



Will Withers
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FOR SALE

10300 Taylor Lane

Manor, Texas 78653

Asking Price: \$9,800,000.

Property Summary:

Land Area: Approximately 91.86 acres made up of 6 tracts.

Jurisdiction/Zoning: City of Austin ETJ/Travis County.

Water CCN: Manville waterlines are in the road frontage.

Wastewater CCN: City of Austin wastewater infrastructure is offsite.

Utilities: See exhibits.

Topography: See City of Austin GIS exhibits.

Floodplain: See exhibit from FEMA. Buyer will verify through due diligence.

Frontage on Taylor Ln: Approximately 1,883 feet.

Schools: Manor ISD.

Farm and Ranch Infrastructure: Ranch houses, storage buildings, barns, pens, stables, animal shelters, water lines for residences and livestock.

SITE VISITS: Coordinate with Will Withers. There is an active non-profit business on the property in addition to full-time residents.

ALL INFORMATION IS PRELIMINARY AND MUST BE CONFIRMED WITH A CIVIL ENGINEER



Blake Manor Rd

Lockwood Rd

Blake Manor Rd

Lockwood Rd

Taylor Ln

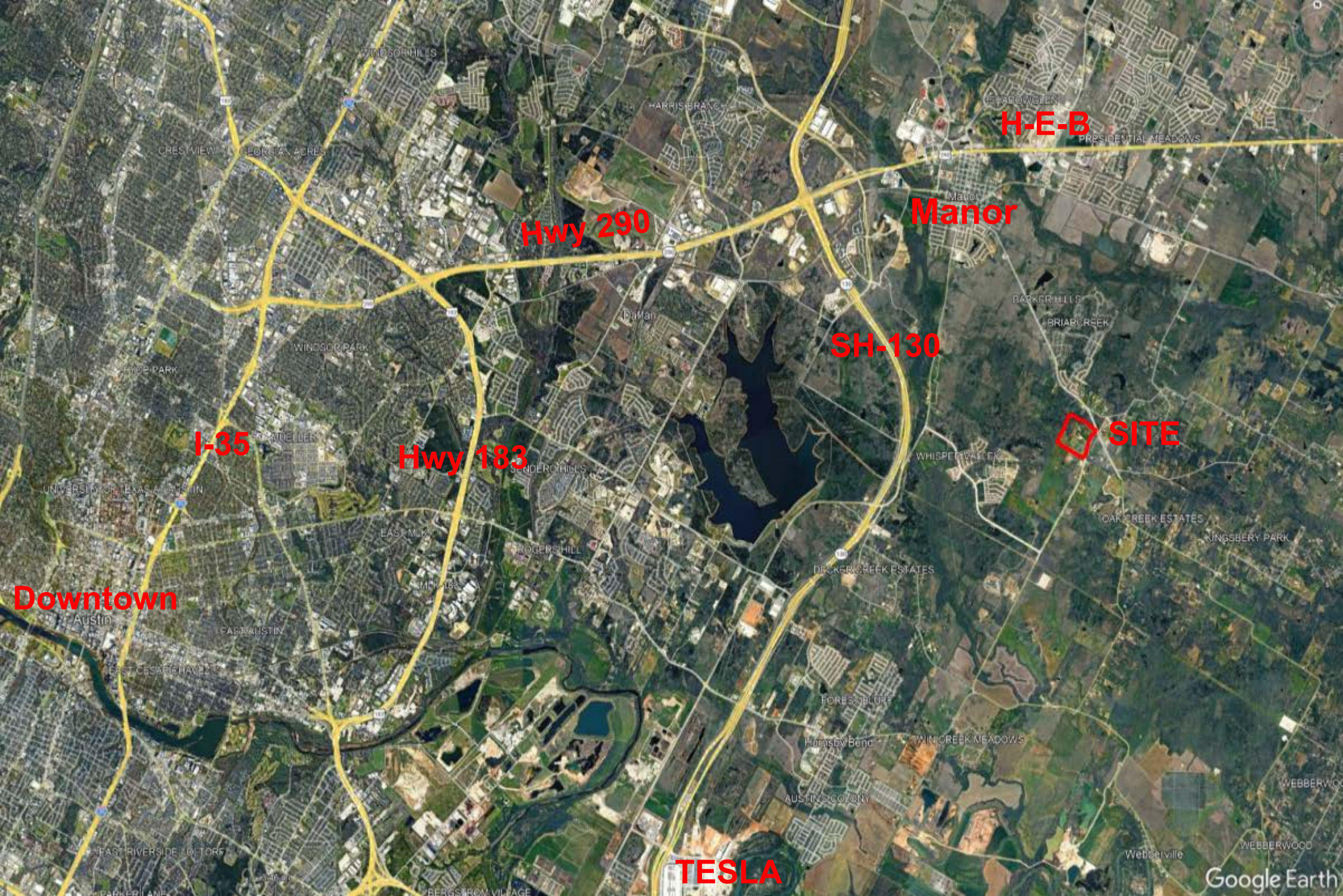
Blake Manor Rd

Blake Manor Rd

Taylor Ln

Taylor Ln

Taylor Ln



H-E-B

Manor

Hwy 290

SH-130

I-35

Hwy 183

SITE

Downtown

TESLA



SITE

**8" COA
Wastewater
Line**

TWP

COA 8"
Wastewater Line

COA 12"
Wastewater Line

COA 24"
Wastewater Line



TP





USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024. Powered by Esri

PIN

- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS

- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

CROSS SECTIONS

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

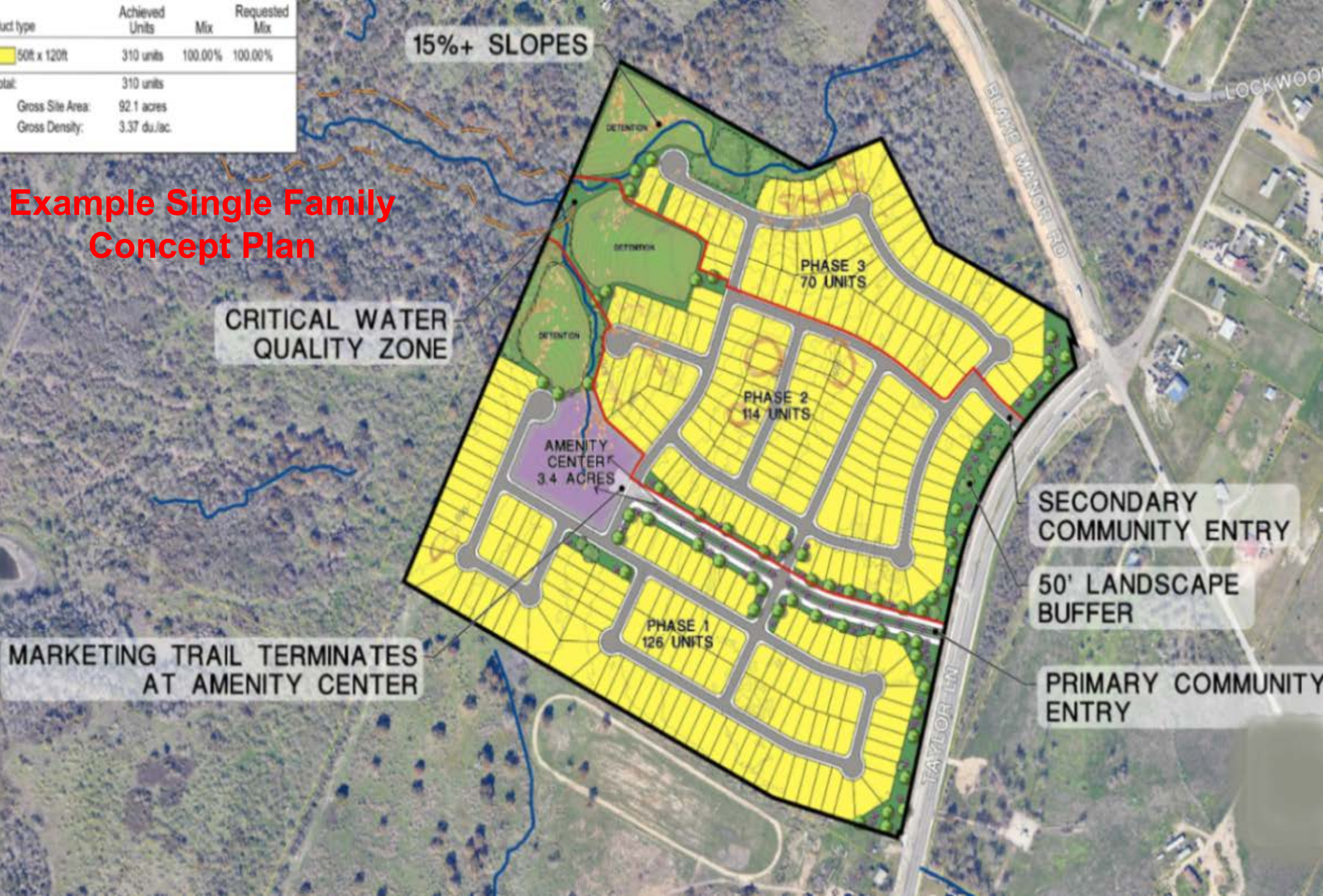
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Product type	Achieved Units	Mix	Requested Mix
50ft x 120ft	310 units	100.00%	100.00%
Total:	310 units		
Gross Site Area:	92.1 acres		
Gross Density:	3.37 du./ac.		

Example Single Family Concept Plan



Example Mixed Use Concept Plan

- Multifamily/ Comm. Mixed Use
- 4 to 8 plex Condo Mansions
- Townhomes
- Single-Family Detached
- Paseo and Auto Court Housing
- Parks and Open Space
- Mixed Use/ Commercial
- Drainage Corridor
- Ponds
- Trails
- Property Line



12" WATERLINE CONNECTION
TO PROPOSED TAYLOR LANE
MANVILLE WATERLINE RELOCATION

25'
PROPOSED
WW
EASEMENT

12" WATERLINE CONNECTION
TO PROPOSED TAYLOR LANE
MANVILLE WATERLINE RELOCATION

Example Utility
Plan





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

William Edward Withers	539100-B	will@w3commercial.com	512-924-1074
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
William Edward Withers	539100-B	will@w3commercial.com	512-924-1074
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date