

MANOR

OLD HWY 20

WILDHORSE MPC
1,500+ TOTAL ACRES
1,260+ MF UNITS / 1,850+ SF LOTS
85+ ACRES COMMERCIAL
UNDER DEVELOPMENT

**LAGOS
PULTE HOMES / ASHTON WOODS**
675 ACRE MIXED-USE
SF, MF, & COMMERCIAL

**FUTURE
REALIGNMENT**



973
FARM ROAD

**±200.77
ACRES**

BLAKE MANOR RD

130
TOLL

WHISPER VALLEY
2,063 ACRE MPC
7,753 RESIDENTIAL UNITS
RETAIL & OFFICE

EASTWOOD
660+ ACRE MIXED-USE
2,305 SF LOTS / 12 ACRES MF
36 ACRES RETAIL

17211 BLAKE MANOR RD MANOR, TX

±200.77 ACRES

PRIME DEVELOPMENT
OPPORTUNITY NEAR
WILDHORSE MPC



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PROPERTY DETAILS

[DUE DILIGENCE LINK](#)



ADDRESS

17211 Blake Manor Rd
Manor, TX 78653

SIZE

±200.77 Acres

LAT., LONG.

30.3174920330708, -97.5497508204119

PARCEL

0226600209

FLOODPLAIN

No floodplain

UTILITIES

Available to Site

TAX

1.73%

SCHOOLS

Manor ISD

Lagos Elementary School
Manor Middle School
Manor High School

LEGAL

ABS 520 SUR 37 MANNING J H ACR 200.77 [1-D-1W]

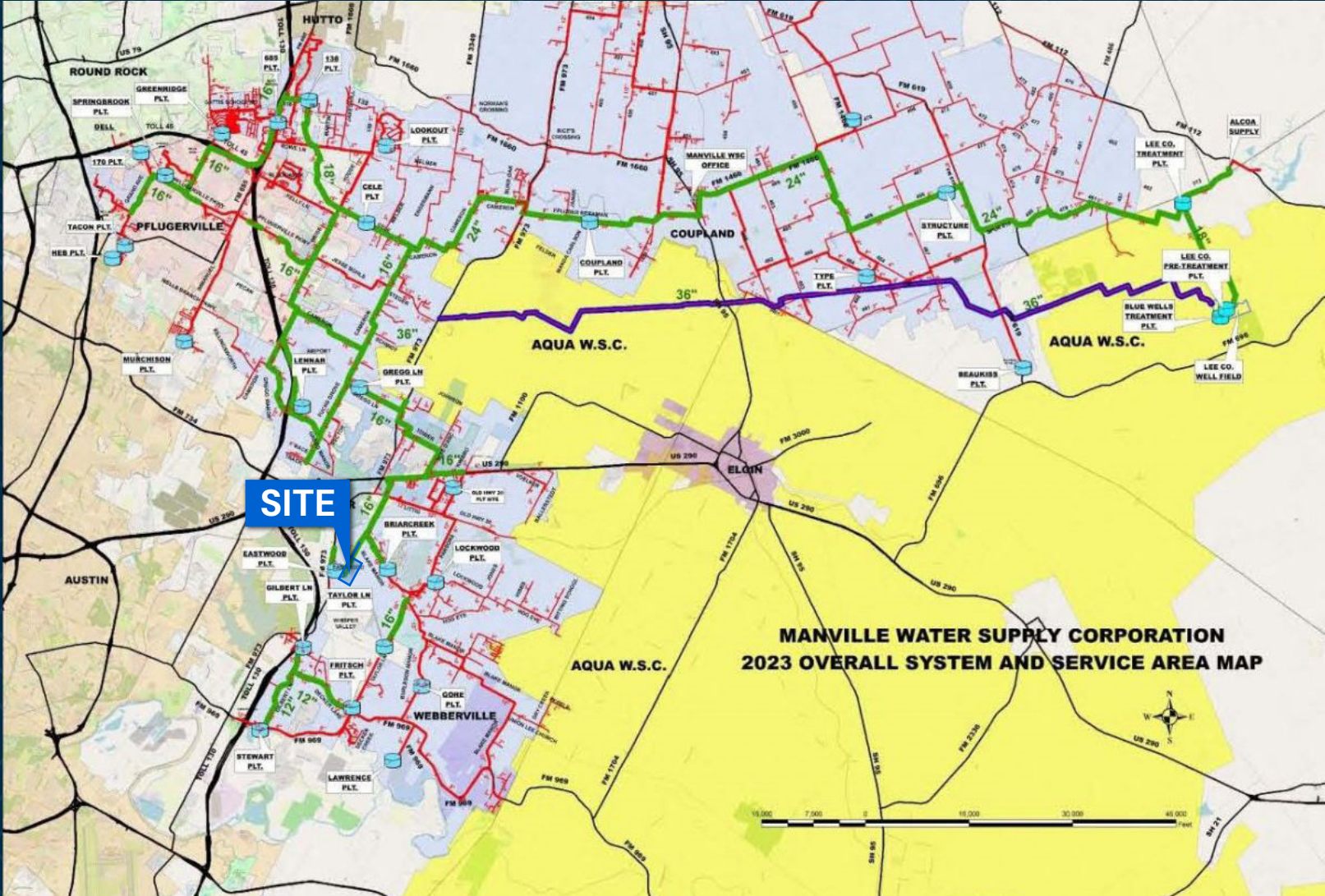
PRICE

Call for Pricing

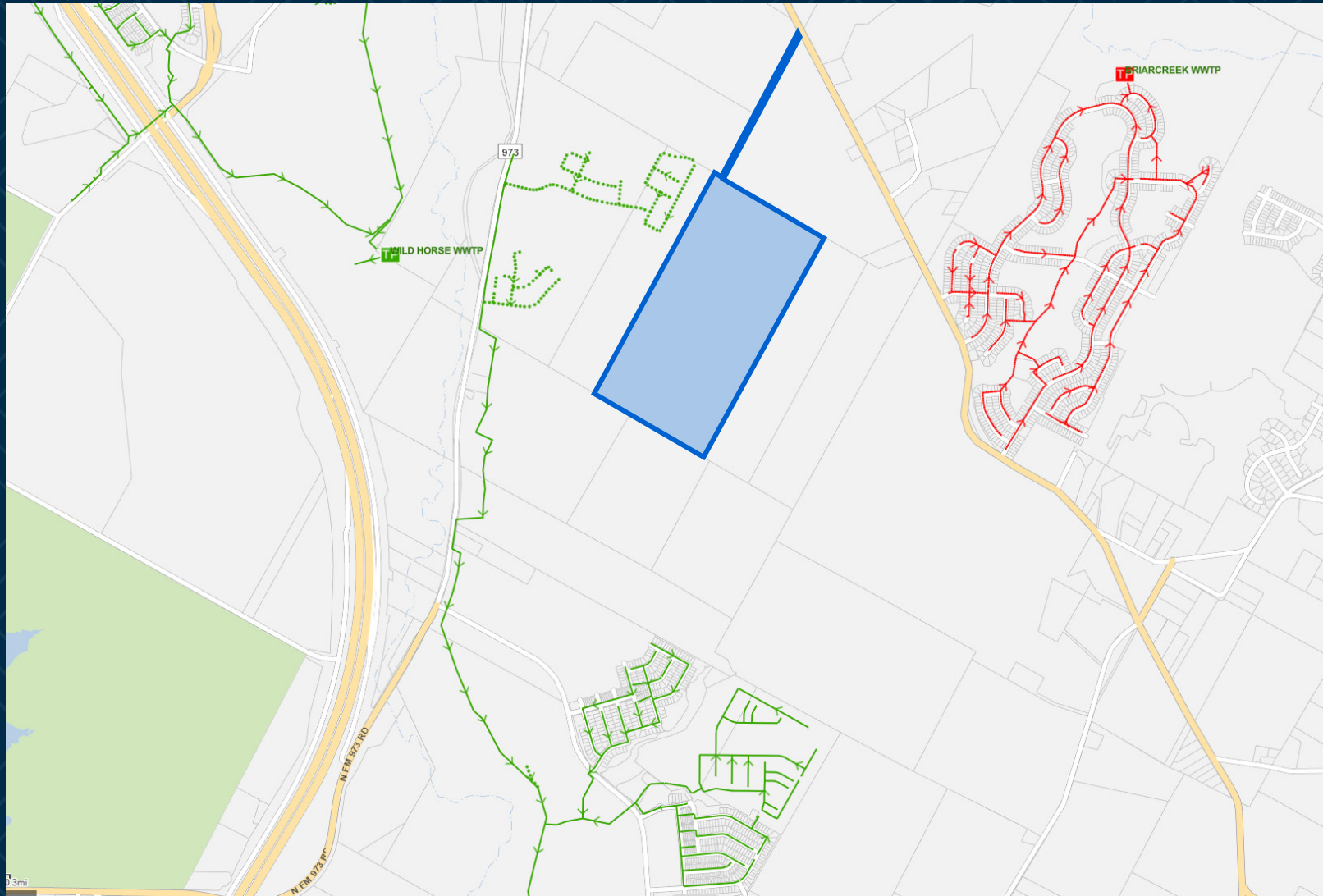
±200.77
ACRES

BLAKE MANOR RD

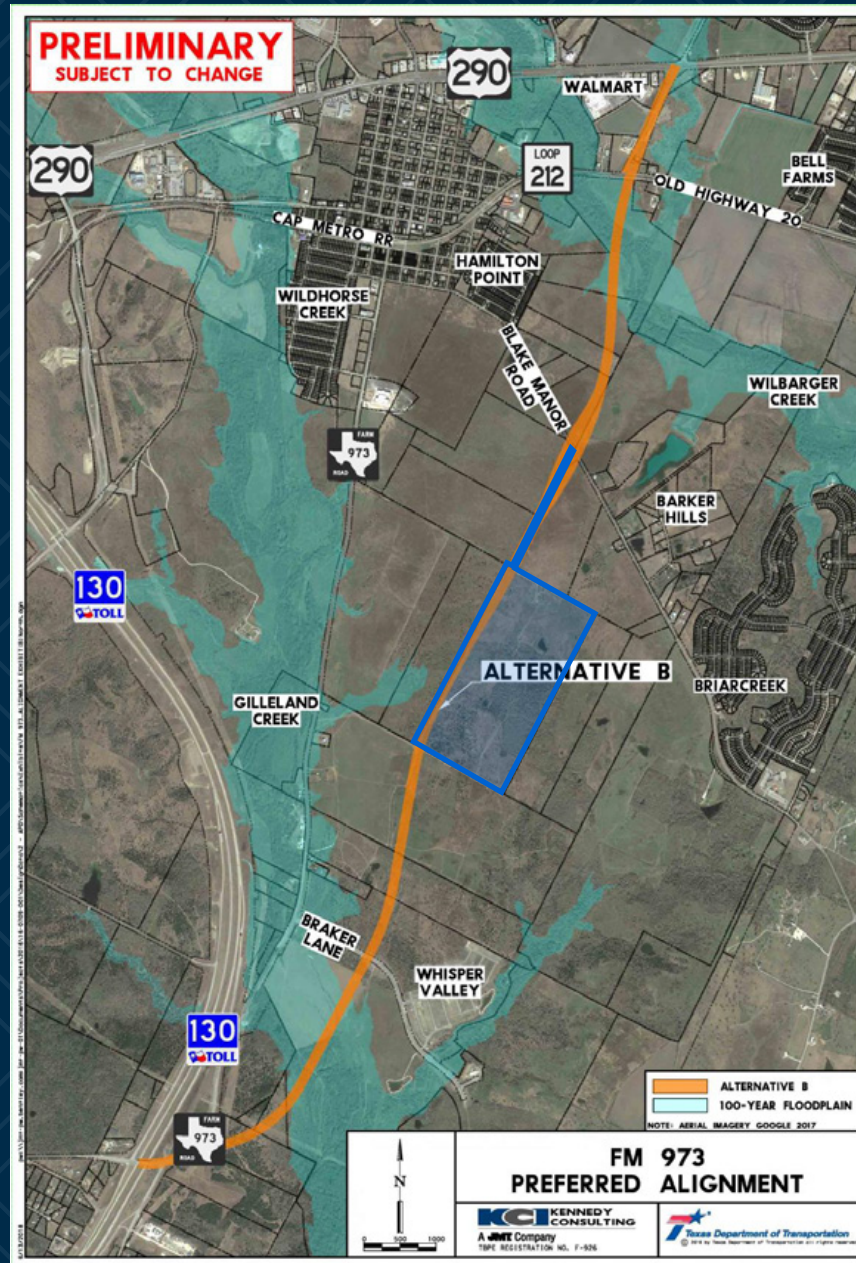
WATER



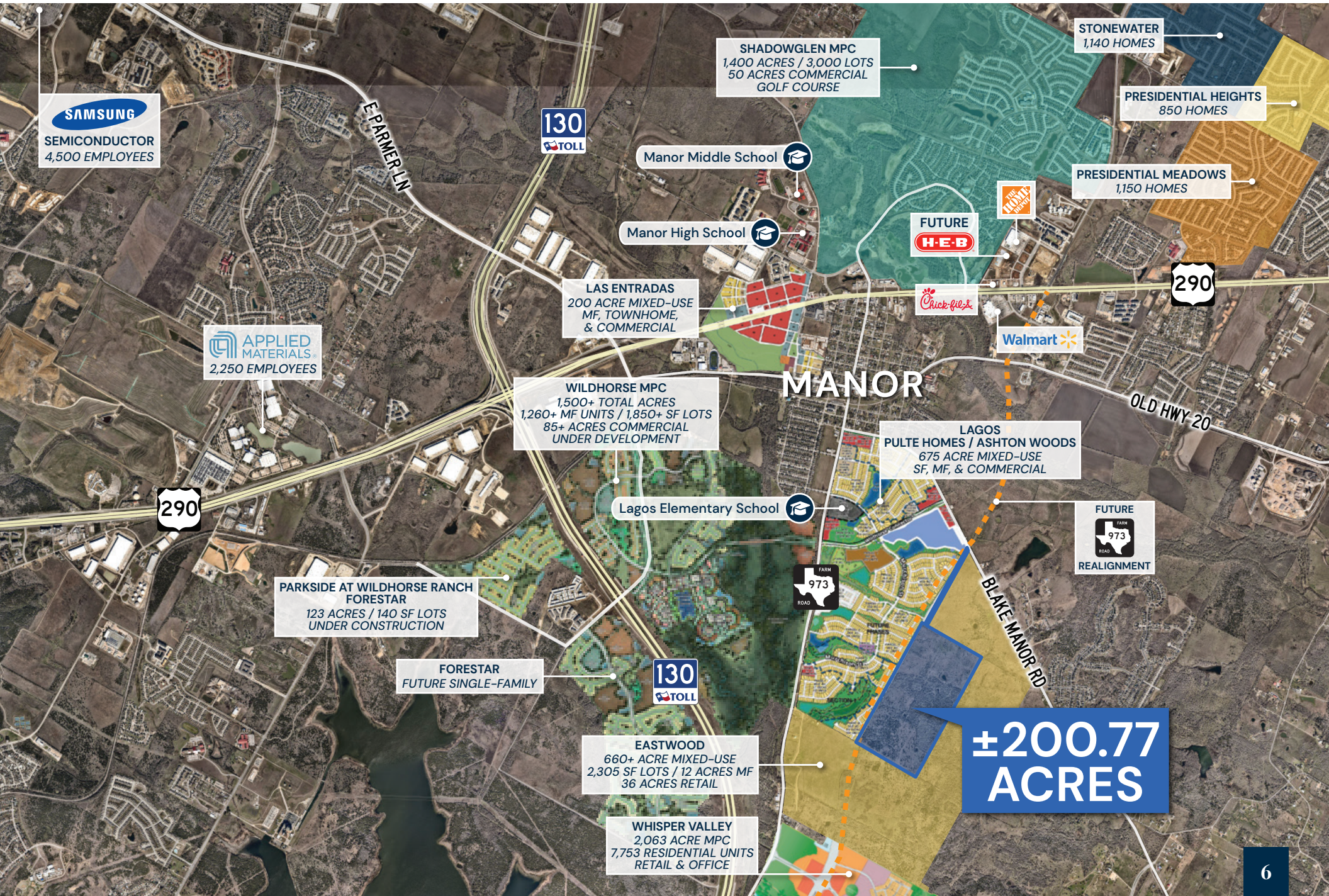
WASTEWATER



FM 973 REALIGNMENT



AREA ACTIVITY



SAMSUNG
SEMICONDUCTOR
4,500 EMPLOYEES

APPLIED MATERIALS
2,250 EMPLOYEES

130
TOLL

SHADOWGLEN MPC
1,400 ACRES / 3,000 LOTS
50 ACRES COMMERCIAL
GOLF COURSE

STONEWATER
1,140 HOMES

PRESIDENTIAL HEIGHTS
850 HOMES

Manor Middle School

Manor High School

PRESIDENTIAL MEADOWS
1,150 HOMES

FUTURE H-E-B

LAS ENTRADAS
200 ACRE MIXED-USE
MF, TOWNHOME,
& COMMERCIAL

Chick-fil-A

Walmart

290

MANOR

WILDHORSE MPC
1,500+ TOTAL ACRES
1,260+ MF UNITS / 1,850+ SF LOTS
85+ ACRES COMMERCIAL
UNDER DEVELOPMENT

LAGOS
PULTE HOMES / ASHTON WOODS
675 ACRE MIXED-USE
SF, MF, & COMMERCIAL

Lagos Elementary School

FUTURE 973 REALIGNMENT

290

PARKSIDE AT WILDHORSE RANCH FORESTAR
123 ACRES / 140 SF LOTS
UNDER CONSTRUCTION

FORESTAR
FUTURE SINGLE-FAMILY

130
TOLL

EASTWOOD
660+ ACRE MIXED-USE
2,305 SF LOTS / 12 ACRES MF
36 ACRES RETAIL

WHISPER VALLEY
2,063 ACRE MPC
7,753 RESIDENTIAL UNITS
RETAIL & OFFICE

±200.77 ACRES

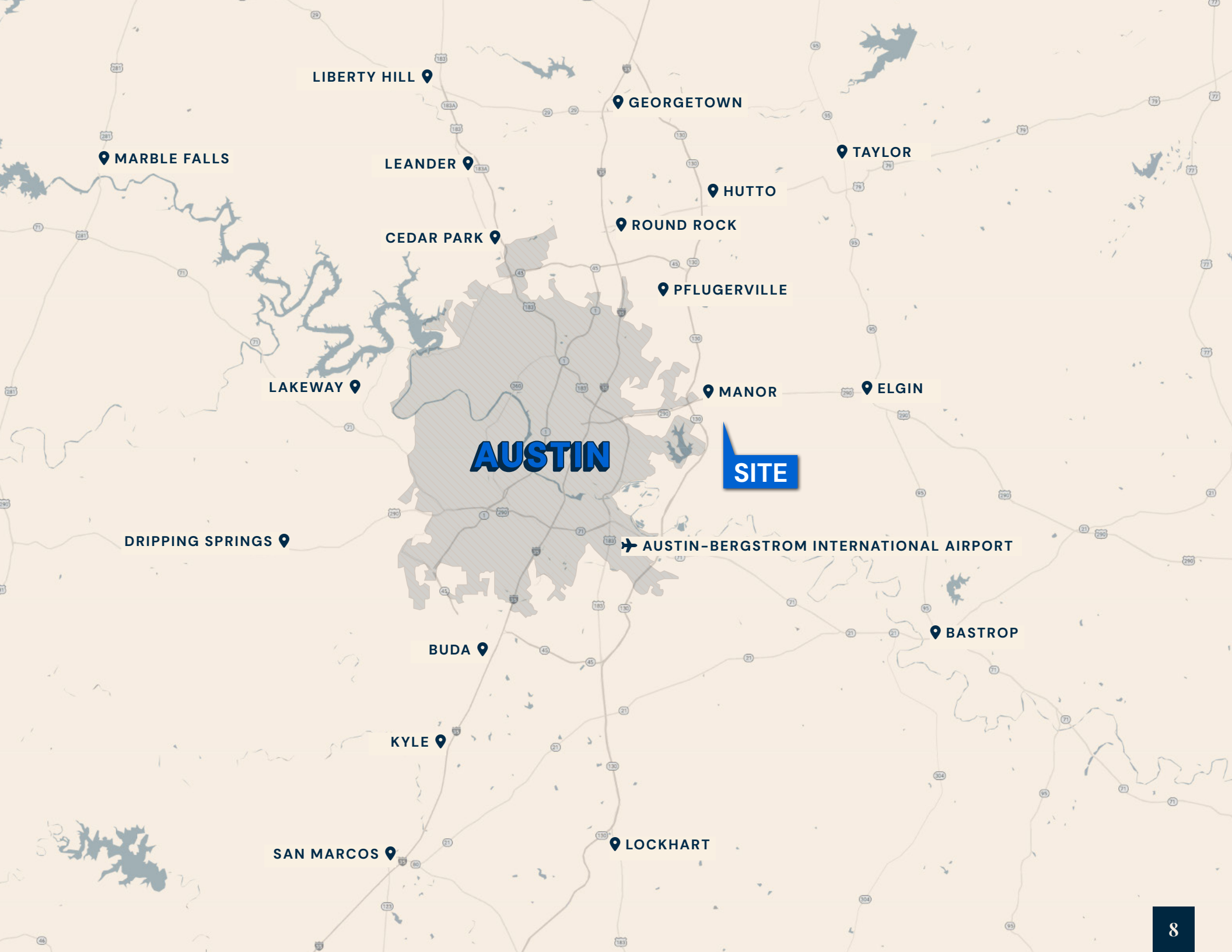


2024 TAX RATES

TRAVIS COUNTY	0.344445
TRAVIS CENTRAL HEALTH	0.107969
MANOR ISD	1.081400
ACC (TRAVIS)	0.101300
TRAVIS COUNTY ESD #12	0.100000
TOTAL	1.735114

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION ESTIMATE	1,185	16,655	50,738
5 YEAR EST. POPULATION GROWTH	2.2%	14.1%	12.6%
AVERAGE HOUSEHOLD INCOME	\$122,650	\$100,213	\$112,498
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$443,461	\$435,773	\$443,160



LIBERTY HILL

GEORGETOWN

TAYLOR

MARBLE FALLS

LEANDER

HUTTO

ROUND ROCK

CEDAR PARK

PFLUGERVILLE

LAKEWAY

MANOR

ELGIN

AUSTIN

SITE

DRIPPING SPRINGS

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

BUDA

BASTROP

KYLE

LOCKHART

SAN MARCOS



PRIME LOCATION

Manor, TX

- The proposed FM 973 realignment project would realign a portion of the road to a new location running along the western border of the site. TXDOT plans to expand the roadway to six travel lanes—three in each direction—and include a grassy median and turn lanes in various locations.
- The Capital Area Metropolitan Planning Organization (CAMPO) projects that Manor's population will at least double over the next 20 years.
- The city's proximity to Austin has attracted businesses and residents seeking more affordable housing while still being close to the urban center.

Close Proximity to Major Thoroughfares

- The site is located 1 mile East of TX-130 with direct access available upon FM 973 realignment
- 2 miles South of US-290
- 6.5 miles East of US-183
- 9 miles East of I-35
- 9 miles North of TX-71

Convenient Access Across the Austin Metro Area

- Tesla Giga Texas: 15 minutes
- Austin-Bergstrom Int. Airport: 15 minutes
- The Domain: 15 minutes
- Samsung Austin Semiconductor: 20 minutes
- Downtown Austin: 22 minutes



Manor, TX



Lagos Elementary School

WHY AUSTIN?

The Austin metropolitan area stands out as one of the strongest job markets in the country and consistently ranks among the top-performing metros nationwide. Surpassing national averages in multiple categories, Austin has sustained an impressively low unemployment rate of 3.50%, which is 14% lower than the U.S. average of 4.10%.

Major projects like Apple's campus expansion, the completion of Samsung's fabrication plant in nearby Taylor, and the ongoing growth of Tesla's Gigafactory are key contributors that further accelerate the region's economic trajectory and reinforce its strong foundation for sustained growth.



3.6M

2040 FORECASTED
POPULATION

\$8.7B

ANNUAL ECONOMIC IMPACT
FROM VISITOR SPENDING

75,800

NEW JOBS ADDED
SINCE JAN. 2023



LAKE AUSTIN



TEXAS CAPITOL

#1

FASTEST GROWING
METRO
(Brookings Institute, 2024)

#1

HOTTEST JOB MARKET
IN TEXAS
(Wall Street Journal, 2024)

#1

HOT SPOT FOR
CORPORATE HEADQUARTERS
(Business Facilities, 2024)

#1

BEST CITY TO
START A BUSINESS
(USA Today, 2024)

#1

5-YEAR JOB GROWTH
FORECAST
(Greenstreet, 2024)

#1

TOP CITY FOR
REAL ESTATE INVESTMENT
(DLA Piper, 2023)

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary

between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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Humble. Hungry. Smart.

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