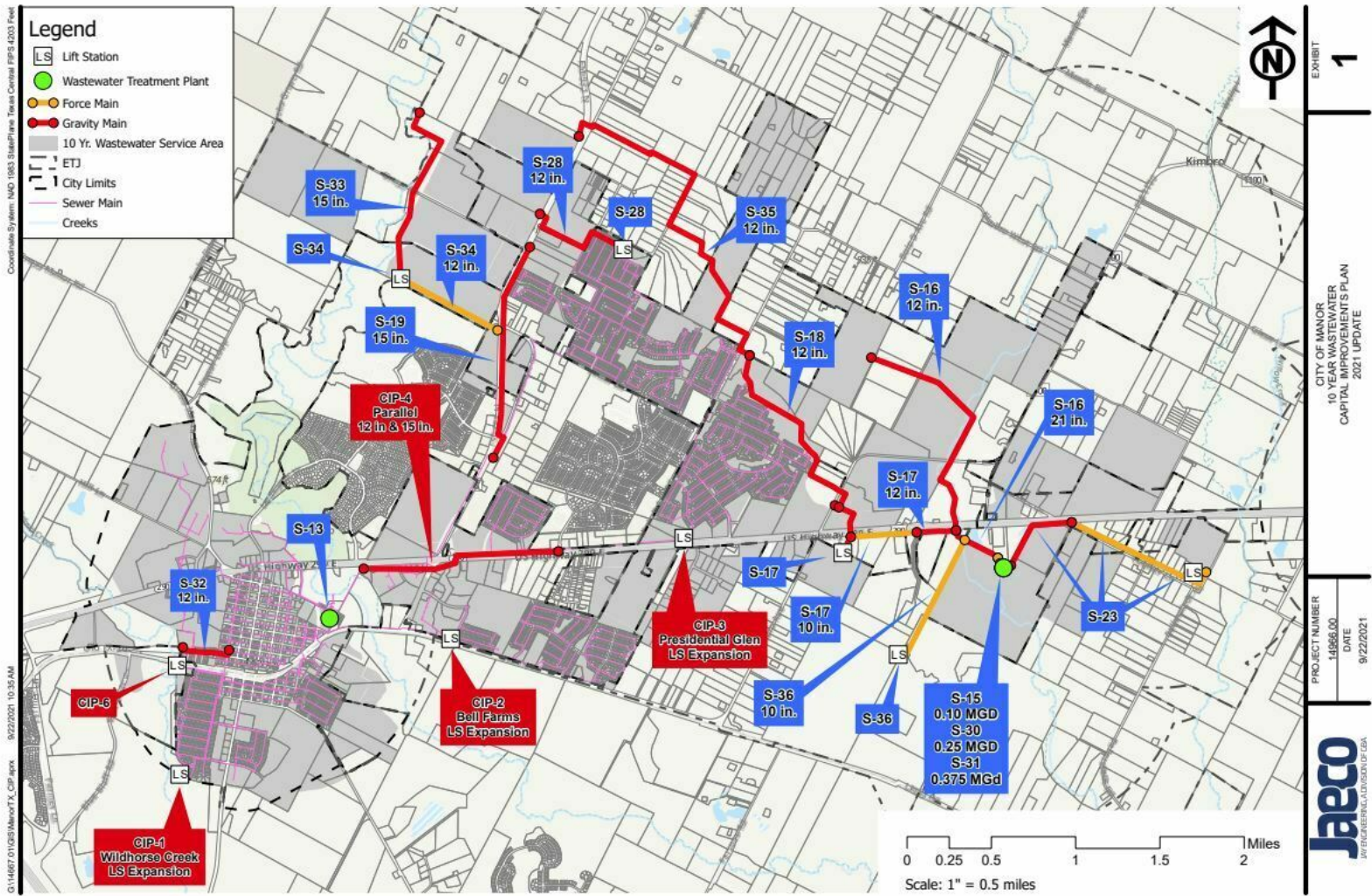
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MANOR 10YR WASTEWATER CIP MAP 2021



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IABS FORM



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Michelle Anderson	689684	michelle@beckreitcre.com	512.964.5027
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

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