

7400 GILBERT RD

SWQ GILBERT RD & NEZ PERCE TRCE

7400 Gilbert Rd, Manor, TX 78653



FOR SALE

AVAILABLE LAND

6.262 AC
(125 Apartments Planned)

PRICE

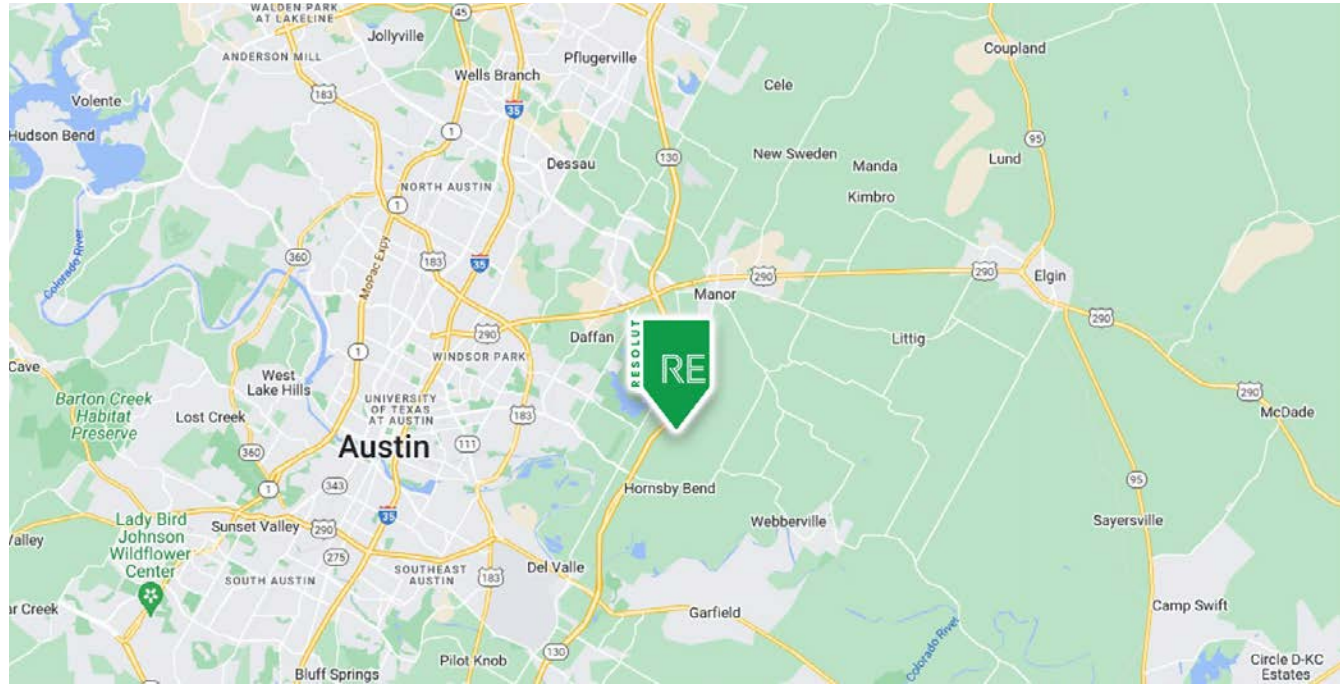
\$2,500,000

Alan Rust, CCIM

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PROPERTY HIGHLIGHTS

- Visible from Hwy 130. Upper floor apartments will have views of downtown Austin
- Located 4 miles north of Tesla Giga Factory
- 20 min from downtown Austin
- No Zoning - Austin ETJ
- 106 Waster Water LUE's available at just \$8k per if 1/2 cost paid 1/24/25 (requires 1,000 foot 12 inch pipe to connect)
- Can build 125 multi-family units in a 5-story building
 - 85 1-bedroom units
 - 40 2-bedroom units
- 36" Manville Water line improvements scheduled to be available Q4 '25 – Q1 '26



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



17,896
POPULATION
3-MILE RADIUS



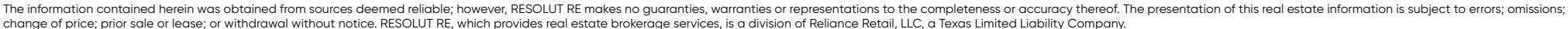
\$110,460.00
AVG HH INCOME
3-MILE RADIUS



5,273
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
TX-130 North: 22,744 VPD
TX-130 South: 22,800 VPD
(Costar 2023)



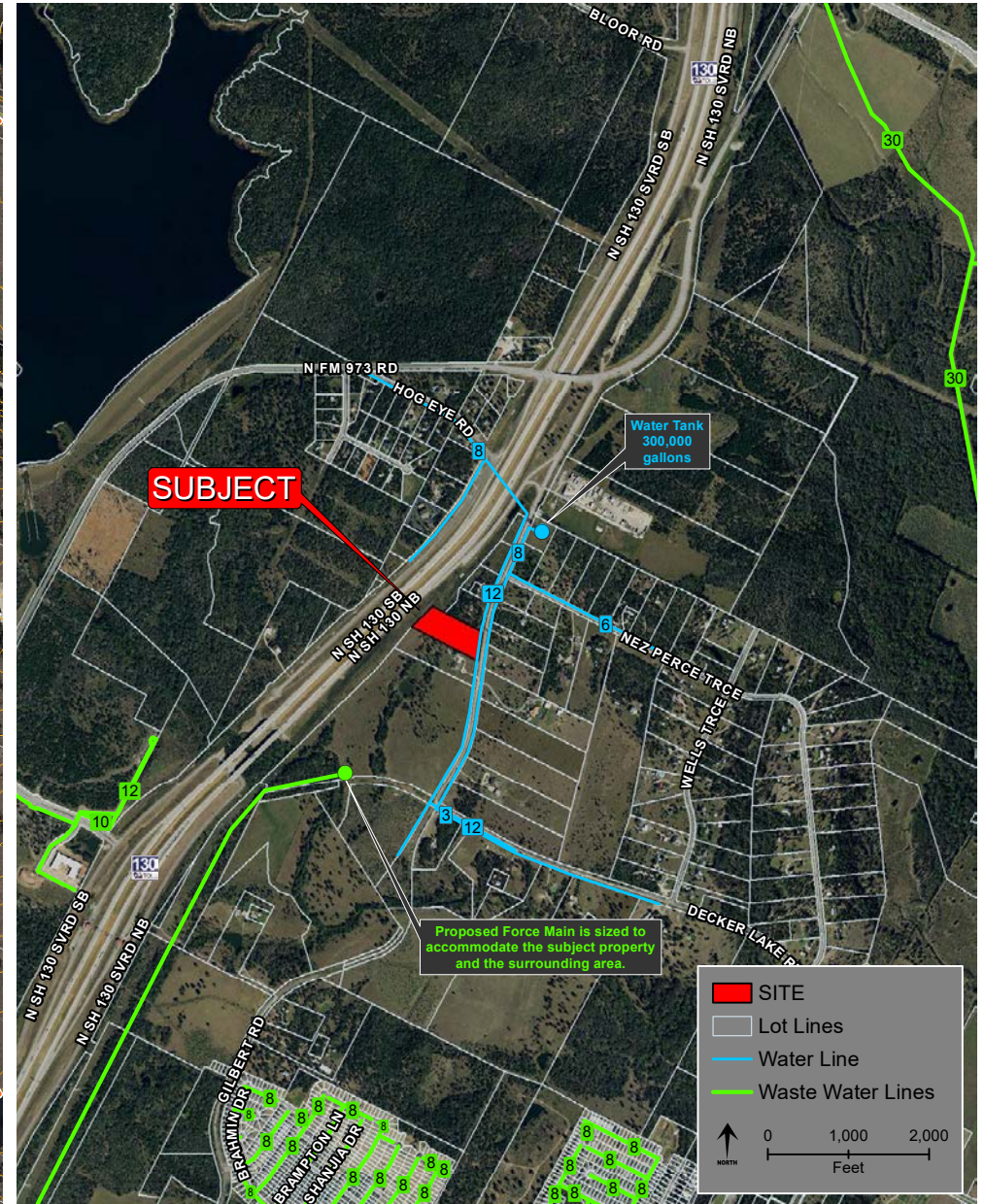
PROJECT PROGRAM:TOTAL UNITS: **125 UNITS**

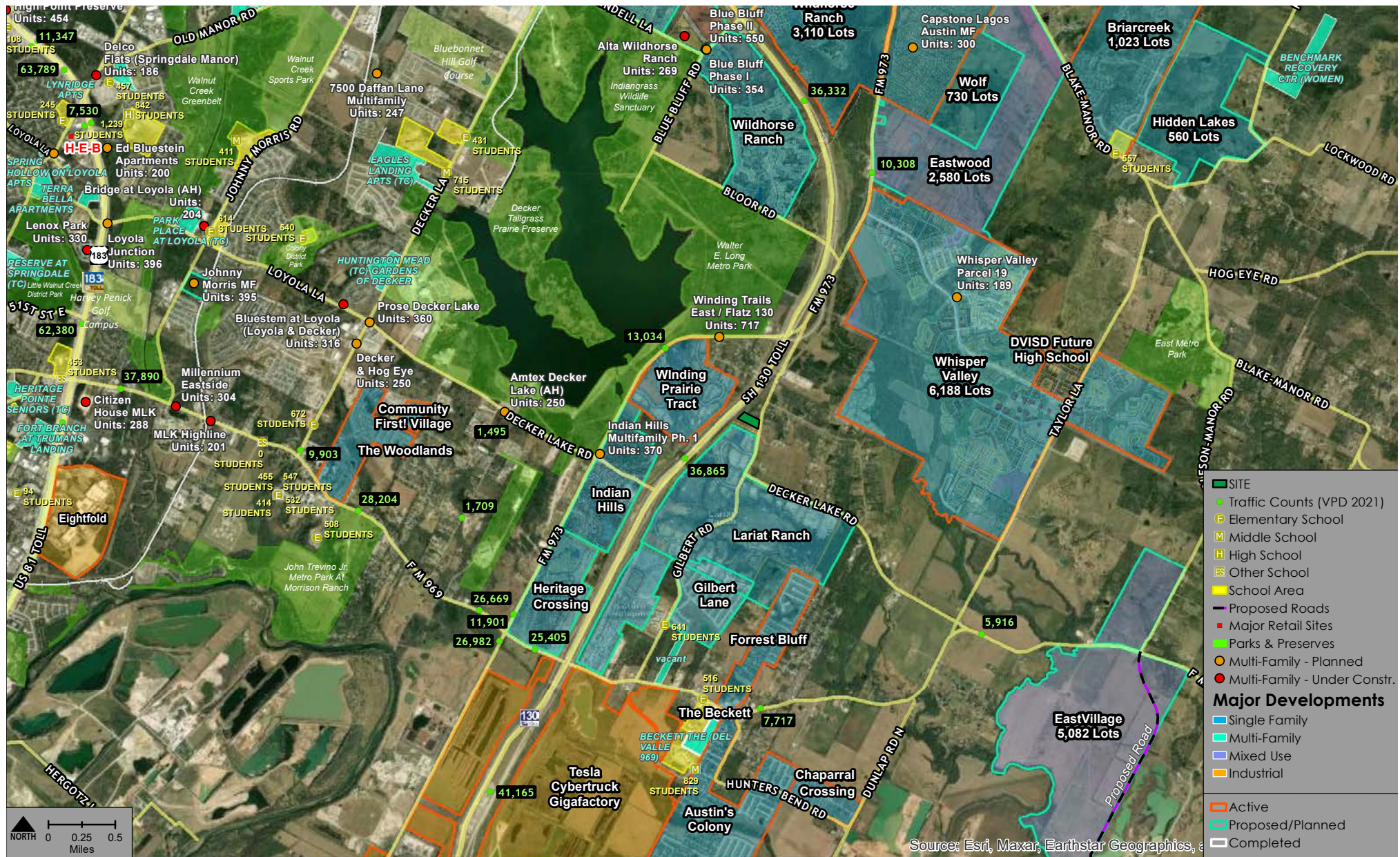
- ONE BEDROOM: 85 UNITS (68%)
- TWO-BEDROOM: 40 UNITS (32%)
- 5 STORY BUILDING

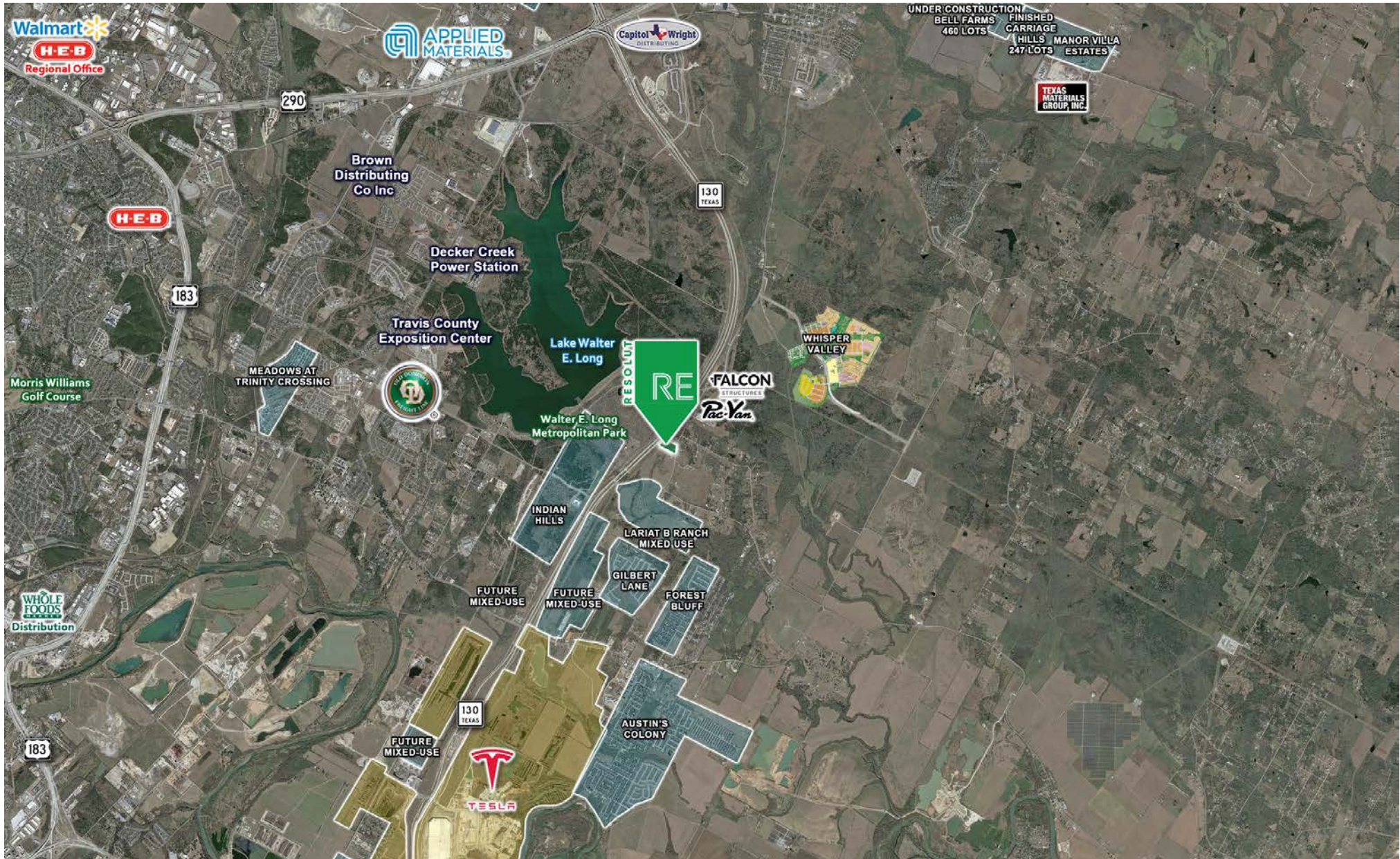
PARKING: PRE-CAST STRUCTURE

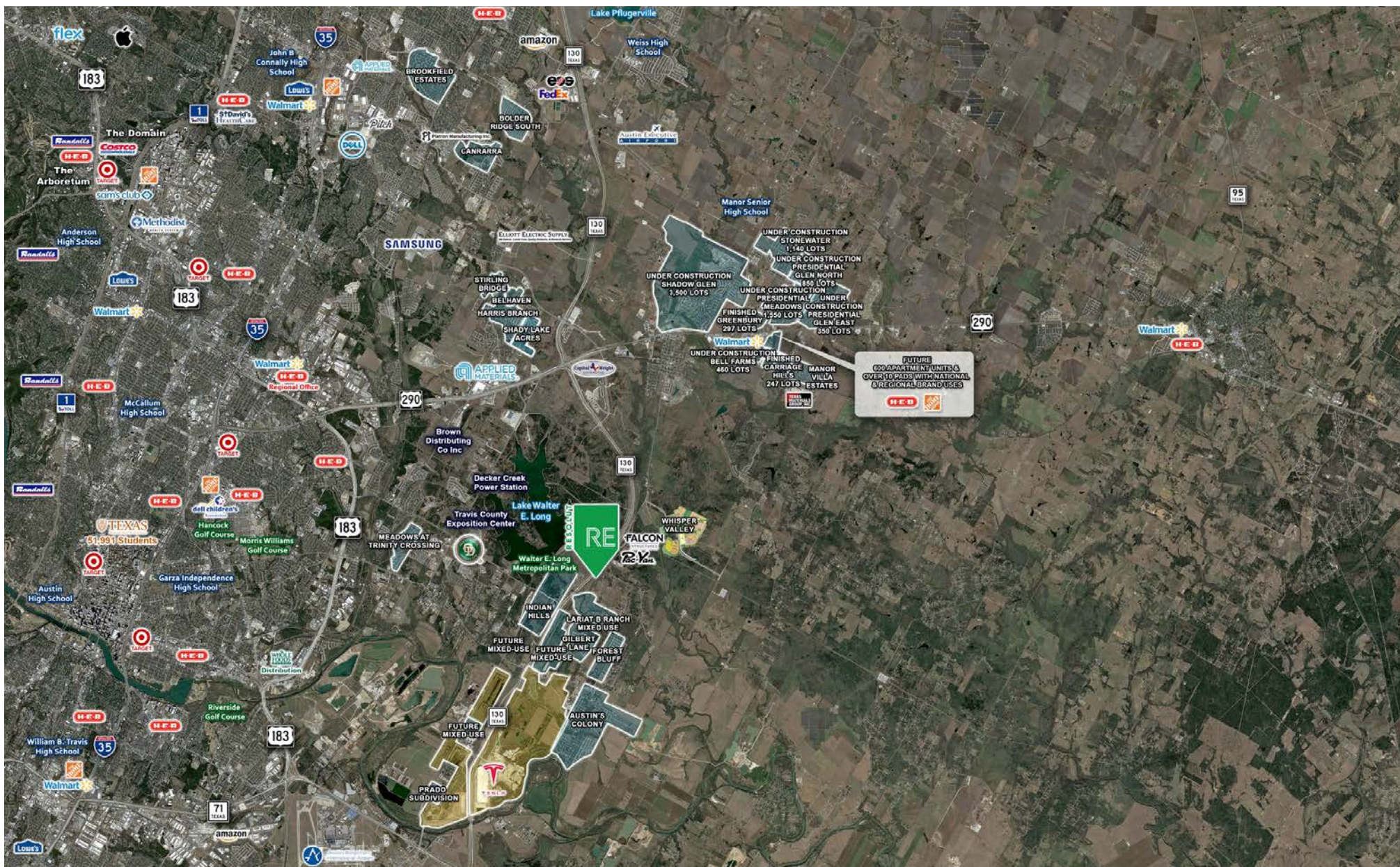
-3-LEVELS OF PARKING: 225 SPACES (1.8 PER D.U.)











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Information About Brokerage Services

11-2-2015

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.

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Date