

MANOR POINT

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



Connor Lammert
512-532-2181
clammert@endeavor-re.com

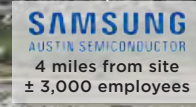
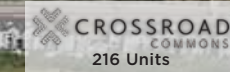
Evan Deitch
512-682-5544
edeitch@endeavor-re.com

Pierce Jones
512-682-4444
pjones@endeavor-re.com

Alexa O'Mary
512-682-5501
aomary@endeavor-re.com

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 Q2 2024
- Pads sites for lease or sales/ac. with delivery Q1 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)





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

Travis County
 Expo Center

WHISPER VALLEY
 Master-Planned Community

Mueller

Little Walnut Creek
 Greenbelt

Morris Williams
 Golf Course

John Trevino
 Metro Park

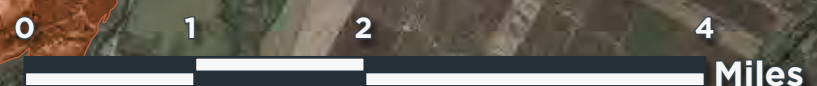
THE UNIVERSITY OF
 TEXAS
 AT AUSTIN

Austin CBD

East Austin

Austin-Bergstrom
 International Airport

TESLA
 Tesla Gigafactory
 12k + Jobs





■ 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



5 MI RADIUS

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**

Lone Star
Electric

Glassnow
Expansion

**APPLIED
MATERIALS**

290-Parmer Industrial

Capitol Wright
Distribution Center

Park 290
Logistics Center

Cooper Milly
Freight Center

Brown
Distributing
Company

Daffan Industrial

AUSTIN

PFLUGERVILLE

MANOR



4 MI RADIUS



MANOR POINT

Mustang Crossing
Proposed
±1.2mm SF

130
TOLL

Manor Downs Business Park
Proposed
±280 ac.

Manor Elem. School
351 Students

Manor Middle School
533 Students

GREGG MANOR RD

Manor High School
2,264 Students

Manor Crossing
Mixed Used Retail Center
Under Development

H-E-B
Proposed



Shadowglen
Golf Club

Bellingham Meadows
Centx/Ryland/Centerra
400 Lots

Blue Bonnet Trail
Elem. School
328 Students

CROSSROADS
LOGISTICS CENTER

Total Project: 1.6mm SF
Under Construction

WHOLE FOODS
Cold Storage Dist.

Glassnow
Expansion

The Grand at Manor
272 MF Units

Las Entradas
Mixed-Use
Development



Crossroads Commons
Apartments
216 MF Units

AUSTIN

Manor New Technology
High & Middle School
1,298 Students

MANOR

290

Future Industrial

FEMA Floodplain

Capitol Wright
DISTRIBUTING

Alta Blue Goose MF
300 MF Units



Park 290
Logistics Center

130
TOLL

Cooper Milly
Frieght Center

WILDHORSE
Master-Planned
Community

Lagos Elem. School
481 Students

Lagos
Master-Planned
Community

3177

WILDHORSE

Citizen House: Blue Bluff
900 MF Units
Under Construction

130
TOLL





Total Project: 1.6mm SF 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

Texas Turn

FEMA Floodplain

Future Industrial

Capitol Wright DISTRIBUTING
91 Employees

C-15 COMMERCIAL/EMS
11.5 AC

WILDHORSE
Master-Planned Community

C-16 SINGLE FAMILY
14.6 AC

C-19 MULTI-FAMILY
1/4 C 307 UNITS

C-1 & C-2 SINGLE FAMILY

MULTI-FAMILY
9.4 AC 177 UNITS

SH-130 Southbound Exit

130 TOLL

50,811 VPD

US 290 Eastbound Exit to Service Road
1.2mi east

290

50,263 VPD

SH-130 Northbound Exit

130 TOLL

1/2 Mile



CROSSROADS
LOGISTICS CENTER

Total Project: 1.6mm SF
Under Construction

MANOR POINT

Businesses shown on the site plan include: PREMIER STORAGE INVESTORS, Swig, Texas MedClinic URGENT CARE, BRAKE CHECK, QT QuikTrip, and DAVEEZ. Yellow arrows indicate traffic flow from these businesses towards the intersection of Parmer Ln and Highway 290.

FEMA Floodplain

FEMA Floodplain

Texas Turn

Future Industrial

734

PARMER LN-22,950-VPD

50,263-VPD

290

290

290

734





- Available
- LOI Working
- Negotiating Lease/Contract
- Lease/Contract Executed





- Available
- LOI Working
- Negotiating Lease/Contract
- Lease/Contract Executed





el
aces
es

Multi-tenant
1.549 ac
87 spaces



1,200 -
3,975 sf

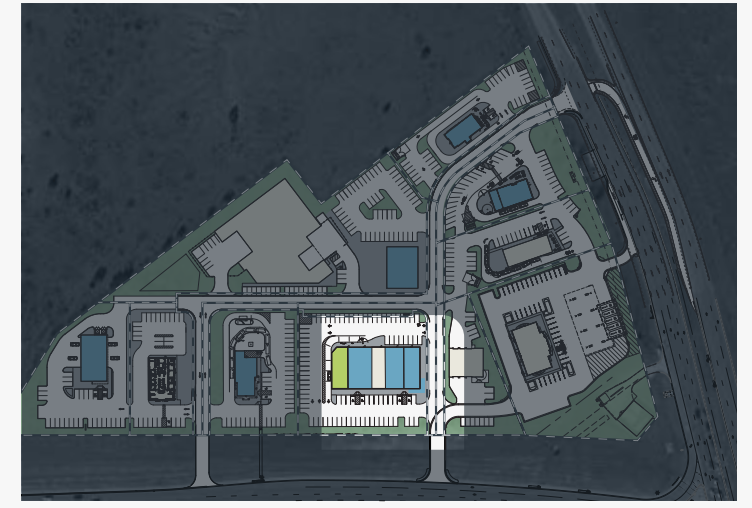
Dental

1,200 -
5,775 sf

Patio*



Multi-Tenant Delivery Estimated Q2 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 >](#)

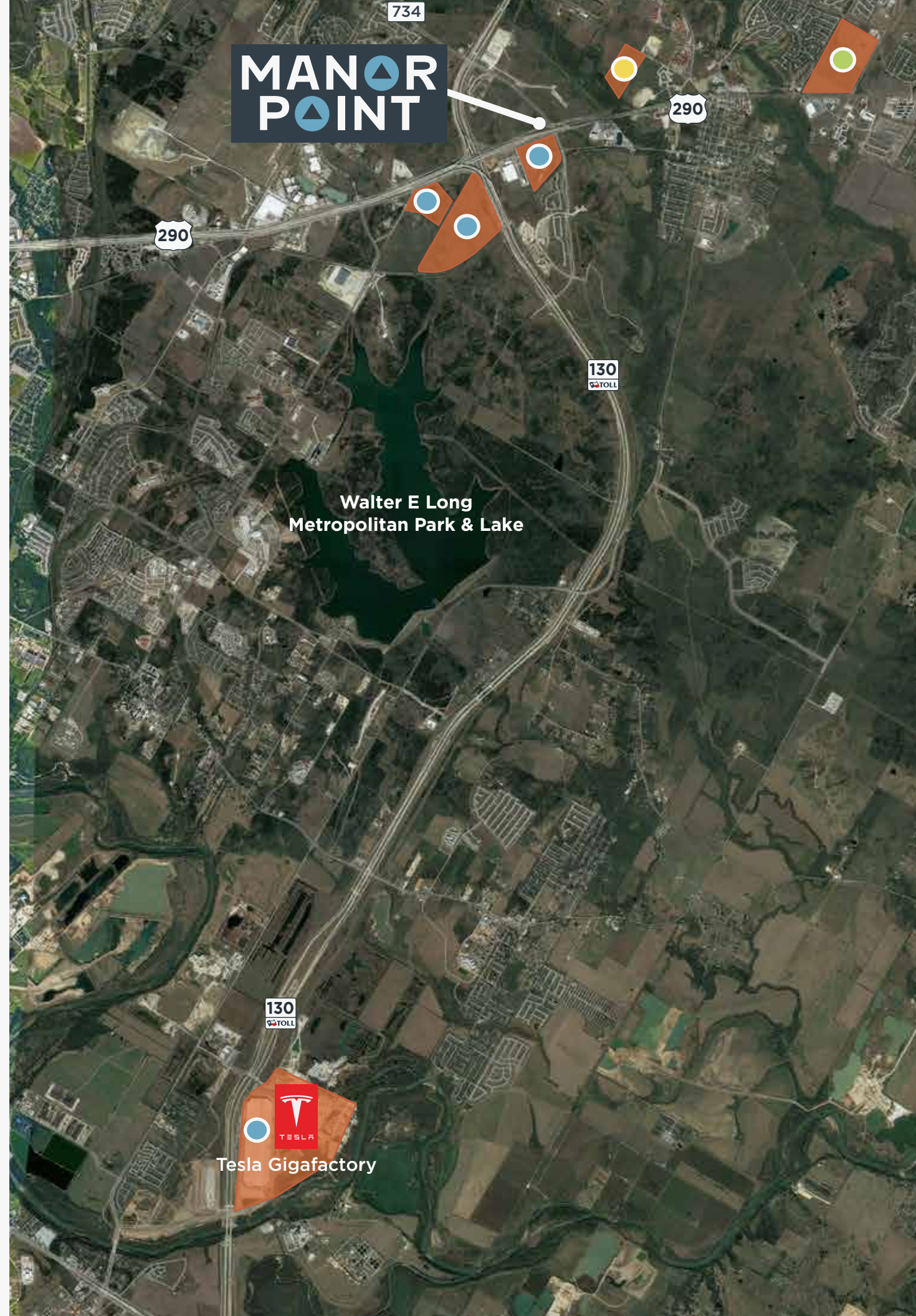


Sept 16, 2022 | Cody Baird | Source: Austin Business Journal

Hundreds of apartments coming to fast-growing Manor

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

[READ MORE >](#)



MANOR POINT

Walter E Long Metropolitan Park & Lake

TESLA
Tesla Gigafactory

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.

Endeavor 2015 Management LLC
Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900
License Number

CNorthington@Endeavor-Re.com
Email

512-682-5590
Phone

Robert Charles Northington
Designated Broker of Firm

374763
License Number

CNorthington@Endeavor-Re.com
Email

512-682-5590
Phone

Evan Gray Deitch
Licensed Supervisor of Sales Agent/Associate

662260
License Number

EDeitch@Endeavor-Re.com
Email

512-682-5544
Phone

Connor Austin Lammert
Sales Agent/Associate's Name

730868
License Number

CLammert@Endeavor-Re.com
Email

512-532-2181
Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

