



LAND | MANOR | FOR SALE

7415 Burleson Manor Rd

Manor, Texas 78653



Shelly Morgan
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512.814.1825

PROPERTY DESCRIPTION

±15.06 Acre Unrestricted Land Opportunity | Austin's High-Growth Tesla Corridor

This ±15.06-acre offering presents a rare opportunity to acquire unrestricted land in one of the fastest-growing corridors in the Austin MSA. Located along Burleson Manor Road in Travis County, the property offers excellent access to SH 130, Highway 71, and FM 973, providing seamless connectivity to Austin-Bergstrom International Airport, Tesla Gigafactory, and Downtown Austin.

The surrounding southeast Austin / Del Valle submarket has experienced significant transformation driven by major employment centers, infrastructure investment, and rapid residential and industrial expansion. The nearby Tesla Gigafactory, along with continued growth in logistics and manufacturing, has accelerated demand for flexible-use land in this corridor, positioning the property for both immediate use and long-term appreciation.

Manville waterline and electric at property line.

Unlike many properties within city limits, the site benefits from no zoning restrictions, allowing for a wide range of potential uses including industrial outdoor storage, contractor yard, RV or mobile home development, and other income-producing applications. With utilities nearby and strong accessibility, the property offers both near-term usability and future development upside.

Comprised of two tracts totaling approximately 15.06 acres, the site provides flexibility for phased development, resale, or user-driven site planning. The usable topography and strategic location further enhance its appeal for a variety of commercial and industrial applications.

As Austin continues its eastward expansion, this corridor is emerging as a key hub for growth, making this property an ideal opportunity for investors, developers, and owner-users seeking to capitalize on increasing land values in a supply-constrained market.



SALE PRICE

\$1,900,000 USD

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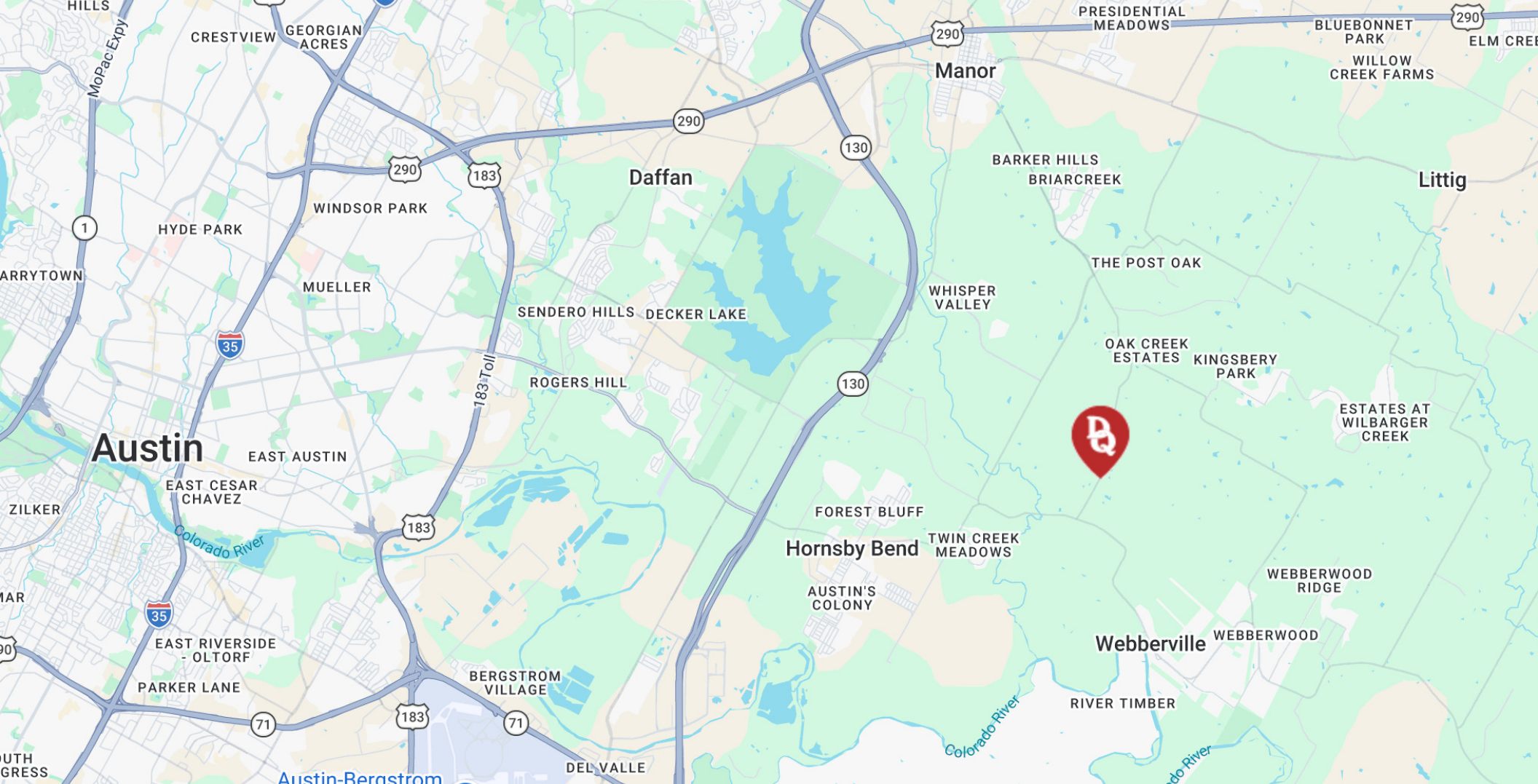
Property Summary

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LOCATION OVERVIEW

Located in the rapidly growing southeast Austin corridor, the property offers quick access to SH 130, Highway 71, and Austin-Bergstrom International Airport. Surrounded by expanding residential and industrial development, the site is well-positioned for long-term growth and investment potential.

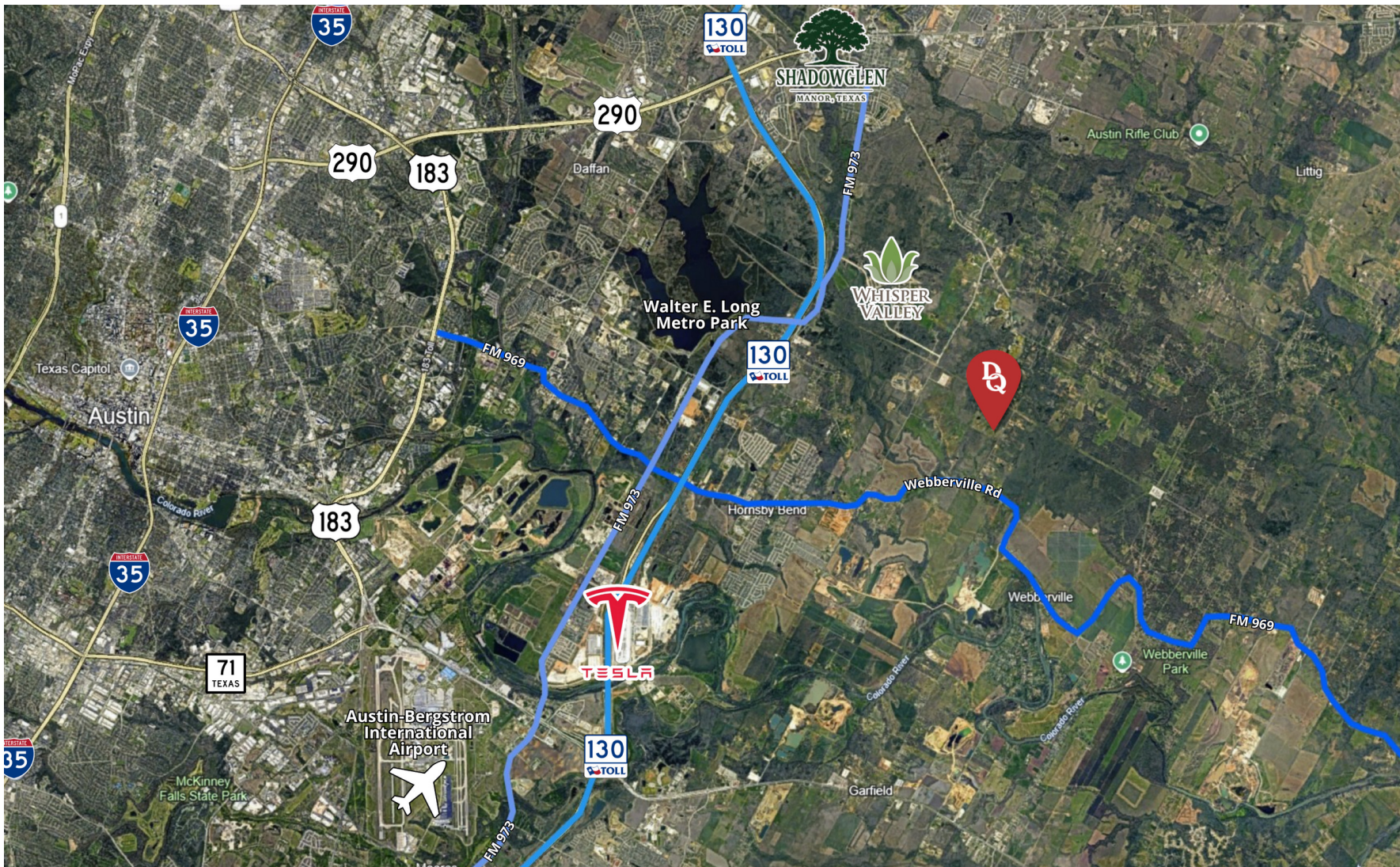
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Convenient Location

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Additional Photos

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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 or subagent 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
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Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Shelly Morgan	509529	shelly@donquick.com	(512) 814-1825	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date