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12210 OLD HWY 20  
MANOR, TX 78653

DEVELOPMENT OPPORTUNITY

# 12210 OLD HWY 20

MANOR, TX 78653

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price: Call for Details

Lot Size: 0.96 Acres

Zoning: AG

Market: Manor

## PROPERTY OVERVIEW

Prime development opportunity off Old Hwy 20 in Manor, TX!

This parcel is ideally suited for a number of uses ranging from a service station to full on retail. Ideally located on Old Hwy 20 just south of the FM 973 and 290 Interchange and directly in the path of Austin's immense growth.

## PROPERTY HIGHLIGHTS

- Surrounded by highly populated residential such as Bell Farms Park, containing 200+ single family homes with more on the way. Prose Manor, a brand new luxury multifamily complex with over 300 units, directly to the north and more surrounding residential on the way.
- Located in an Opportunity Zone
- Adjacent to Manor Commons East PUD
- C-1 Light Commercial Zoning use can be applied for through City of Manor
- Wal-Mart superstore anchored retail HUB just North at FM973 and 290
- All utilities and wastewater available along Old Hwy 20
- Please reach out for survey and additional information

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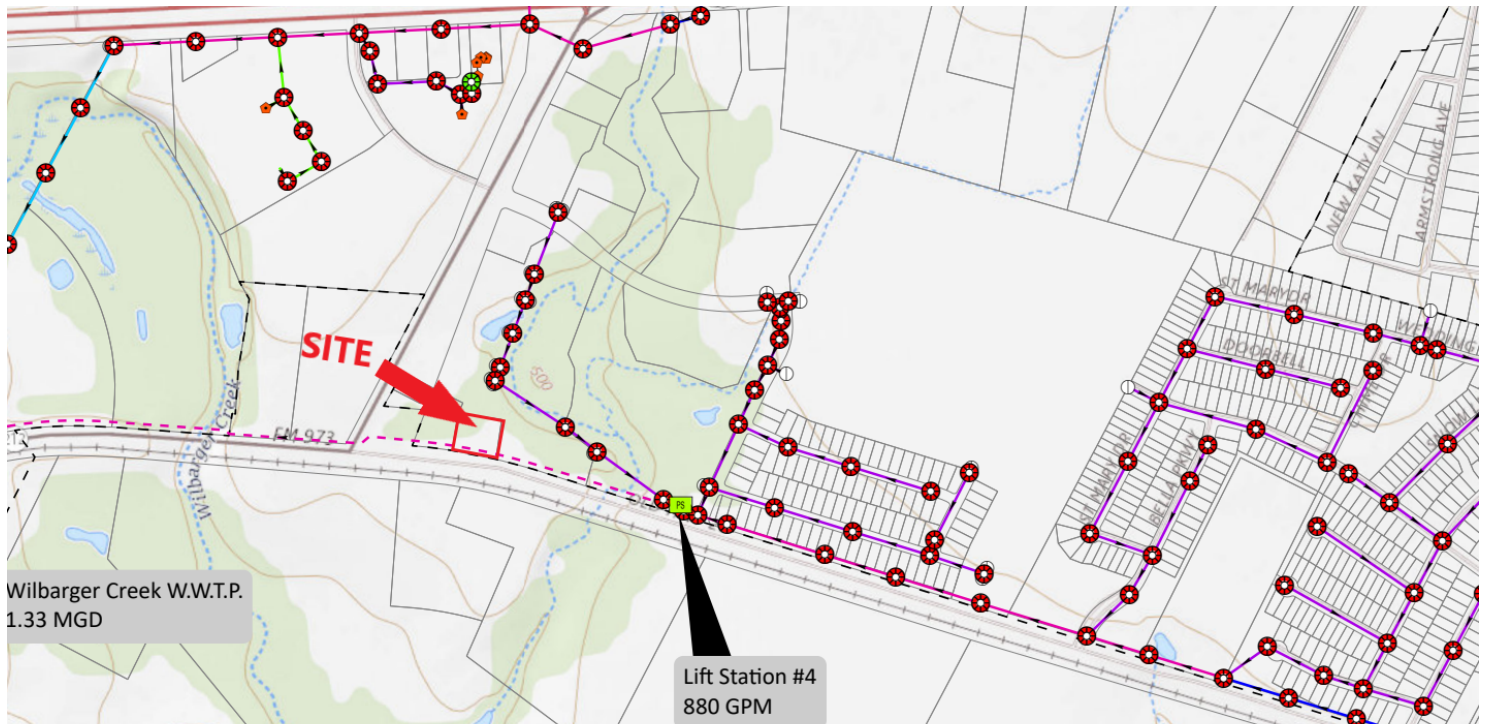
ADDITIONAL PHOTOS



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## WASTEWATER MAP AND LEGEND



### Legend

#### Sewer Main

Pipe Size (Inches), Pipe Type

- 6" Gravity Main
- 8" Gravity Main
- 10" Gravity Main
- 12" Gravity Main
- 15" Gravity Main
- 18" Gravity Main
- 24" Gravity Main
- 2" Force Main
- 4" Force Main
- 6" Force Main
- 8" Force Main
- 10" Force Main
- 18" Force Main
- 6" Interceptor
- 12" Interceptor
- 15" Interceptor
- Abandoned Line

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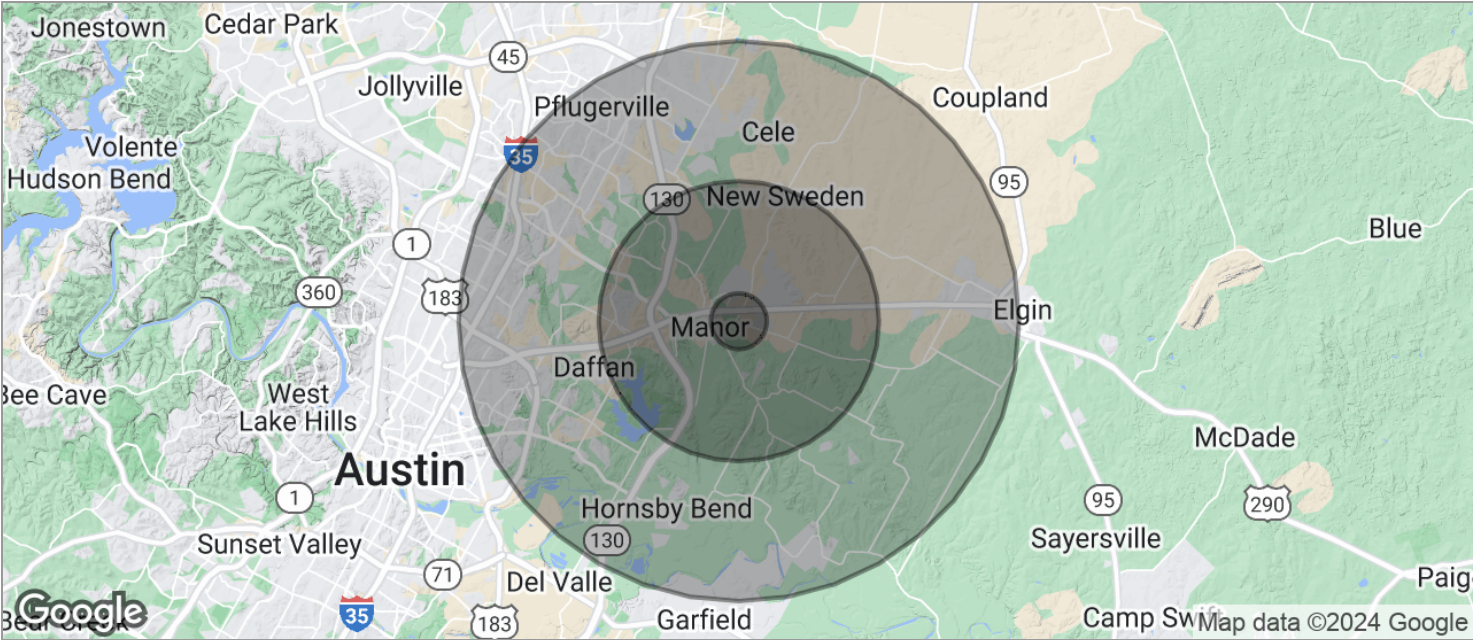
## DRIVING DISTANCE



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## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	734	12,899	159,503
MEDIAN AGE	32.2	31.4	30.6
MEDIAN AGE (MALE)	32.2	31.9	29.8
MEDIAN AGE (FEMALE)	32.2	30.9	31.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	246	4,164	53,509
# OF PERSONS PER HH	3.0	3.1	3.0
AVERAGE HH INCOME	\$65,060	\$69,001	\$65,343
AVERAGE HOUSE VALUE	\$158,623	\$158,072	\$159,757

\* Demographic data derived from 2020 ACS - US Census

