

12210 Old HWY 20 | Manor, TX 78653

COMMERCIAL
MARKET EXCHANGE

Land For Sale

MANOR, TEXAS

MARTHA DENHAM

martha@cmeatx.com // 512.939.3809



CMEATX.COM

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Contact Agent for Pricing
Available SF:	
Lot Size:	0.96 Acres
Price / Acre:	-
Zoning:	AG
Market:	Manor
Submarket:	Northeast Austin, Elgin, Hamilton Point, Carriage Hills, Bell Farms, New Katy

PROPERTY OVERVIEW

Position Your Business in the Path of Austin's Explosive Eastern Expansion

Austin is moving east, and this property is sitting right in the sweet spot. Located along the rapidly developing Old Hwy 20 corridor, 12210 Old HWY 20 offers unmatched visibility and strategic positioning for investors, developers, or owner-users ready to capitalize on the Greater Austin boom.

Whether you are looking to establish a retail footprint, set up a flexible industrial/office space, or capitalize on land development, this property puts you minutes away from major tech hubs and a surging residential customer base.

Property Highlights

- * Strategic Logistics & Access: Unbeatable logistical positioning with immediate access to US-290 and SH-130, making transit to the entire Austin metro a breeze.
- * High-Growth Submarket: Located in Manor, one of the fastest-growing communities in Central Texas, driven by an influx of new master-planned residential developments.
- * The Tech Corridor Advantage: Positioned perfectly between major economic drivers—just a short drive to the Tesla Gigafactory, Samsung's Taylor facility, and downtown Austin.
- * Excellent Frontage & Visibility: High-exposure street frontage on Old Hwy 20 ensures exceptional brand visibility and high daily traffic counts.

MARTHA DENHAM

martha@cmeatx.com // 512.939.3809



CMEATX.COM

| 12210 OLD HWY 20 | MANOR, TX

COMMERCIAL
MARKET EXCHANGE

ADDITIONAL PHOTOS



MARTHA DENHAM

martha@cmeatx.com // 512.939.3809



CMEATX.COM

ADDITIONAL PHOTOS

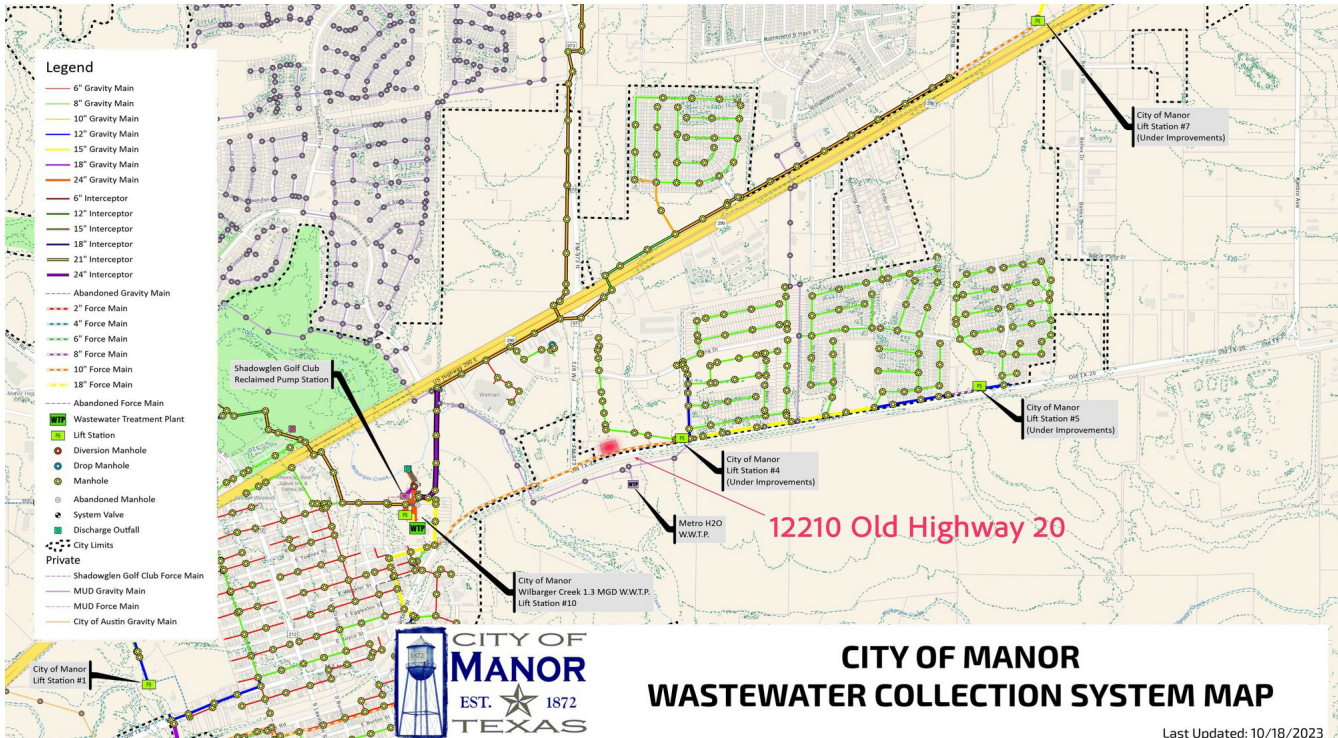


Exhibit ID	Development Name	# of Residential Lots
1	Darby Apartments	350 MF
2	ShadowGlen Phase 2	587 SF
3	ShadowGlen Phase 3	1,029 SF
4	Okra Subdivision	309 SF
5	Monarch Ranch Development	385 SF
6	Newhaven Development	261 SF
7	Mustang Valley Subdivision	363 SF
8	Palomino Subdivision	224 TF
9	Residential Glen Townhomes	91 TH
10	Manor Heights Development	1,194-1,254 SF Units, and 340-400 MF Units Planned
11	Voelker Lane Development	199 TF Units and 739 TH Units Planned
12	Eden Manor Springs Development	1,381 MF Units and 739 TH Units Planned
13	Landmark At Manor East Apartments	590 MF
14	Village At Manor Commons Subdivision	375 SF
15	View At Manor Apartments	600 MF
16	The Junction Townhomes	95 TH
17	Emerald Manor Apartments	264 MF
18	Reserves At Las Entradas Apartments	378 MF
19	Manor Town Apartments Phase II	20 MF
20	Lagos Development	262 SF
21	Glenwood Springs Subdivision	577 MF
22	Ventura At Tower Road Apartments	324 MF



In-Progress and Planned Residential Developments



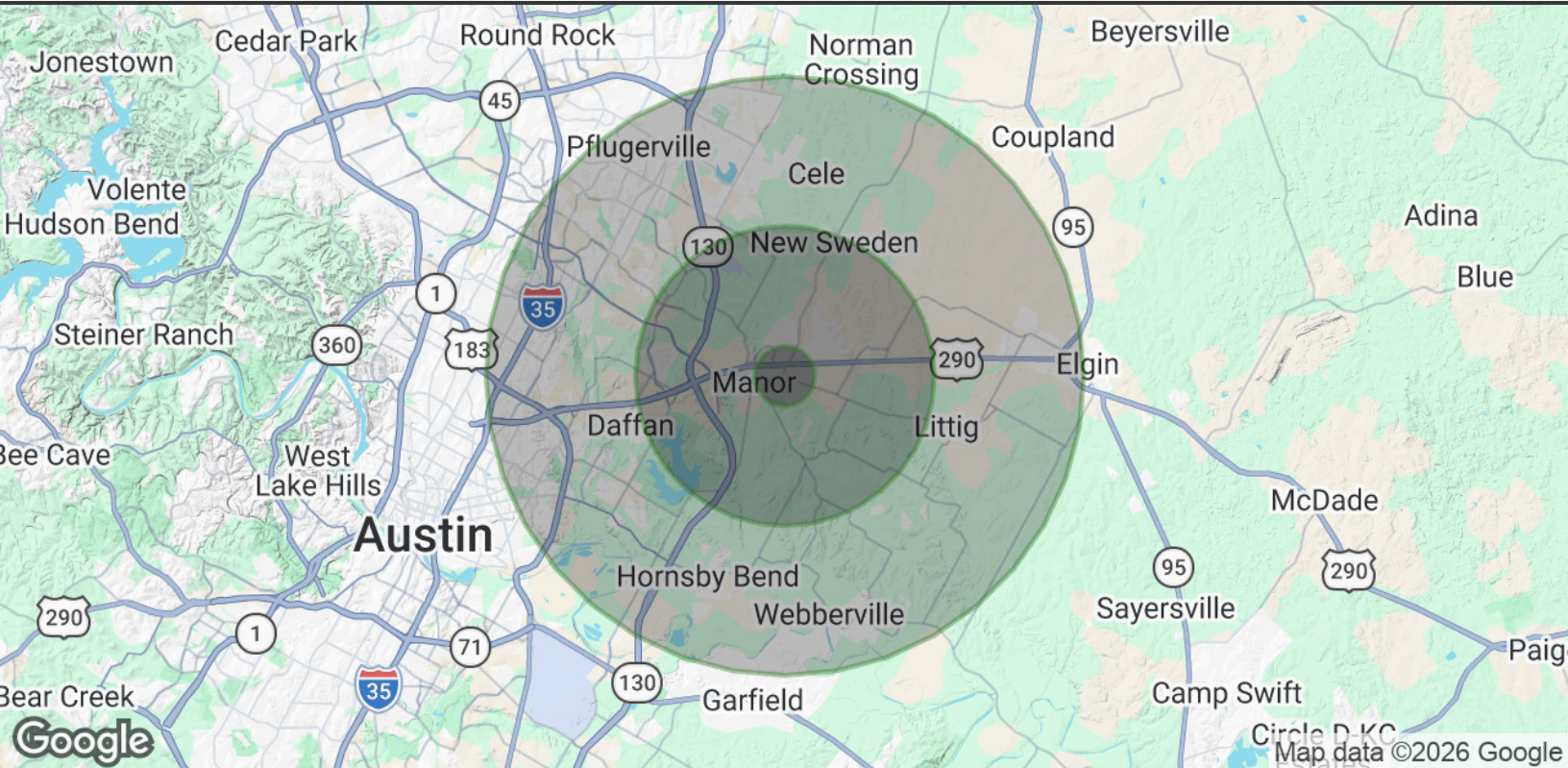
MARTHA DENHAM

martha@cmeatx.com // 512.939.3809



CMEATX.COM

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	734	12,899	159,503
Average Age	32.2	31.4	30.6
Average Age (Male)	32.2	31.9	29.8
Average Age (Female)	32.2	30.9	31.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	246	4,164	53,509
# of Persons per HH	3.0	3.1	3.0
Average HH Income	\$65,060	\$69,001	\$65,343
Average House Value	\$158,623	\$158,072	\$159,757

2020 American Community Survey (ACS)

MARTHA DENHAM

martha@cmeatx.com // 512.939.3809

