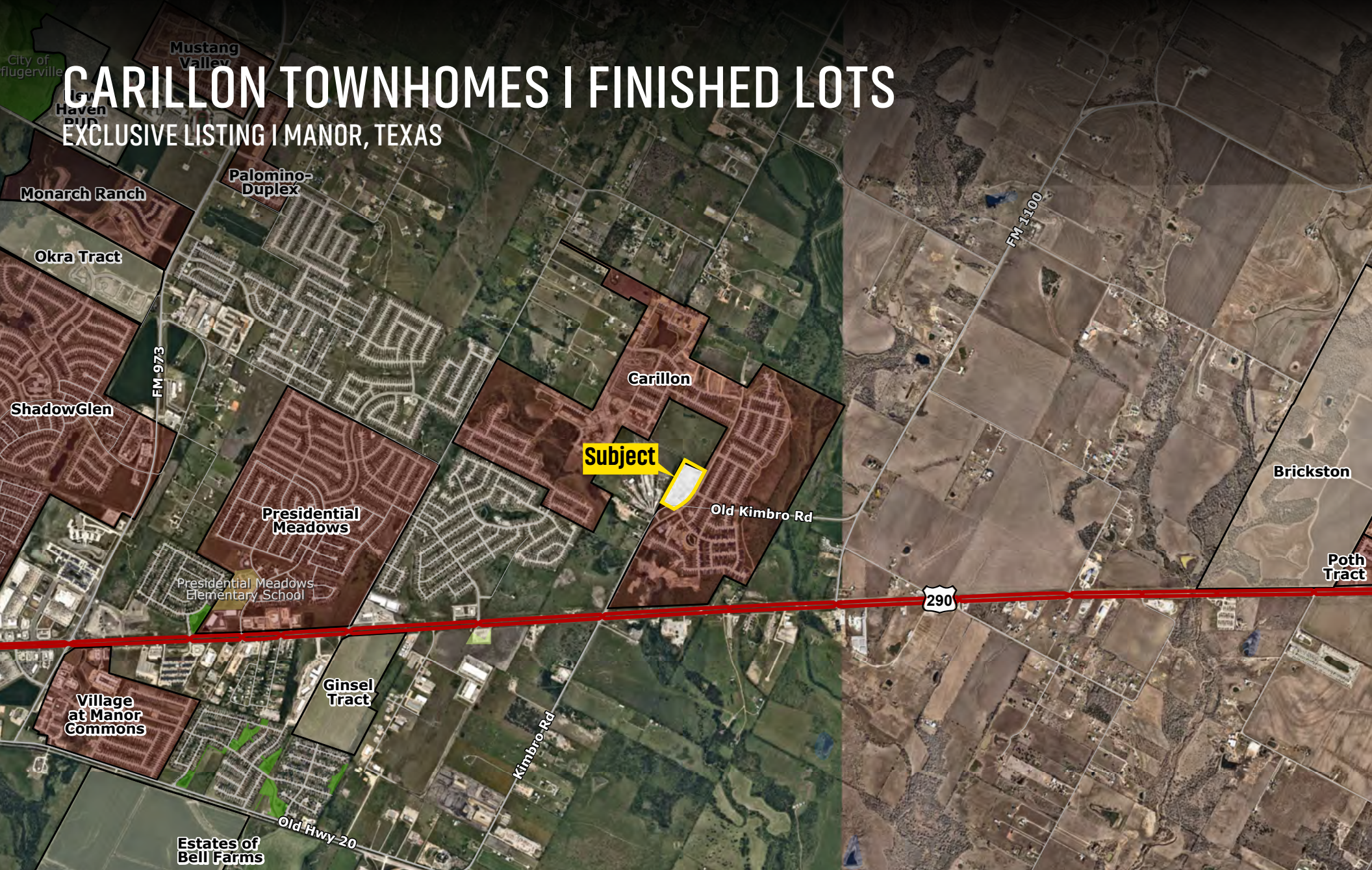




CARILLON TOWNHOMES | FINISHED LOTS

EXCLUSIVE LISTING | MANOR, TEXAS

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ORGANIZATION

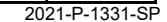
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EXECUTIVE SUMMARY

PROPERTY OVERVIEW Carillon Townhomes presents an exceptional opportunity to acquire 106 finished 25' x 59' townhome lots within the highly sought-after Carillon master planned community in Manor, Texas. The subject property is ideally situated directly across from the community's amenity center and resort-style pool, offering future homeowners immediate access to one of the most impressive amenity packages in the submarket. The property is located approximately 18 miles east of downtown Austin and less than 20 minutes from the urban core, providing a compelling value proposition in one of the fastest-growing corridors in Central Texas.

PROPERTY	106 Finished 25' x 59' Townhome Lots	WASTE WATER	City of Manor
PRICE	\$7,685,000 (\$72,500/Unit)	CARILLON COMMUNITY AMENITIES	The Carillon master planned community features a resort-caliber amenity package designed to support an active, community-oriented lifestyle: • Resort-Style Pool with Cabana • Recreation Center — workout room, kitchen space, outdoor pavilion, and flexible space for meetings, clubs, or special events • Parks & Playgrounds / Dog Park • Trail System • Ping Pong • Food Truck Area • Hammock Area • Yard Game Area
COMMUNITY	Carillon Master Planned Community • Carillon is an active MPC planned for 1,690 total units with 934 currently occupied homes. • Zonda ranks Carillon as the 19th best performing community in the Austin MSA with 202 annual closings.		
JURISDICTION	City of Manor		
ZONING	Carillon PUD (Planned Unit Development)		
SCHOOL DISTRICT	Manor Independent School District		
WATER	City of Manor		
CITY OF MANOR	The City of Manor has emerged as one of the most dynamic growth stories in the Austin metropolitan area. Located approximately 12 miles northeast of downtown Austin along US Highway 290, Manor benefits from direct access to SH 130 Toll Road, providing connectivity to every major highway in Central Texas, including I-35, US-183, SH-45, and SH-71. Manor has experienced extraordinary growth over the past decade, recording a 185% increase in population from 2014 to 2023, earning it recognition as the 6th fastest-growing city in the nation over that span. The city's population is projected to reach approximately 22,700 by 2025, and long-range projections suggest growth of over 370% by 2030 from its 2020 census base. This trajectory reflects the powerful demand drivers fueling the east Austin / Manor corridor.		
EMPLOYMENT & CONNECTIVITY	Manor's strategic positioning provides residents with convenient access to major employment centers that are driving Austin's economic expansion: • Tesla Gigafactory: Approximately 15 minutes south via SH 130, Tesla's advanced manufacturing campus employs thousands and continues to expand, drawing a growing workforce to the east Austin corridor. • Samsung Semiconductor Facility: Samsung's \$17 billion chip fabrication plant in nearby Taylor is just minutes to the northeast, further bolstering the regional employment base. • Austin's Tech Corridor: The SH 130 tollway provides streamlined access to Austin's broader tech ecosystem, including the Domain, Apple's campus, and the growing cluster of technology employers along the I-35 / MoPac corridors. • Downtown Austin: Less than 20 minutes west via US 290, offering access to the state capital, major employers, the University of Texas, and Austin's vibrant entertainment and cultural districts. • Austin-Bergstrom International Airport: Easily accessible via SH 130 South, supporting the business travel needs of the area's growing professional workforce.		



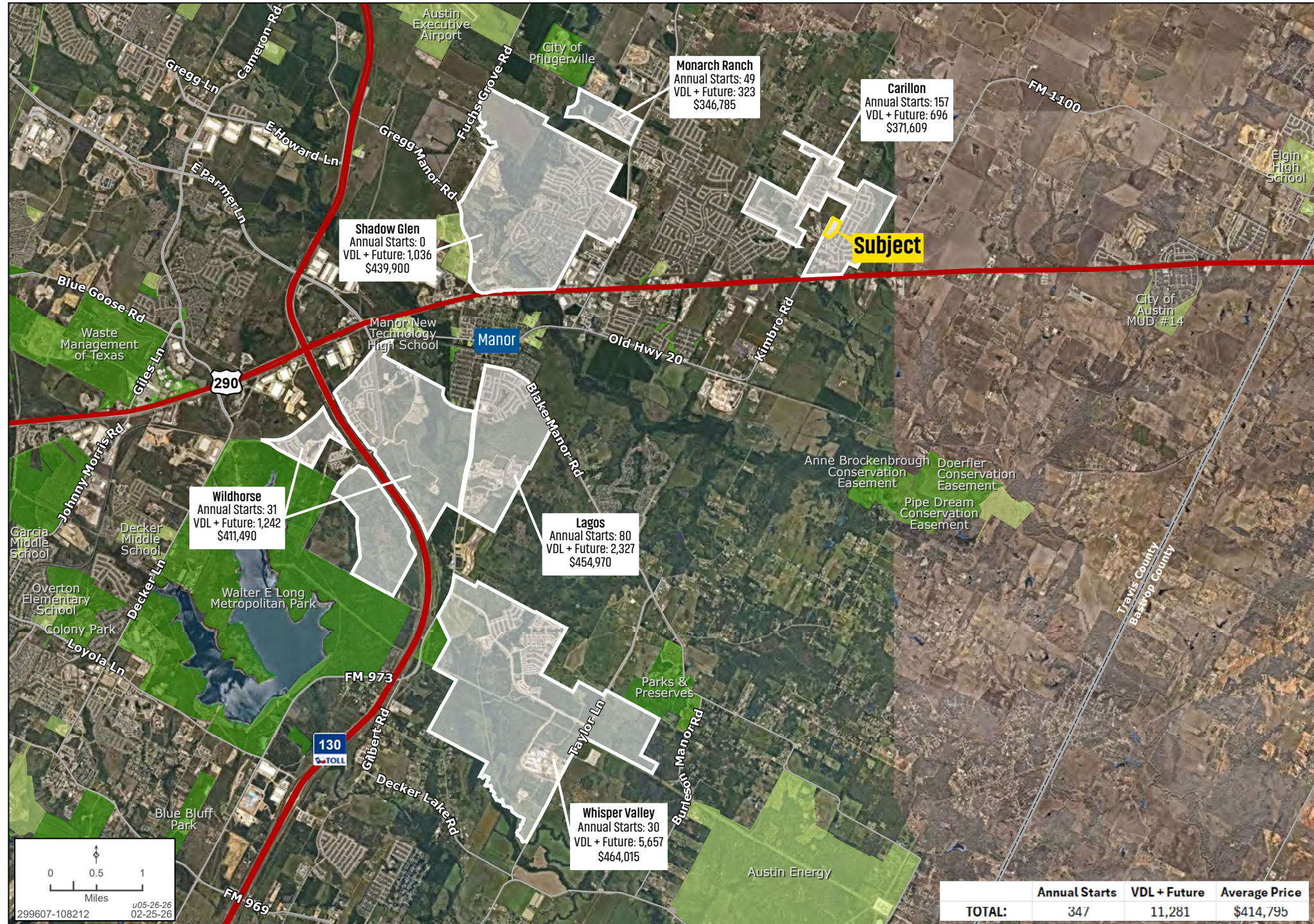


DETAIL

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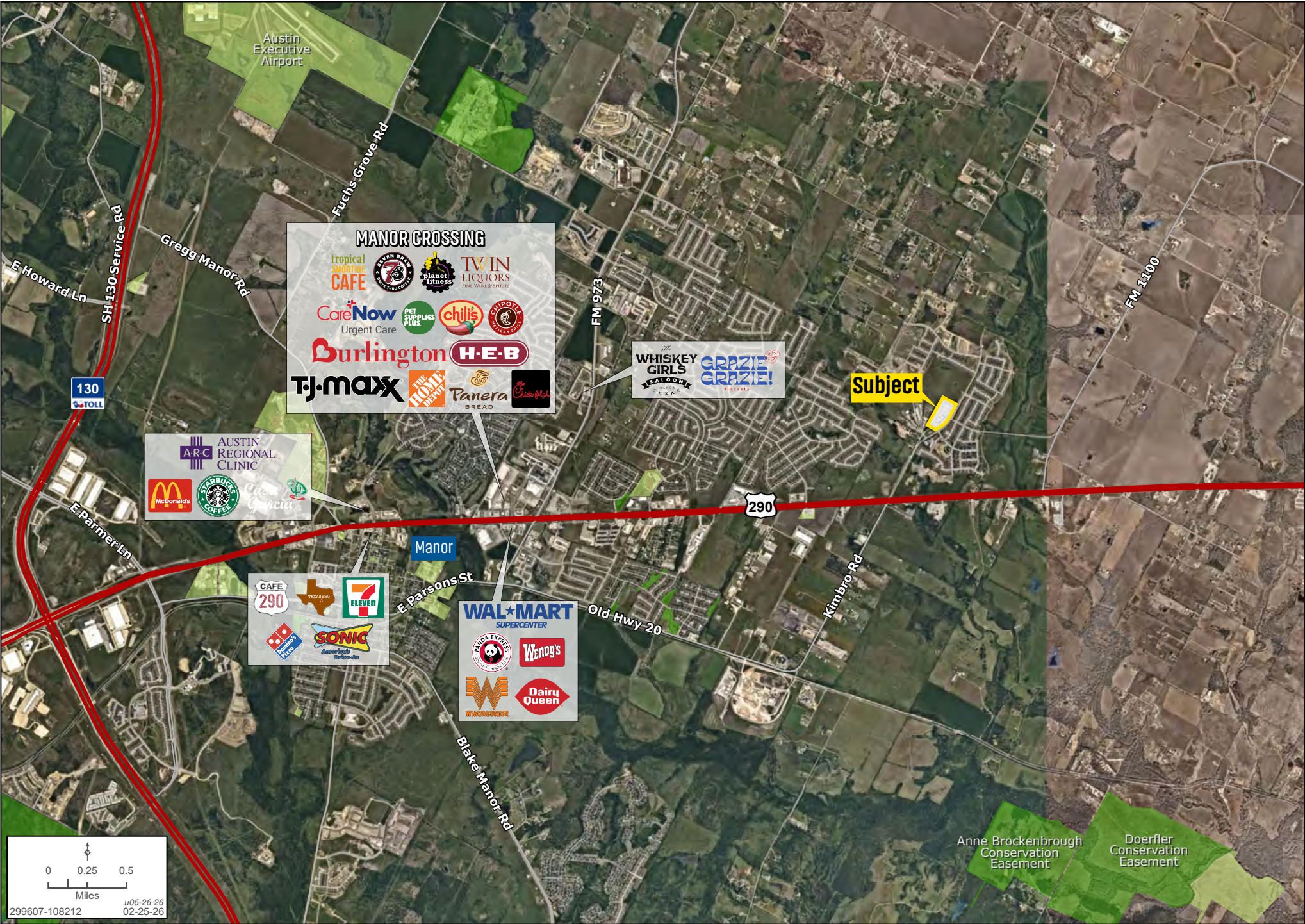


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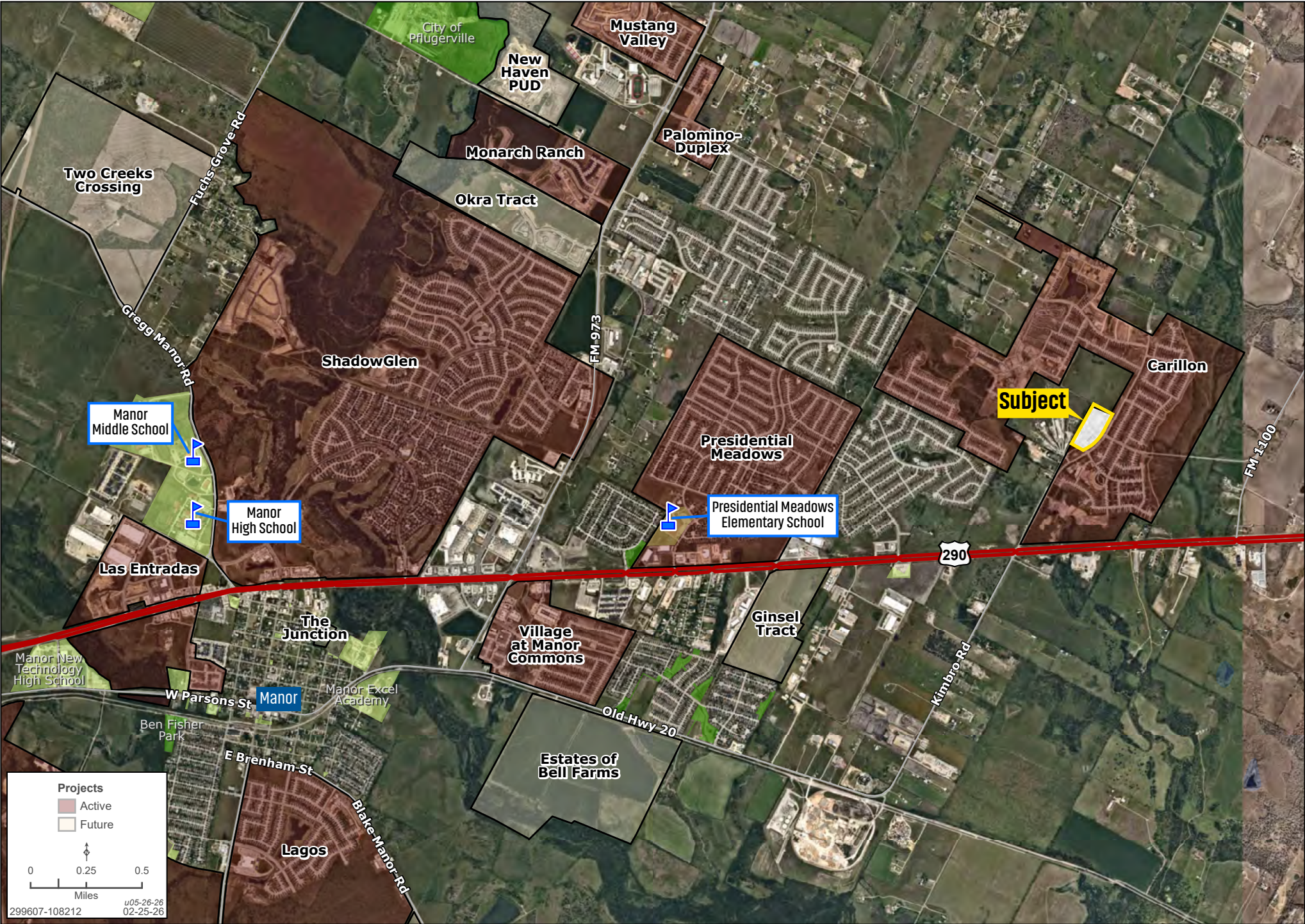
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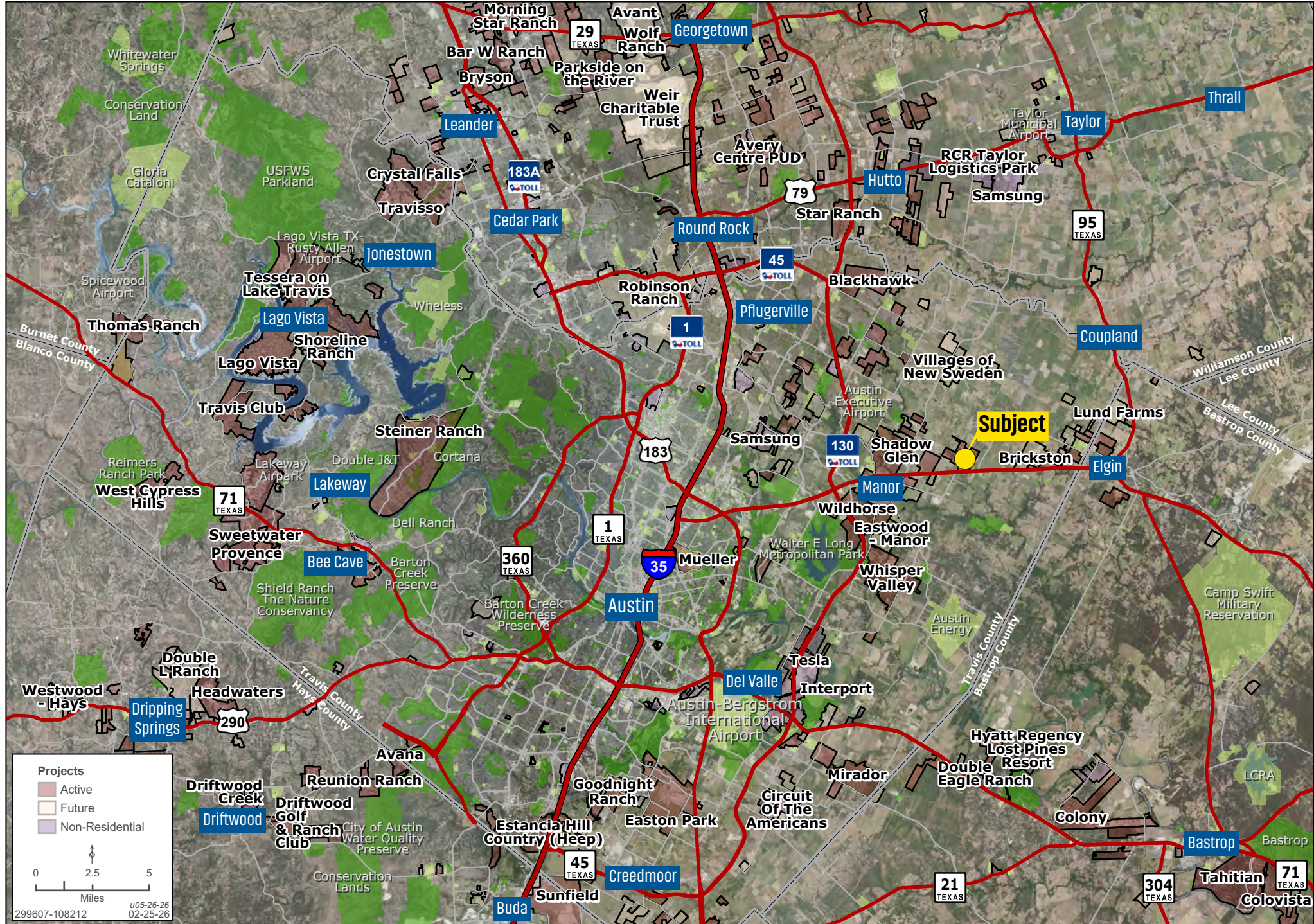


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INFORMATION ABOUT BROKERAGE SERVICES

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:
 - 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.

Land Advisors Organization

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Kirk Laguarda	60656241	klaguarda@landadvisors.com	
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Hal Guggolz	628945	hguggolz@landadvisors.com	210-416-6276
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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