



**±22.35
ACRES**

**±22.35 Acre Prime Development Opportunity
Located in Manor ETJ**

NQ of Gregg Manor Rd & Rector Loop, Manor, TX 78653



BROKER CONTACT:
 Ryan Parker, Director
 ✉ ryan.parker@dmre.com
 ☎ 512.582.0931

PROPERTY DETAILS



ADDRESS

NQ of Gregg Manor Rd & Rector Loop
Manor, TX 78653

SIZE

±22.35 Acres

LAT., LONG.

30.365899024303193, -97.56362773213698

ZONING

Manor ETJ

UTILITIES

- Manville Water CCN - 16" on Fuchs Grove & Gregg Manor
- Manor Wastewater CCN - Offsite Extension required by developer

PARCEL

0242600106
0242600107
0242600111

TAX

1.688%

SCHOOLS

Manor ISD
Lagos Elementary School
Manor Middle School
Manor High School

LEGAL

ABS 63 SUR 62 BACON S ACR 13.55 (1-D-1)
ABS 63 SUR 62 BACON S ACR 1.0
ABS 63 SUR 62 BACON S ACR 3.80 (1-D-1)

PRICE

Call for Pricing

DISCLAIMER

DMRE is an investor in this property

[DUE DILIGENCE LINK](#)

DMRE.COM



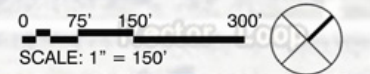


SITE SUMMARY

Site Area	22.352 Acres	
Zone	Manor ETJ (Extra-Territorial Jurisdiction)	
Residential 3 Story		
BLDG 100	14,250 SF X 3 FL	= 42,750 SF
Net Residential Area (80% Efficiency)		34,200 SF
		36 Units (950 SF AVG)
BLDG 200	15,540 SF X 3 FL	= 46,620 SF
Net Residential Area (80% Efficiency)		37,296 SF
		39 Units (950 SF AVG)
Total Residential		
36 Units X 9 Bldg + 39 Units X 2 Bldg		= 402 Units
Parking Provide		
Surface	634 SP	
Garage	84 SP	
Total	718 SP (1.78 SP/DU)	

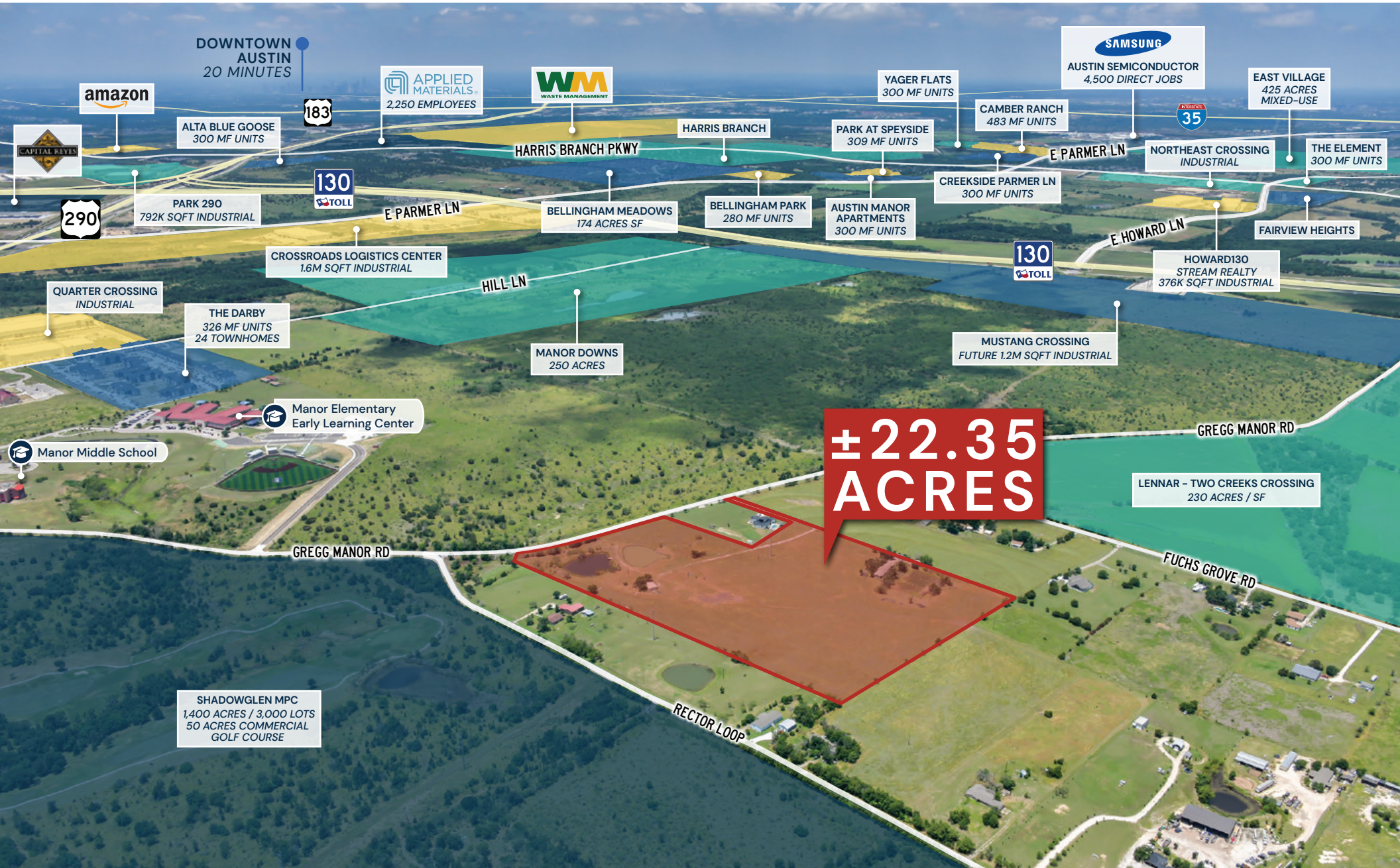
Conceptual Site Plan

Rector Loop

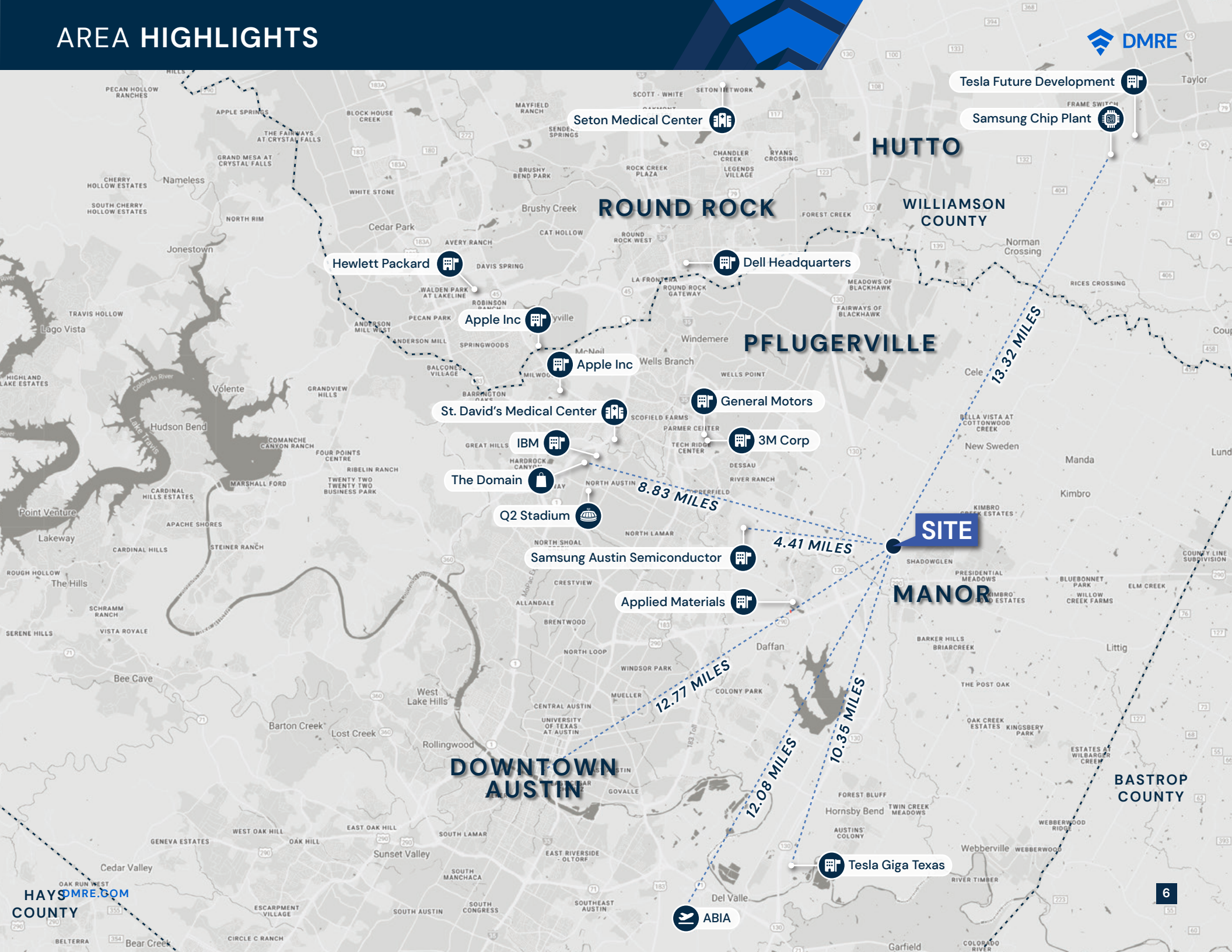


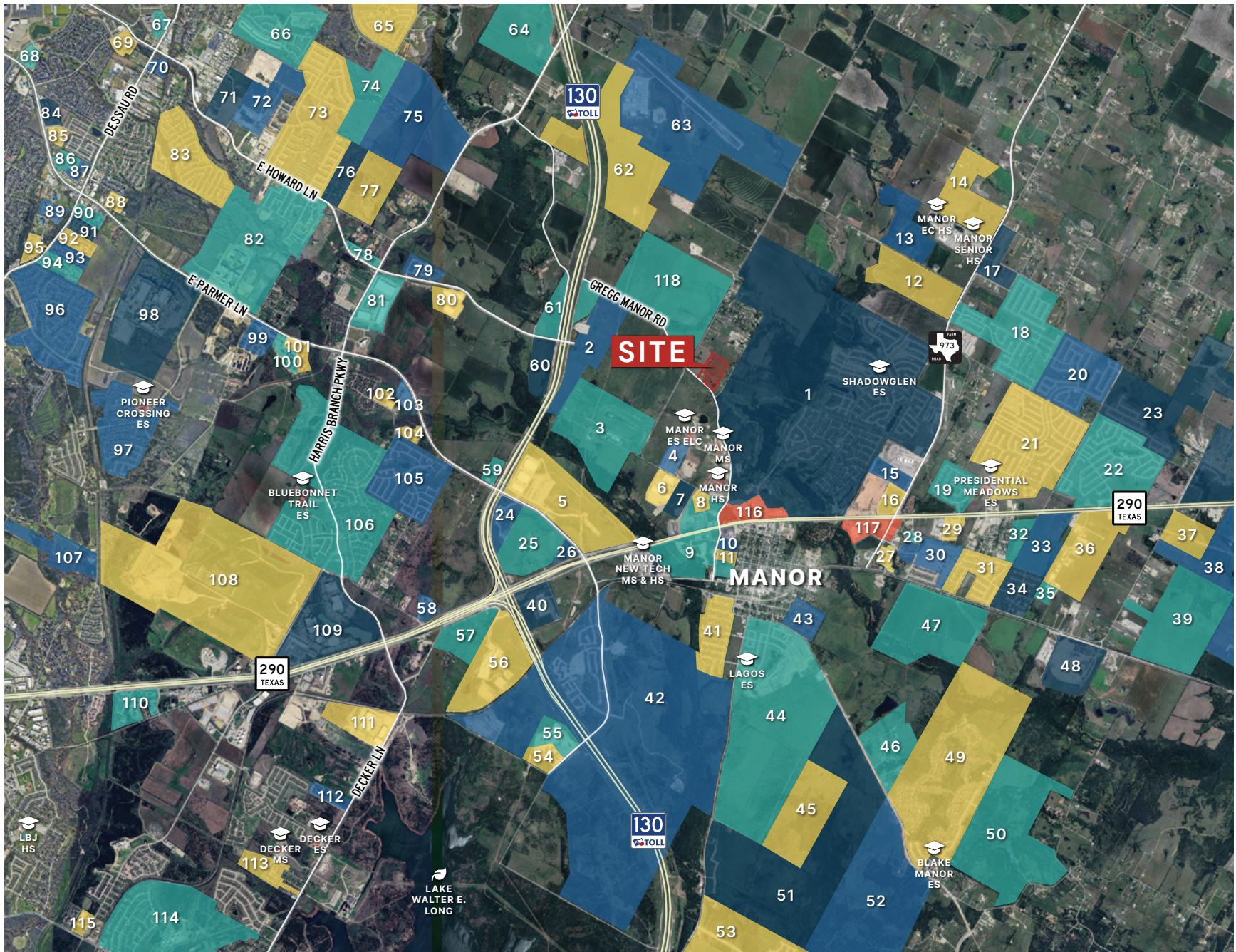
GREGG MANOR RD | Manor, TX
JULY 03, 2024

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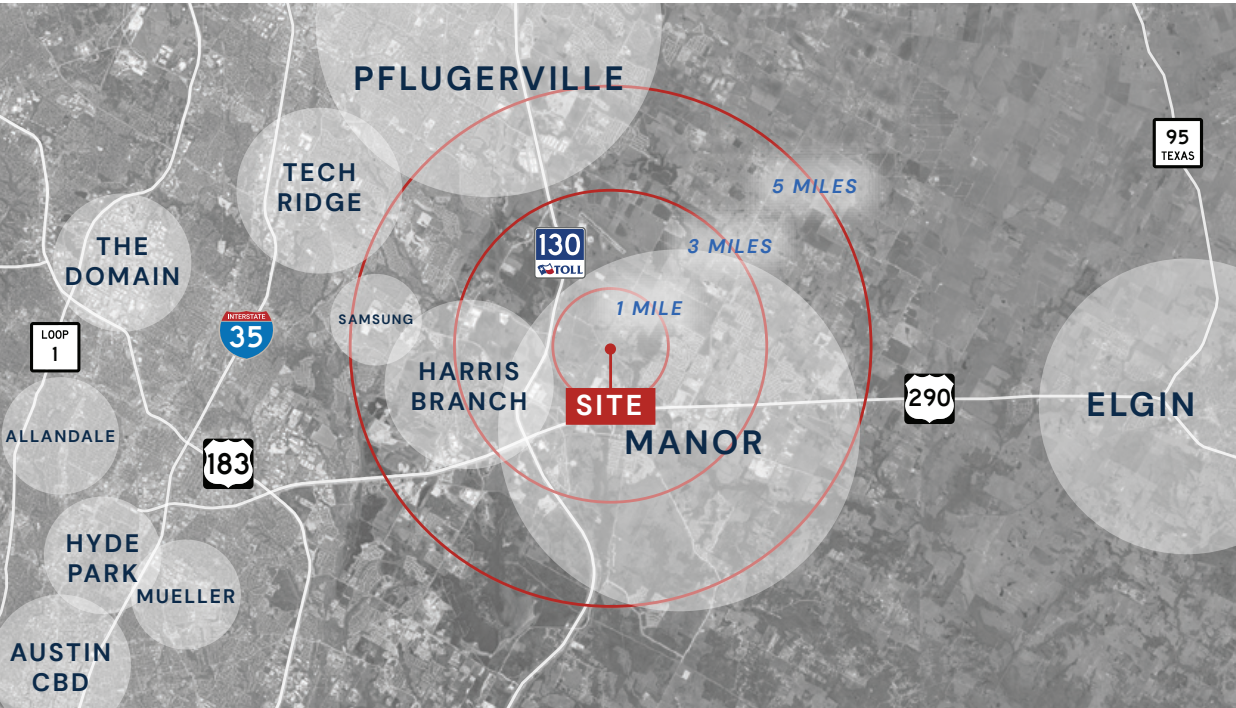


AREA HIGHLIGHTS





1. **ShadowGlen MPC**
1,400 Acres / 3,000 Lots
50 Acres Commercial
Golf Course
2. **Mustang Crossing**
Future 1.2M sqft Industrial
3. **Manor Downs**
Future 1.2M sqft Industrial
4. **The Darby**
326 MF Units
24 Townhomes
5. **Crossroads Logistics Center**
1.6M sqft Industrial
6. **Quarter Crossing**
Industrial
7. **Manor Business Park**
Industrial
8. **Manor Grand**
272 MF Units
9. **Las Entradas**
200 Acres / Mixed-Use
10. **Emerald at Manor**
246 MF Units (Proposed)
11. **Manor Apartments**
268 MF Units
12. **Monarch Ranch**
400 Lots
13. **New Haven**
272 Lots
14. **Mustang Valley**
380 Lots
15. **View at Manor**
600 MF Units
16. **Park at Manor Crossing**
586 MF Units (Proposed)
17. **Palomino**
234 Two-Family Units
18. **Stonewater**
1,140 Lots
19. **Greenbury**
297 Lots
20. **Presidential Heights**
850 Lots
21. **Presidential Meadows**
1,550 Lots
22. **Presidential Glen**
350 Lots
90 Townhomes
23. **Manor Heights**
1,500 Lots & Townhomes
24. **Crossroad Commons**
216 MF Units
25. **Equinox**
Future Mixed-Use
26. **Manor Point**
Future Mixed-Use
27. **Prose Manor**
306 MF Units
28. **Commons at Manor**
55 MF Units
29. **Grassdale Apartments**
320 MF Units
30. **Village at Manor Commons**
375 Lots
31. **Bell Farms**
460 Lots
32. **Landmark MF**
600 MF Units
33. **Ginsei Tract**
450-500 MF Units
300-600 Townhomes
34. **Carriage Hills**
247 Lots
35. **Old Hwy 20 Townhomes**
130 Townhomes
36. **Manor Commercial Park**
37. **Amavi Townhomes**
335 Townhomes
38. **Manor Springs**
3,900 SF, MF, & TH Units
39. **Future Industrial**
40. **Capital Reyes Distributing**
41. **Wildhorse Creek**
444 Lots
42. **Wildhorse MPC**
1,500+ Total Acres
43. **Hamilton Point**
250 Lots
44. **Lagos**
675 Acres / Mixed-Use
362 Lots
45. **Wolf**
731 Lots
46. **Barker Hills**
47. **Estates at Bell Farms**
1,129 MF Units
48. **Texas Materials**
49. **Briarcreek**
1,050 Lots
50. **Hidden Lake Estates**
1,050 Lots
51. **Eastwood**
2,305 SF Lots
12 Acres MF
36 Acres Retail
52. **Momark**
Mixed-Use
53. **Whisper Valley MPC**
2,047 Acres / Mixed-Use
7,753 Residential Units
373k sqft Retail
2M sqft Office
54. **Citizen House Blue Bluff**
354 MF Units
55. **Alta Wildhorse Ranch**
267 Townhomes
56. **Southeastern Freight Lines**
57. **Park290**
792k sqft Industrial
58. **Alta Blue Goose**
300 MF Units
59. **Future MF**
60. **Future Mixed-Use**
672 MF Units
61. **Waypoint at 130**
Future 715k sqft Industrial
62. **IDV**
Proposed Industrial
63. **Austin Executive Airport**
64. **Proposed Industrial**
65. **Boulder Ridge**
66. **Greenwood**
67. **Bridge at Tech Crossing**
288 MF Units
68. **Element Austin**
300 MF Units
69. **Bridge at Harris Ridge**
324 MF Units
70. **Bridge at Davenport Place**
236 MF Units
71. **Merle on Howard**
1,400 Total MF Units Planned
72. **Brohn Homes**
Future SF
73. **Cantarra**
74. **Pflugerville ISD**
75. **Fossil Creek**
922 SF Lots
25 Acres Commercial
76. **Pintar**
Proposed MF/BTR
77. **Blackburn**
Future SF
78. **The Element**
300 MF Units
79. **Fairview Heights**
80. **Howard130**
Stream Realty
376k sqft Industrial
81. **Northeast Crossing**
Industrial
82. **East Village**
425 Acres / Mixed-Use
2,460 MF Units
330k sqft Retail
83. **River Ranch**
84. **Bexley at Tech Ridge**
342 MF Units
85. **Citadel at Tech Ridge**
308 MF Units
86. **Heights on Parmer**
252 MF Units
87. **Altair Tech Ridge**
230 MF Units
88. **1900 Parmer**
364 MF Units
89. **Progress at Tech Ridge**
460 MF Units
90. **The Lucent**
368 MF Units
91. **Davies Ranch**
290 MF Units
92. **Parmer Place**
350 MF Units
93. **Bristol Heights**
350 MF Units
94. **Ascent North Apartments**
460 MF Units
95. **Marquis at Canyon Ridge**
264 MF Units
96. **Pioneer Crossing**
97. **Pioneer Crossing East**
98. **Samsung Austin Semiconductor**
600+ Acres
4,500 Direct Jobs
99. **Yager Flats**
300 MF Units
100. **Camber Ranch**
483 MF Units
101. **Creekside Parmer Ln**
300 MF Units
102. **Park at Speyside**
309 MF Units
103. **Austin Manor Apartments**
300 MF Units
104. **Bellingham Park**
280 MF Units
105. **Bellingham Meadows**
626 Lots
106. **Harris Branch**
107. **Austin Beerworks**
108. **Waste Management**
109. **Applied Materials**
2,250 Employees
110. **Terrace at Walnut Creek**
324 MF Units
111. **Amazon**
112. **Decker Lofts**
262 MF Units
113. **Eagles Landing**
240 MF Units
114. **Colony Park**
115. **Bridge at Loyola Lofts**
204 MF Units
116. **Retail**
117. **Retail**
118. **Two Creeks Crossing**
Lennar
230 Acres / SF



2023 TAX RATES

TCO	Travis County	0.304655
THD	Travis Central Health	0.100692
IMA	Manor ISD	1.086100
ACT	ACC (Travis)	0.098600
E12	Travis County ESD #17	0.098200
TOTAL		1.688247

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	923	24,136	57,141
5 YEAR EST. POPULATION GROWTH	19.1%	10.6%	11.2%
AVERAGE HOUSEHOLD INCOME	\$92,504	\$112,508	\$120,619
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$489,196	\$435,237	\$435,972

City of Manor 2024 Statistics

5X

Population Increase
Multiple since 2010

\$87,500

Median
Household Income

56,990+

VPD on US-290 near
Gregg Manor Rd
intersection

7th

Fastest Growing
Zip Code in the U.S.

37,552+

VPD on TX-130

\$207,800

Median Home Value

2.79%

Projected Annual Median
Home Value Increase
over next 5 years

2.03%

Projected Annual
Household Income Increase
over next 5 years

11,886

Daytime Population

248

Total Businesses

City of Manor Plans by 2050

New/Updated:

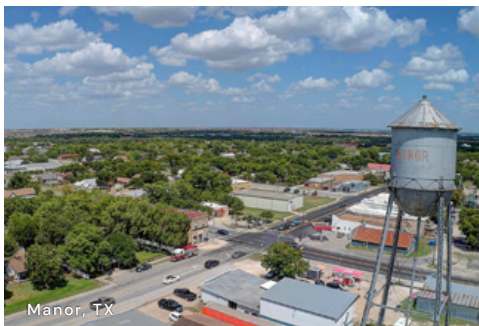
- Shopping
- Schools
- Hotel
- Transportation System
- Sports Complex
- Restaurants
- Skating Rink
- Biking Space
- Basketball Courts
- Waterpark/Entertainment

Green Line Corridor - improved access to and from Austin, increased desirability of settling in Manor, increased economic opportunities, reduced pollution, and decreased traffic congestion

ShadowGlen - affordable, well-built homes that come with excellent views of a top tier golf course

Las Entradas - 18,145 lots to be developed within 5 miles of the site; over 7M sqft of industrial space

HEB Project - HEB to construct the first \$26M grocery store & massive retail center called Manor Crossing, includes TJ Maxx, Home Depot, & Burlington



Prime Development Opportunity in a High-Growth Market

- 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
- CapMetro (Capital Metropolitan Transportation Authority) adopted the Project Connect long-term vision plan in 2018. This plan aims to address the region's mobility needs with a high-tech rail system
- The net taxable real and personal property value in Manor has grown 154% over the past few years. The value has increased from approximately \$400,000 in 2010 to over \$2,000,000 in 2021

Close Proximity To Major Thoroughfares

- Site is located less than a mile away from both TX-130 and US-290, with direct access to either via Gregg Manor Rd

Direct Access Across the Austin Metro Area

- Samsung Austin Semiconductor: 11 minutes
- Pflugerville: 15 minutes
- The Domain: 18 minutes
- ABIA: 18 minutes
- Round Rock: 20 minutes
- Downtown Austin: 20 minutes

THE AUSTIN-SAN ANTONIO METROPLEX

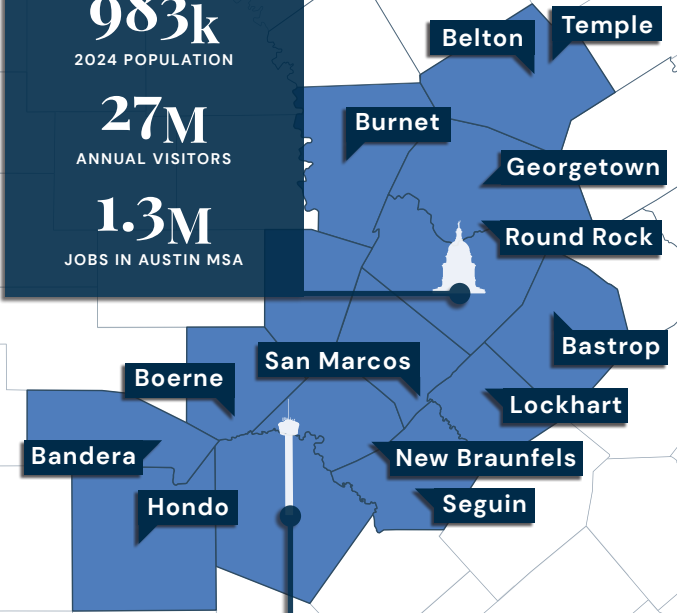
By 2045, 53% of the population between San Antonio and Austin is expected to live within 5 miles of I-35.

Austin

983k
2024 POPULATION

27M
ANNUAL VISITORS

1.3M
JOBS IN AUSTIN MSA



FASTEST GROWING CITIES IN US WITH A POPULATION OF 50,000 OR MORE (2023)

- Georgetown (1)
- Kyle (3)
- Leander (4)
- New Braunfels (13)

“The region is expected to collectively grow to 8.3M people by 2050.”

POPULATION GROWTH RANKING OF ALL US COUNTIES OVER THE PAST 3 YEARS

- Comal (3)
- Hays (9)
- Williamson (13)

FASTEST GROWING US METRO AREAS (2010-2024)

- Austin MSA (1)
- San Antonio MSA (7)

6
Fortune 500 Companies



San Antonio

1.5M
2024 POPULATION

7th
LARGEST CITY IN THE US

\$19B
ANNUAL ECONOMIC IMPACT FROM VISITOR SPENDING

Home to **5M+** Residents

Over 17% of the state's total population

3 of the 10 largest universities in the state

TEXAS STATE
UTSA
The University of Texas at San Antonio

The *Great Springs Project*, a 100-mile trail system connecting Austin and San Antonio, is planned for completion by 2036 and will link the 4 major cities along the Edwards Aquifer via natural springs and trails.

CONTACT US



Tripp Rich

Principal

tripp.rich@dmre.com
512.575.5125



Ryan Parker

Director

ryan.parker@dmre.com
512.582.0931



Ty Walsh

Senior Associate

ty.walsh@dmre.com
254.493.9982



Zack Shepherd

Associate

zack.shepherd@dmre.com
214.842.9654



Jason Mandell

Associate

jason.mandell@dmre.com
972.965.7121



Max Finch

Analyst

max.finch@dmre.com
713.569.6709

OPERATIONS & MARKETING



Brad Blanchard

Chief Data Strategist

brad.blanchard@dmre.com
972.523.3402



Anne Bryan

Transaction Director

anne.bryan@dmre.com
713.518.1480



Marisol Seegers

Transaction Manager

marisol.seegers@dmre.com
432.385.4629



Jeanine Mouret

Office Manager

jeanine.mouret@dmre.com
713.955.3123



Luke Little

Marketing Coordinator

luke.little@dmre.com
512.806.7112



Mary Pom

Marketing Coordinator

mary.pom@dmre.com
512.300.3149

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

Houston

777 Post Oak Blvd, Suite 255

Houston, TX 77056

[713.955.3120](tel:713.955.3120)

Dallas-Fort Worth

14951 N Dallas Pkwy, Suite 400

Dallas, TX 75254

[214.206.4154](tel:214.206.4154)

Central Texas

901 S Mopac Expressway, Bldg. 3, Suite 120

Austin, TX 78746

[512.575.5125](tel:512.575.5125)

Phoenix

2801 E Camelback Rd, Suite 200

Phoenix, AZ 85016

[214.919.3912](tel:214.919.3912)