

CALL FOR MORE INFORMATION



AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Easy access and excellent visibility to Hwy 290
- Close proximity to Highway 130
- Grease traps installed
- Patios
- Lake Views

TRAFFIC COUNT

US Hwy 290: 52,463 VPD
(CoStar 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



30,345
2021 POPULATION
3 MILE RADIUS



10,517
2021 DAYTIME POPULATION
3 MILE RADIUS



\$50,654
2021 AVERAGE INCOME
3 MILE RADIUS



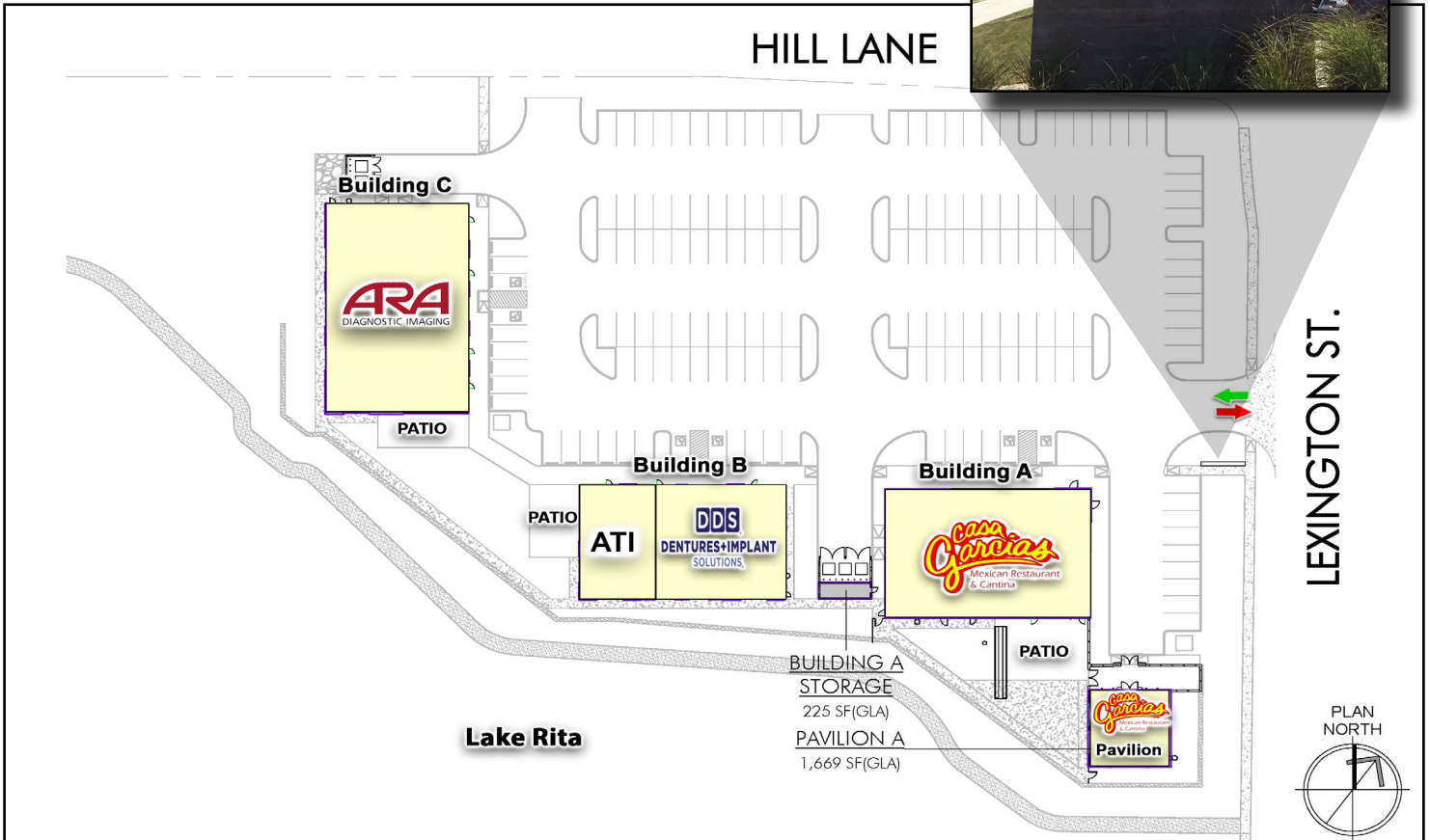
52,463 VPD
US HWY 290

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Shadowview Lakeside

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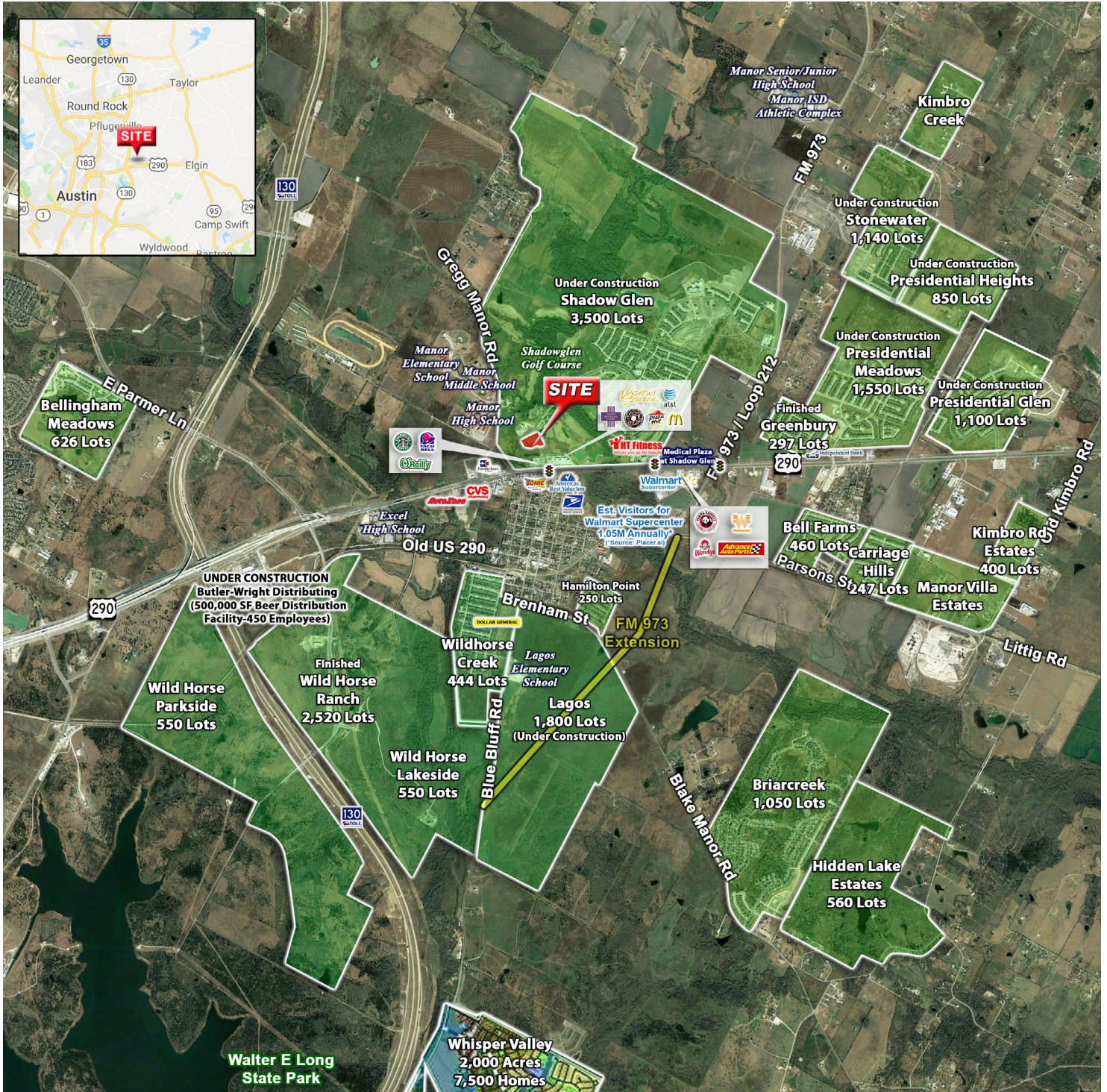
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Whisper Valley Development's plan: 7,500 'energy neutral' homes in Austin

A development that promises to bring 7,500 energy-saving homes to Central Texas is beginning to take shape in northeastern Travis County.

Situated off Texas 130, about 3 miles south of Manor, construction is scheduled to start soon on the first 237 homes at Whisper Valley, developer Taurus of Texas said.

Taurus officials said the project is the first large single-family housing development, locally and nationally, that will be "energy neutral," with homes designed to produce as much energy as they consume on a net basis every year.

The homes will be equipped with geothermal pumps for heating and cooling; roof-mounted solar panels; energy-efficient appliances; and other green-building technologies, Taurus said.

That means they could achieve the "net-zero," or carbon neutral, standard Austin has set as a goal for all new homes built within the city limits from 2016 forward. Austin has set a 2050 target to reduce carbon emissions to zero for all buildings and houses.

"This is a significant undertaking, and Austin, with its progressive carbon-emissions targets, is the perfect place to do this," said Douglas Gilliland, president of Taurus of Texas. The firm is a subsidiary of Taurus Investment Holdings, a Boston firm.

Taurus said the homes are expected to be priced between \$150,000 and \$275,000. The Austin metro area's 2015 median market value for homes was \$267,000, according to the Travis Central Appraisal District. The median market value for the area that includes Whisper Valley was about \$132,000, according to the appraisal district.

With Austin city leaders aiming to add more moderately priced housing, "we believe we can be a part of that solution, by offering sustainable, affordable homes" in one of the city's preferred areas for growth, Gilliland said.

Pacesetter Homes and Homes by AVI have signed up to be the first builders in Whisper Valley. Taurus expects to announce more builders soon.

The energy-saving features in Whisper Valley's homes will come through a partnership of several companies that are leaders in their industries.

The partners include Bosch — which will include its energy-saving kitchen appliances, geothermal heat pumps and high-efficiency water heaters in the homes — and Google Nest, which will be supplying its smart thermostats and other products.

Google Fiber also is part of the project. Google said Whisper Valley is the first project where its ultra-fast Internet service is being installed in a new housing development. Google is in the process of installing Google Fiber in a number of existing Austin neighborhoods.

In addition to the thousands of houses, townhomes and apartments, Whisper Valley is expected to have more than 2 million square feet of retail and office space once completed in phases. A second phase with about 200 homes could start next year.

Taurus' plans to make Whisper Valley both affordable and sustainable "is a really a smart marketing approach for them," said Charles Heimsath, president of Capitol Market Research, an Austin real estate consulting firm.

"There really isn't much development out there at all right now," Heimsath said. "In order to attract people to that area, you need something different from the norm, which this is."

Taurus said it will preserve about a third of the project for green space and trails, including a park with more than 600 acres.

Taurus bought the 2,062 acres for Whisper Valley in 2006, but bank funding dried up during the economic downturn. So Taurus and the city of Austin teamed up for a special type of financing, whereby the city issued bonds to finance highway improvements and water and wastewater lines that will serve not only Whisper Valley but other future projects.

In return, Taurus' role was to create a sustainable development that would include energy-efficient homes to help the city meet its carbon-emissions goals.

Central Texas cities pricing out prospective homeowners

About 20 minutes from Austin sits a booming community where houses can't go up fast enough.

"We went out of town for a couple of weeks and came back, and there were houses across the streets," said Matt Hintz, who searched for a home in Austin before settling on a more affordable option outside the city limits.

Hintz and his girlfriend bought a three bedroom, two bathroom home a month ago in Manor.

"Was looking to buy an entry level home but couldn't afford Austin or Round Rock," Hintz said.

According to the Austin Board of Realtors, home sales in Austin cooled a bit in May, but prices remain high. The high price tags are forcing bargain hunters to look toward the smaller, surrounding communities

Kiersty Lombar has been a realtor in Central Texas for more than 10 years. She said the real estate markets in smaller communities such as Manor, Pflugerville and Buda are thriving. According to BestofWilco.com, home prices in those three communities all increased from 2013 to 2014.

Austin and Round Rock remain hotbeds and home prices have stayed about the same.

"I have people who want to move, for instance back from Georgetown to northwest Austin, and they have the idea of what it was like 20 years ago and they're having a hard time wrapping their heads around the fact you can't get what you used to for \$550,000," Lombar said.

Lombar said Austin housing prices are experiencing the same trend the Dallas area experienced in the 70s and 80s. It's a growth that spread outward and spurred several smaller communities.

Business construction is also booming in cities such as Manor.

And with 110 people moving to the Austin area everyday, the demand for homes does not seem to be slowing down anytime soon.

Source: <http://www.kvue.com/story/news/local/2015/07/06/central-texas-cities-pricing-out-prospective-homeowners/29751785/>

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City of Manor in national spotlight, ranked top ten fastest growing suburb in America

“It’s huge because it draws attention to the little city,” said City Manager Thomas Bolt, who believes that this boom is not yet done.

Author: Juan Rodriguez

MANOR — A small town east of Austin is in the national spotlight and being recognized as one of the fastest growing suburbs in America.

“I’ve always been in the city of Manor and it seem’s like it’s all I do,” said Dale Turner, who has been living in Manor for more than 50 years.

Turner says that the boom of people coming in to live in Manor is quite a sight to see.

“It wasn’t but a little elementary school in a hill,” Turner said, “There was nothing on Highway 290.”

The change has been very drastic since then.

“You can sit outside for about five minutes and count 70 or 80 cars,” he said.

Manor was a city that once had a little more than 1,000 people in the 1990’s. The U.S. Census calculated the city has grown close to 10,000 people.

Realtor.com named Manor as the seventh fastest growing suburb in the country.

“It’s huge because it draws attention to the little city,” said City Manager Thomas Bolt, who believes that this boom is not done yet.

“It looks like we’re getting ready for another boom, with more phases and subdivisions,” Bolt explained.

Bolt said more growth in Manor will be visible within the next few years.

“There’s going to be a lot of restaurant sites. We will have senior citizen housing and many more single homes,” Bolt said.

The growth is what Turner says is something for younger generations to enjoy.

“That sounds great to me and it’s exciting,” Turner said. “I wouldn’t have thought about such a thing.”

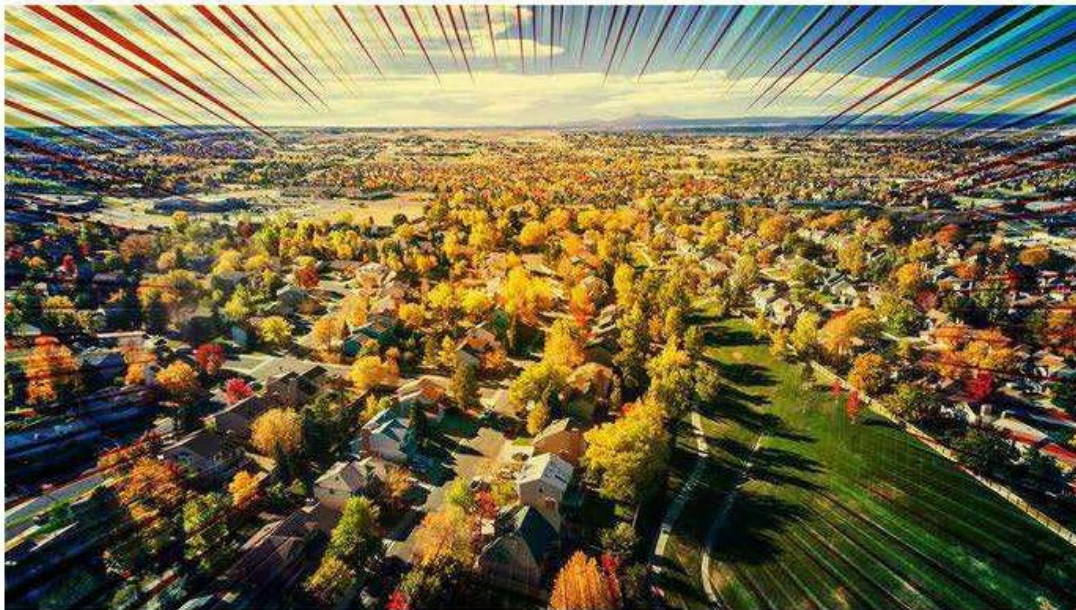
America's 10 Fastest-Growing Suburbs Aren't 'Sleepy' At All: It's a 'Burb Boom!

By Lance Lambert | Jul 16, 2018

Americans are falling in love with the 'burbs again. The longstanding romance cooled a bit after the 2008 financial crisis, but as cash makes its way back into personal savings accounts, folks are again indulging their instinctual urge to grab their own piece of the national dream—front and back yard included, thank you very much.

But if you think suburbs are serene and low-key compared to the bustle of big cities, you probably haven't bought a home in a popular one lately. Demand is fierce in communities that have the right mix of good schools, short commute times, fun and walkable downtowns, and lots of new, spacious homes. And things are only likely to get hotter, considering that millennials, America's biggest group of buyers, are moving to suburbia in ever-greater numbers.

Realtor.com®'s data team set out to identify the nation's most sought-after 'burbs—the areas experiencing construction booms (adding much-needed inventory to the market), home appreciation, and population growth (making them smart investments). Their growth didn't just happen—these places chased it, with developed downtowns and plenty of citylike amenities.



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Public improvement district will bring new development to Manor

By Gary Dinges - American-Statesman Staff

As one of the fastest-growing cities in the country, Manor has been getting a lot of looks lately.

Commercial developers, in particular, have their eyes on the city – and a recently improved public improvement district is expected to accelerate development.

The EntradaGlen PID gets its name from the two master-planned communities it encompasses: Las Entradas and Shadow Glen. Together, the two developments span 322 acres.

Locally based Dwyer Realty Cos. is the company behind both Las Entradas and Shadow Glen. Pete Dwyer, president Dwyer Realty Cos. said homes there start at less than \$250,000 – a rarity in the metro Austin area.

The new PID will be able to finance up to \$40 million in infrastructure – such as roads – using revenues, taxes and assessments generated inside the district. Thanks to the PID, Manor residents and business owners outside the district will not be on the hook for those expenses.

“We acquired this land about 10 years ago,” Dwyer said. “When we did, we recognized immediately that there would be infrastructure needs.”

Dwyer’s firm and the city looked at a variety of arrangements before deciding to form the PID. The district is expected to accelerate construction of as much as 1.2 million square feet of commercial space, generating \$348.7 million in revenue for Manor over 30 years.

First up, Dwyer said, will be two road extensions that he says will “help the Manor community at large.” Gregg Manor Road will be extended south to Parsons Street, while Hill Lane will be extended from Gregg Manor Road north to Lexington Street.

Dwyer estimates the two road projects will cost about \$5 million.

“Both road projects are shovel-ready,” he said. “We are ready to go yesterday on these.”

The Manor school district, in particular, should benefit from the new roads, Dwyer said. Once the roads are completed, buses will be able to travel from the district’s bus barn to Manor New Tech High School without having to get on the often-congested U.S. 290.

Already, a number of businesses have committed to the Las Entradas and Shadow Glen projects, Dwyer has said, including the Casa Garcia Mexican restaurant, which plans to open its flagship location in Manor.

“We will see a lot more of this because of these two roads,” Dwyer said. “The new connections will create a circulator of sorts that will essentially create a town square.”

Other recent additions in the Las Entradas and Shadow Glen communities include a Baylor Scott & White medical clinic, Austin Regional Clinic and Frontier Bank.

The hope going forward is that Manor will be able attract bigger businesses, Dwyer said, such as an H-E-B grocery store. H-E-B currently has a location in nearby Elgin.

“We’ve got a bunch of users who’ve come in already,” Dwyer said. “This PID, we believe, will help us bring in the big users.”

Source: <https://www.mystatesman.com/business/public-improvement-district-will-bring-new-development-manor/OJNcxDwQPhZvg4V8Xw5rsM/>



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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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Buyer/Tenant/Seller/Landlord Initials

Date