

KIMBRO
YARDS

12340 OLD KIMBRO RD.
MANOR, TX

FOR
SALE,
LEASE,
OR BTS

VAULT

 CUSHMAN &
WAKEFIELD



PHASE I DELIVERING JANUARY 2027

PROPERTY HIGHLIGHTS

Located within the Manor ETJ, the site plan offers outside storage capacity, septic permits are in place, and reserved water capacity.

PHASE 1

**TOTAL ACREAGE:
34.35 AC**



PHASE 1

BLDG 2 10k SF

BLDG 9 10k SF

BLDG 12 10k SF

BLDG 13 10k SF

PHASE 2

SITE PLAN
OPTIONALITY.
BUILD-TO-SUIT
CAPABILITIES
FROM 10,000-
100,000 SF

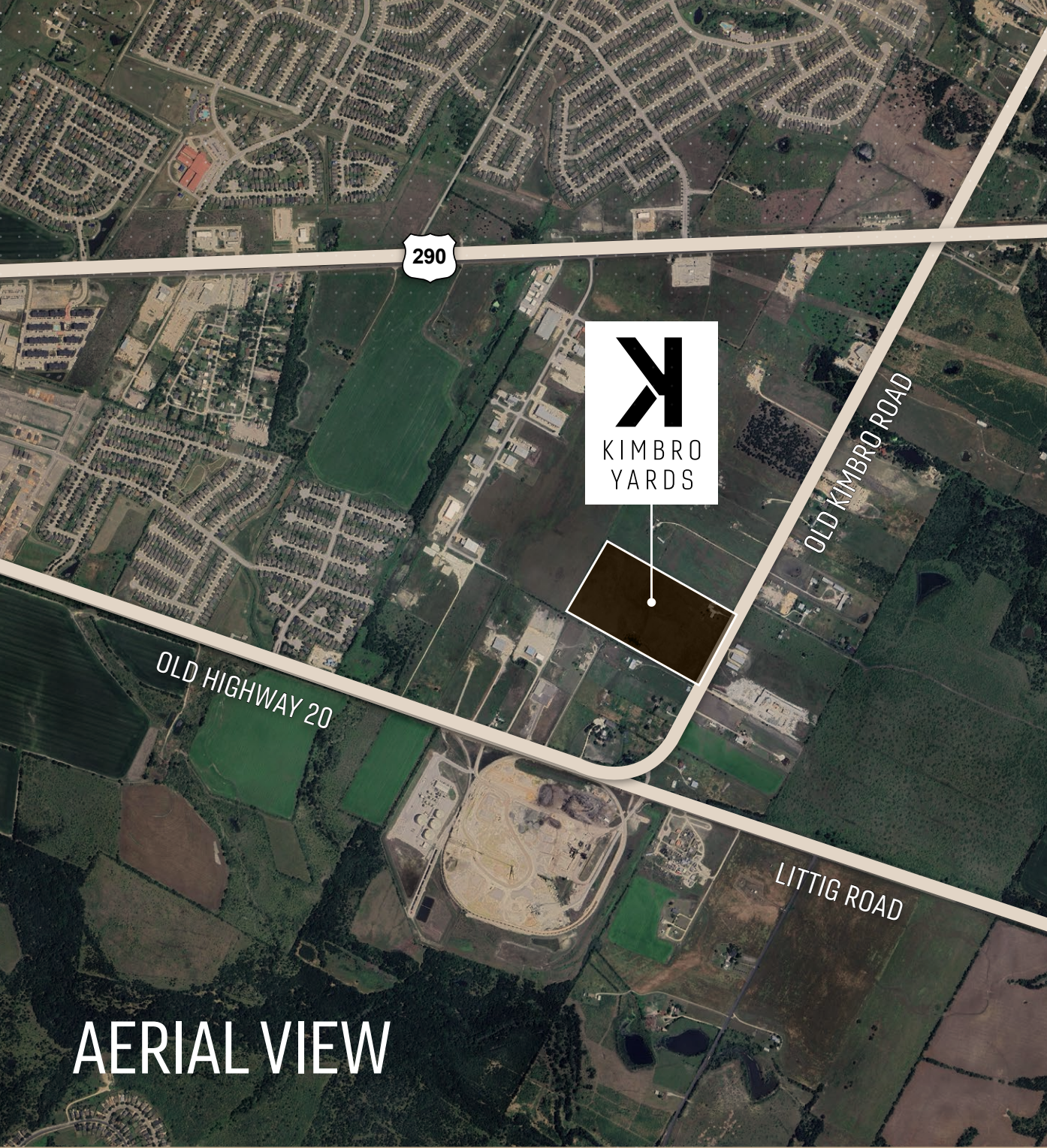
BUILD SPECS PER BUILDING:

- 1,020 SF Spec Office
- 20' Clear Height
- 400A 277/480 3-Phase Electrical Service Per Building
- R-19 Roof Insulation
- (1) 14' x 16' Oversized Grade Level Door
- (2) 9' x 10' Dock Wells
- IOS Yard with Chain Link Fence & Rolling Gates

**TOTAL SF:
190,441 SF**

PROPERTY RENDERINGS





AERIAL VIEW

KIMBRO YARDS

Situated in the premier growth corridor along Highway 290 and State Highway 130, Kimbro Yards offers utilities to site, enhanced roadway infrastructure, and exceptional access to Downtown Austin and Austin-Bergstrom International Airport. Located in Manor, the site sits within an Opportunity Zone and a thriving industrial hub serving major employers such as Samsung and Tesla.





08 MIN

TOLL 130

20 MIN

INTERSTATE 35

22 MIN

UNIVERSITY OF
TEXAS-AUSTIN

AUSTIN-BERGSTROM
INTERNATIONAL AIRPORT

24 MIN

DOWNTOWN AUSTIN



**LOCATION
OVERVIEW**



KIMBRO YARDS



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**CUSHMAN &
WAKEFIELD**

VAULT

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