

MANOR CROSSING

MANOR, TX | NWQ US HIGHWAY 290 AND FM 973



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2025 Population	11,624	38,096	52,268
2025 Daytime Population	7,618	25,853	36,624
2025 Total Households	3,858	12,473	17,391
2025 Average HH Income	\$123,412	\$114,808	\$122,551

TRAFFIC COUNTS:

Highway 290 E: 46,042 VPD
 FM 973: 15,772 VPD

AUSTIN
 BUSINESS JOURNAL

READ NEW ARTICLE HERE

AVAILABILITY: PLEASE SEE
 SITE PLAN PAGE 4

LEASE RATES:
 PLEASE CALL FOR DETAILS

COME JOIN:



PAPA JOHN'S



TWIN LIQUORS
 FINE WINE & SPIRITS

tropical CAFE
 SMOOTHIE



James Avery

T.J. maxx



Burlington five BELOW

DOLLAR TREE



MATTRESS FIRM

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

JACQUELYN HENION
 512.485.0798
 jhenion@theretailconnection.net

LANCE MORRIS
 512.485.0789
 lmorris@theretailconnection.net

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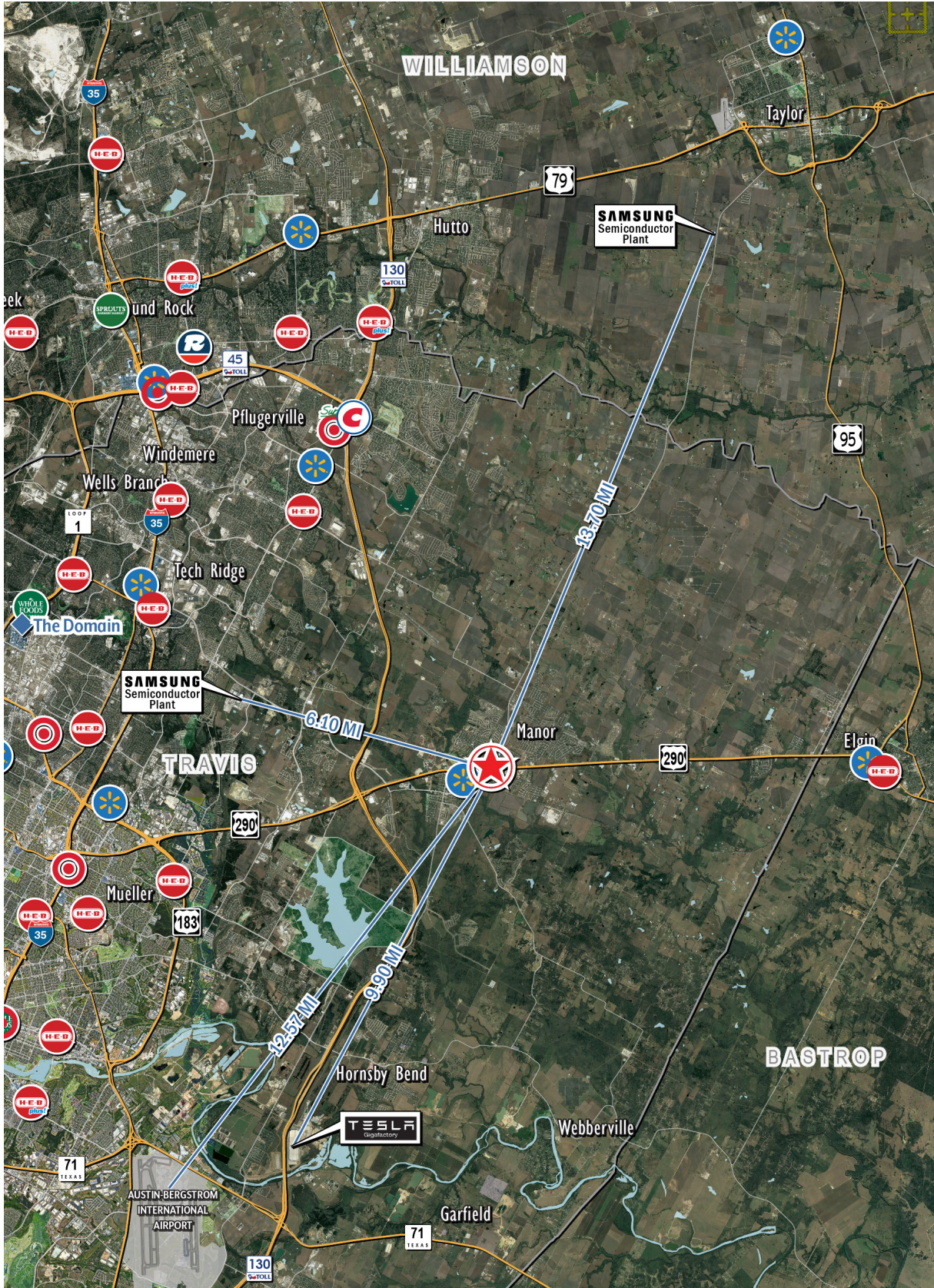
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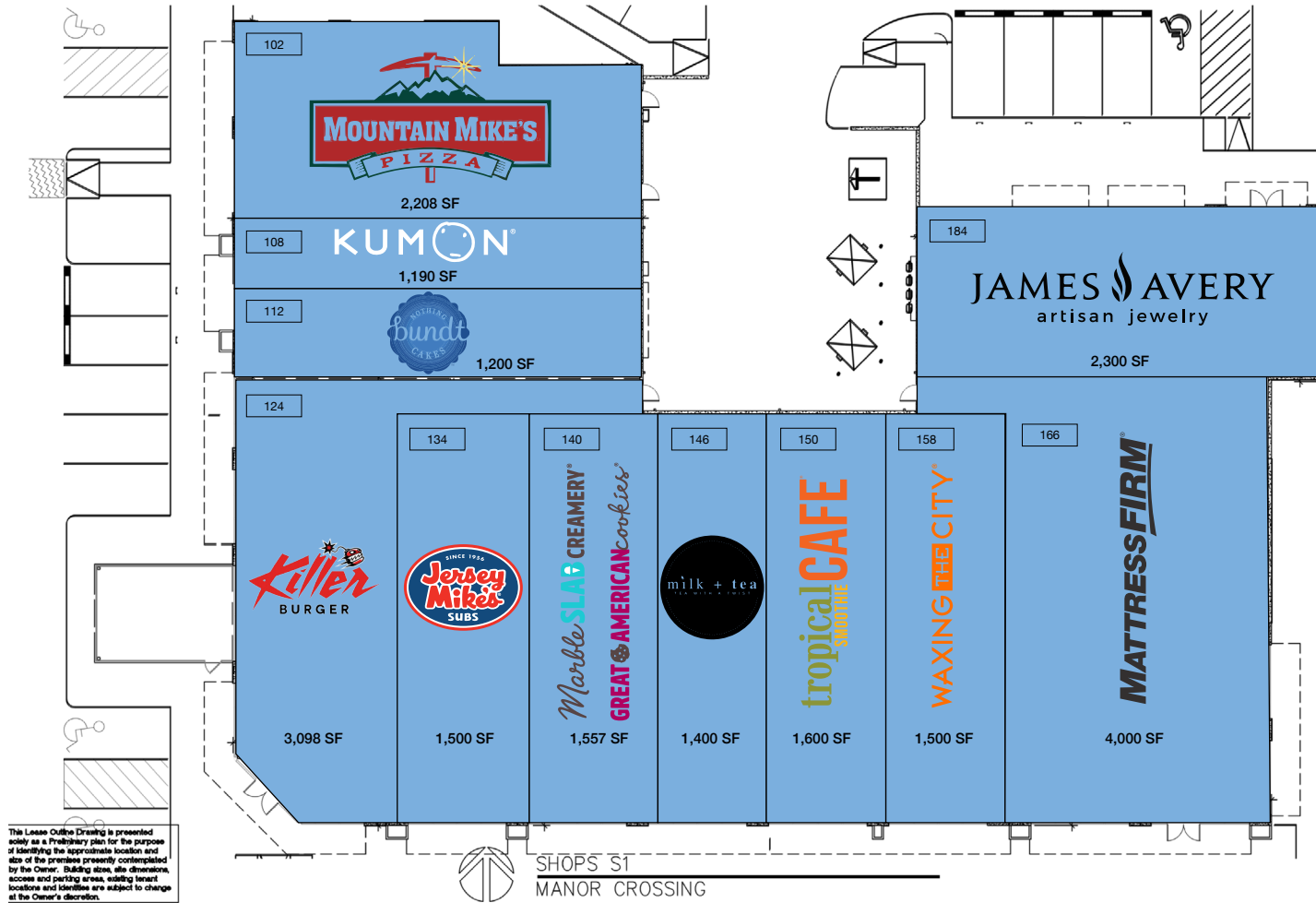
Suite #	Tenant	SF
102	Mountain Mike's Pizza	2,208
108	Kumon Learning Center	1,190
112	Nothing Bundt Cakes	1,200
134	Jersey Mike's	1,500
140	Marble Slab	1,557
146	Milk & Tea	1,400
150	Tropical Smoothie Cafe	1,600
158	Waxing the City	1,500
166	Mattress Firm	4,000
184	James Avery	2,300
204	McAlister's Deli	2,765
216	Available	1,088
220	Toasted	3,927
226	Airi Ramen	3,000
230	The UPS Store	1,509
234	Sports Clips	1,199
240	Carmen Health	2,987
252	Le'noire Nails Bar	3,000
264	Tomlinson's Feed & Pets	3,241
310	Ulta	10,000
318	Rack Room Shoes	5,500
332	Burlington Coat Factory	20,000
346	TJ Maxx	25,086
358	Five Below	9,020
370	Planet Fitness	18,600
382	Dollar Tree	10,000
406	Twinn Liquors	3,500
416	Papa John's	1,300
420	Pacific Dental	3,200



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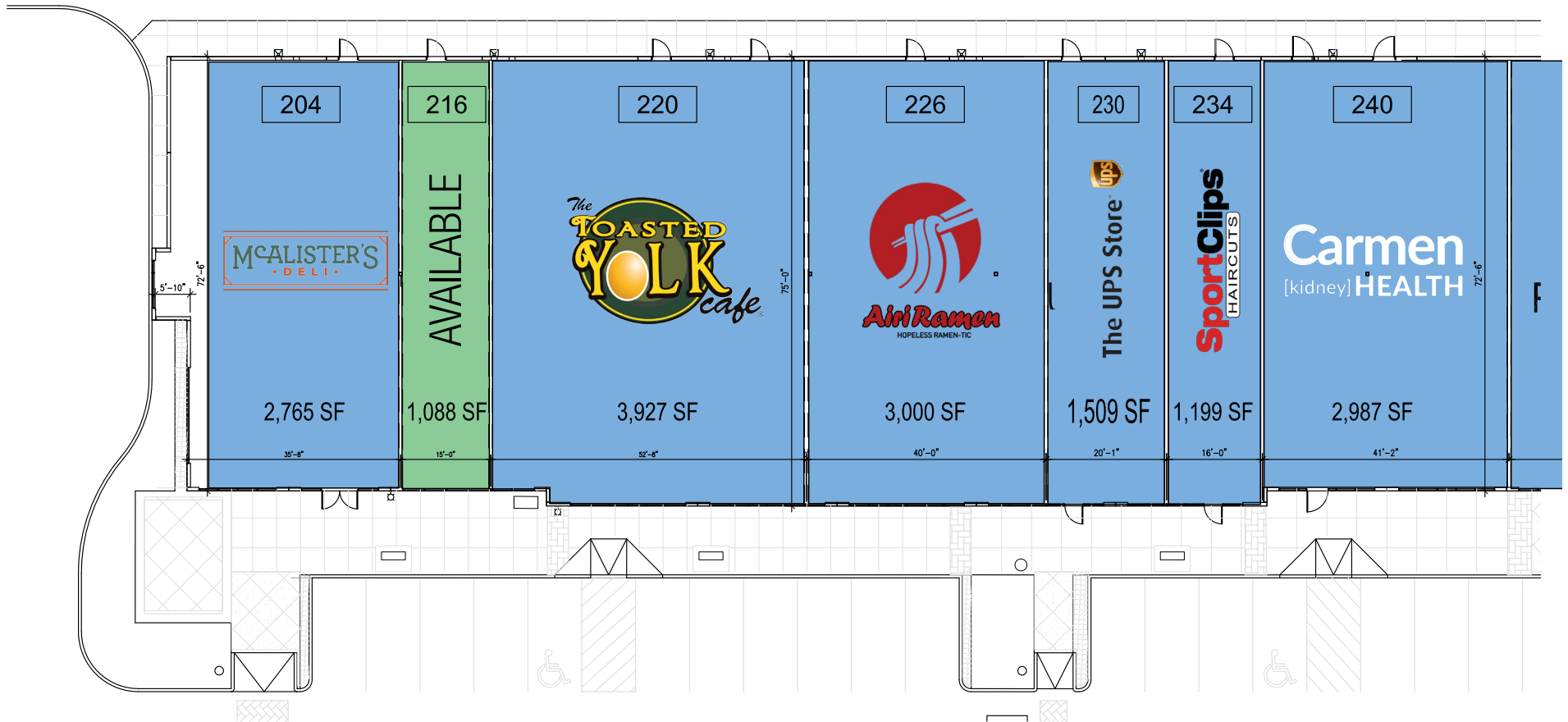
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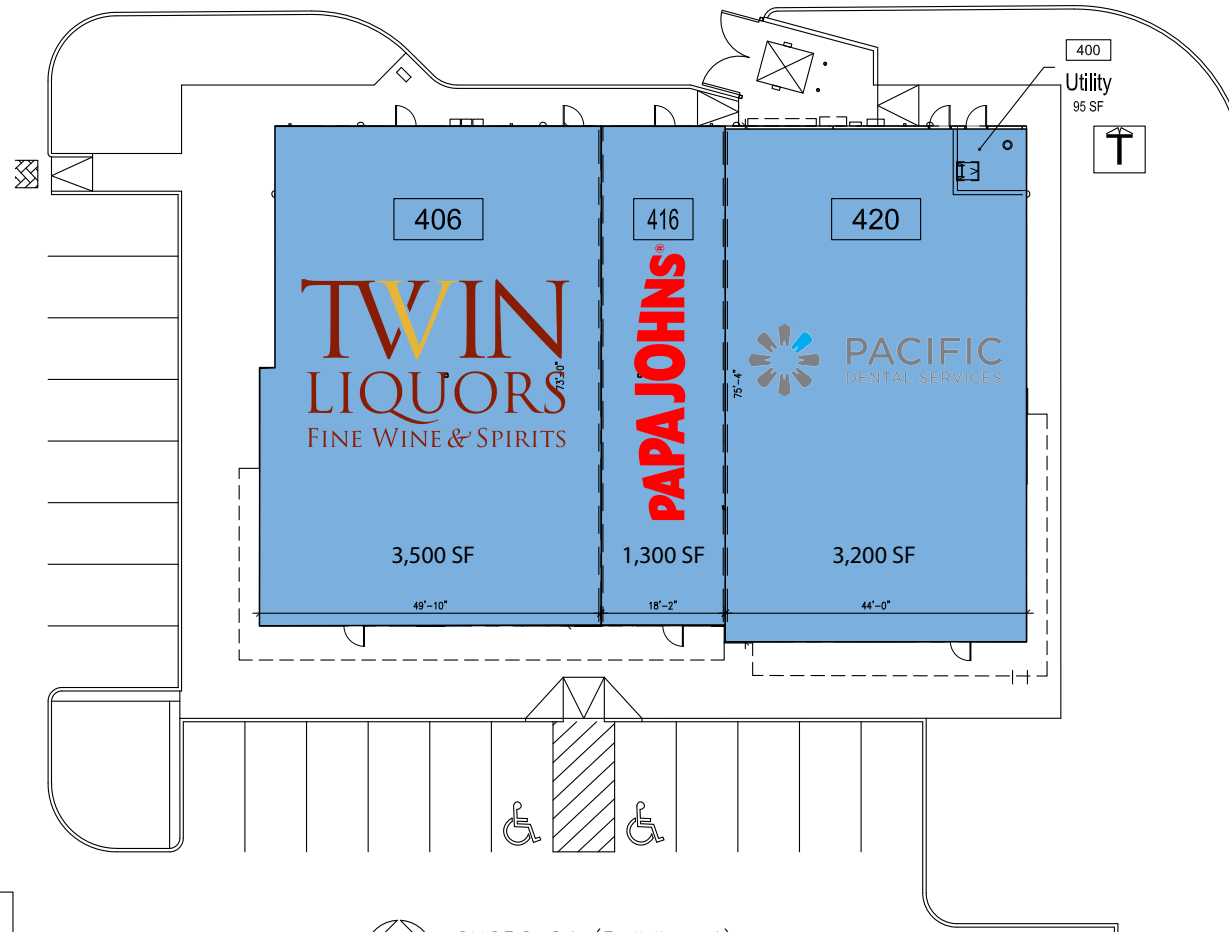
2 NORTH



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3



This Lease Outline Drawing is presented solely as a Preliminary plan for the purpose of identifying the approximate location and size of the premises presently contemplated by the Owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change at the Owner's discretion.



SHOPS S4 (Building 4)
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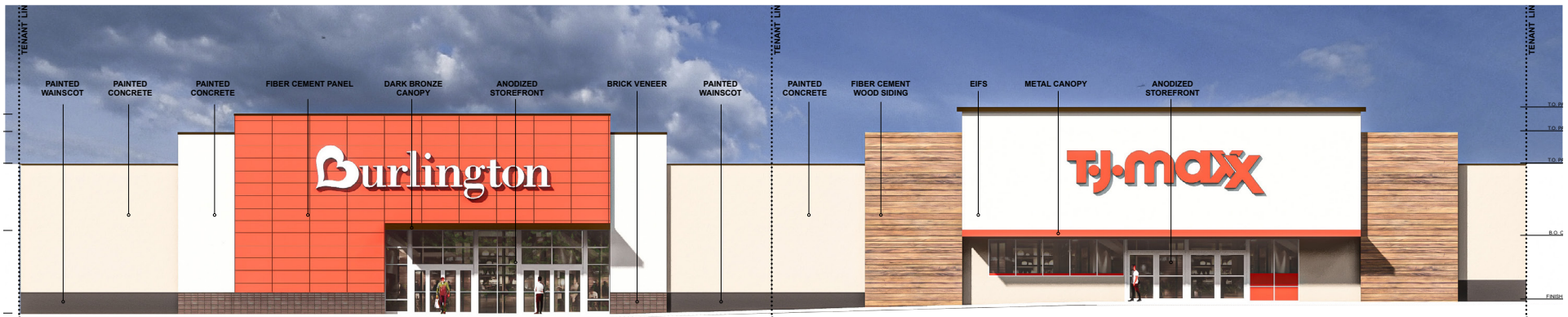
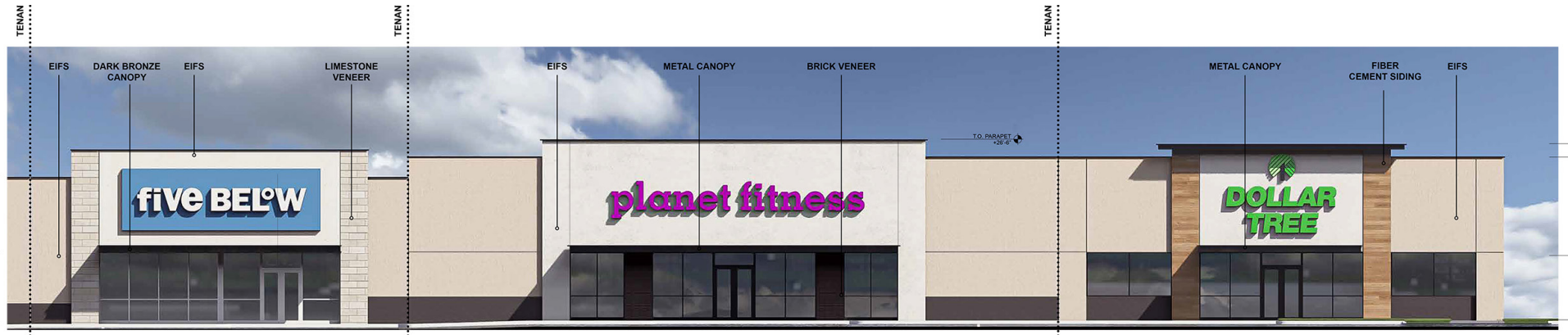
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Information About Brokerage Services



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 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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date