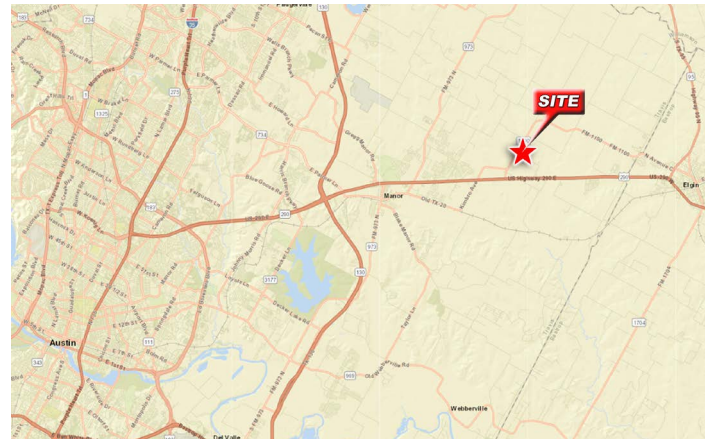


**±113.5 Acres
FM-1100 & Abrahamson Rd
Manor, Travis County, Texas**



HIGHLIGHTS

- SIZE: ±113.5 AC
- UTILITIES: Water: 2-inch water line in both FM-1100 & Abrahamson Road. Sewer: Septic currently, property falls within the City of Elgin Sewer CCN
- JURISDICTION: Manor ETJ
- TOPOGRAPHY: Flat
- FRONTAGE: ±0.38 miles on FM-1100 & ±0.48 miles on Abrahamson Rd
- IMPROVEMENTS: 2,497 SF 3 bed/2 bath stone house built in 2005. One 14x14 shop, one 16x20 shop, one 36x50 barn with a 34x32 addition and a 34x36 warehouse.
- ZONING: The property is not zoned but is subject to a development agreement with the City of Manor.
- SCHOOL DISTRICT: Elgin ISD
- PRICE: \$11,250,000



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
2022 TOTAL POP	15,889	37,351	57,915
2027 PROJ POP	19,452	45,352	69,521
AVG HH INCOME	\$98,923	\$100,074	\$98,542

Contact For More Information:
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 505 Walsh St. Austin, TX 78703
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- Location:** Ideally located just 20 miles east of Austin at the northeast corner of FM-1100 & Abrahamson Road between the growth markets of Manor and Elgin in Travis County.
- Frontage:** The property has ample frontage on FM 1100 and Abrahamson Road. Both FM 1100 and Abrahamson Road give you direct access to Highway 290, a major thoroughfare through east/west Austin.
- Improvements:** The property features a beautiful 3 bed, 2.5 bath, 2,497 sqft stone house that was built in 2005. The house includes a study, laundry room, storage room inside an oversized garage, a metal roof installed in 2021, an automatic gated entry along a recently graveled road to the house as well as 2 extra shops behind the house, one 14x14 and one 16x20. Also included on the property is a 36x50 barn with a 24x32 addition and a 34x36 warehouse.
- Schools:** Elgin ISD (Neidig Elementary School, Elgin Middle School & Elgin High School)
- Utilities:** Water: 2 inch Aqua waterline in both FM 1100 & Abrahamson Road. Buyer should do adequate due diligence to confirm capacity. Sewer: Septic currently, property falls within the City of Elgin Sewer CCN.
- Topography:** The site is very flat with limited elevation change throughout, giving ease to development. Much of the property is open, cultivated fields. The property features a ~.8 acre pond with dock access.
- Taxes:** The property taxes in 2021 were \$7,426.96. The majority of the property is subject to Agricultural Valuation. The residence and 2.31 acres are taxed at full value.
- Floodplain:** None

FM-1100 & Abrahamson Rd Manor, Travis County, Texas

±113.5 AC
FOR SALE



**FUTURE
600 APARTMENT UNITS &
OVER 10 PADS WITH NATIONAL
& REGIONAL BRAND USES**

HEB **HOME DEPOT**

DISTANCE FROM SITE:

- Manor - 5.8 miles
- Elgin - 7.8 miles
- Tesla - 15.5 miles
- Samsung (Taylor) - 19 miles
- ABIA - 19.6 miles
- Austin - 20 miles
- Apple (Robinson Ranch) - 25.5 miles



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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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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Designated Broker’s Name	License No.	Email	Phone
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Agent’s Supervisor’s Name	License No.	Email	Phone
<u>Garrett Yarbrough</u>	<u>706982</u>	<u>garrett@rclb.com</u>	<u>(512) 924-9236</u>
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date