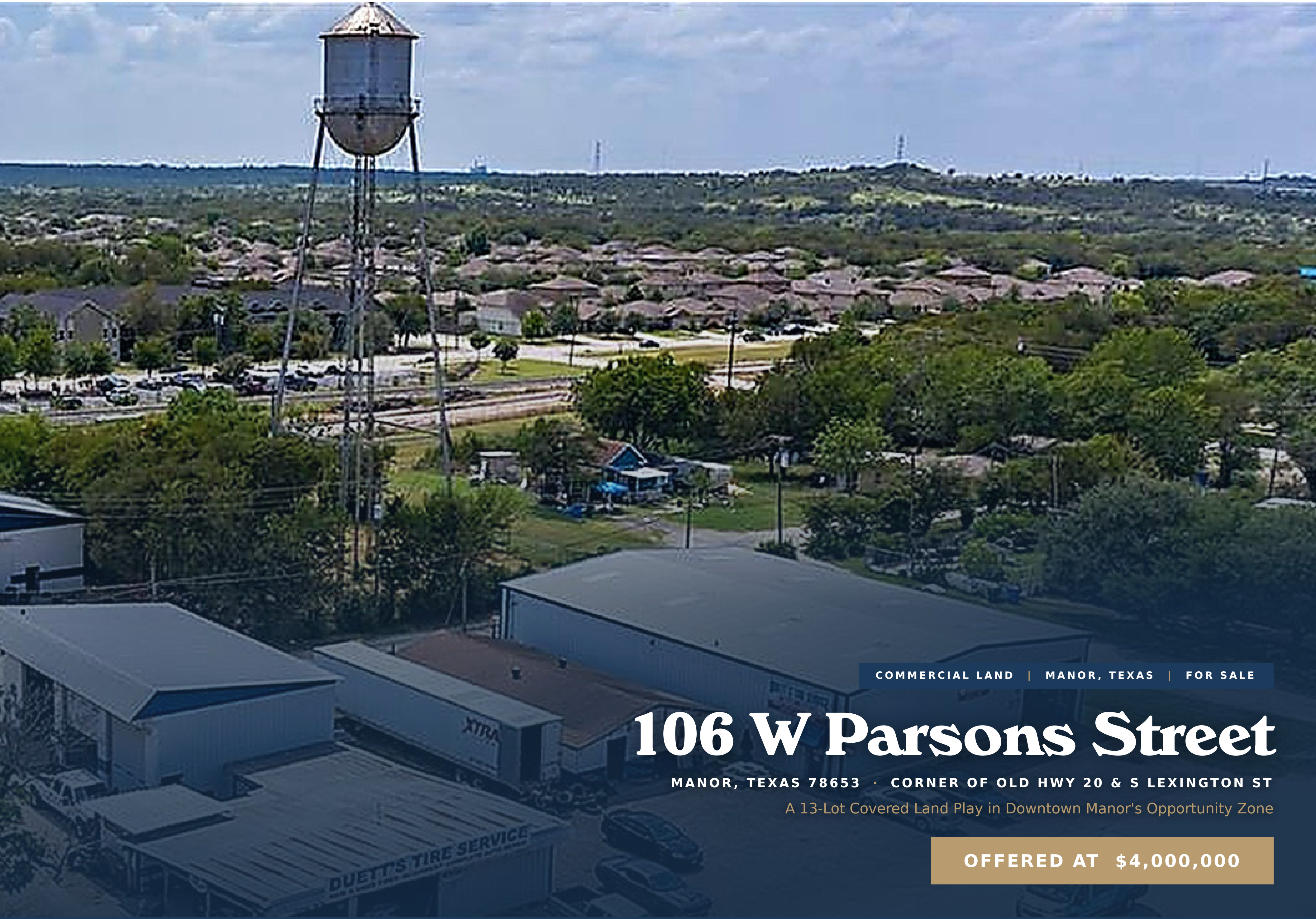

COMMERCIAL LAND | MANOR, TEXAS | FOR SALE

106 W Parsons Street

MANOR, TEXAS 78653 · CORNER OF OLD HWY 20 & S LEXINGTON ST

A 13-Lot Covered Land Play in Downtown Manor's Opportunity Zone

OFFERED AT $4,000,000

Don Quick & Associates, Inc.

Shelly Morgan
(512) 814-1825 · Shelly@donquick.com

THE OPPORTUNITY

A Rare Near Full-Block Assemblage

FOR SALE | OFFERED AT $4,000,000

106 W Parsons Street is a seven parcel assemblage covering thirteen platted lots and most of a city block in downtown Manor, Texas: a covered land play offering developer ready scale with income in place. The offering comprises ±0.86 acres (±37,375 SF) improved with ±10,340 SF across 13 buildings, zoned C-1 Light Commercial, in a Qualified Opportunity Zone at the corner of Old Hwy 20 and S Lexington St.

The established on-site automotive operation conveys with the sale, generating income while a buyer works through planning and entitlement: land banking without negative carry. Three of the seven parcels are unimproved open ground, so a first phase can begin without displacing the business.

HIGHLIGHTS

- **Covered land play:** on-site income carries the asset through planning, entitlement, and design.
- **Near full-block assemblage:** seven contiguous parcels covering thirteen platted lots in Block 24 of the original Manor townsite; contiguous control that rarely trades downtown.
- **Three open parcels:** PIDs 238714, 238716 and 238718 carry no improvements, so a first phase does not relocate the business.
- **Opportunity Zone and upzone path:** FLUM designates Downtown Mixed-Use; the city encourages a Downtown Business rezone with reduced setbacks and higher coverage.
- **Utilities in place:** City of Manor water and sewer; 6 inch wastewater line in the 20 ft public alley; gas available.
- **Income in the price:** the operational automotive business is included in the $4,000,000 sales price; financials to qualified parties on request.
- **Ideal for:** owner users seeking scale, investors assembling a land bank in a high growth submarket, or developers planning a future downtown Manor mixed use or commercial project.

$4.0M	±0.86 AC	7 / 13	±10,340 SF
OFFERING PRICE	±37,375 SF LAND	PARCELS / LOTS	IMPROVEMENTS

ON-SITE IMPROVEMENTS

SERVICE BAYS · INCOME IN PLACE

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IN THE PATH OF AUSTIN'S EASTERN GROWTH

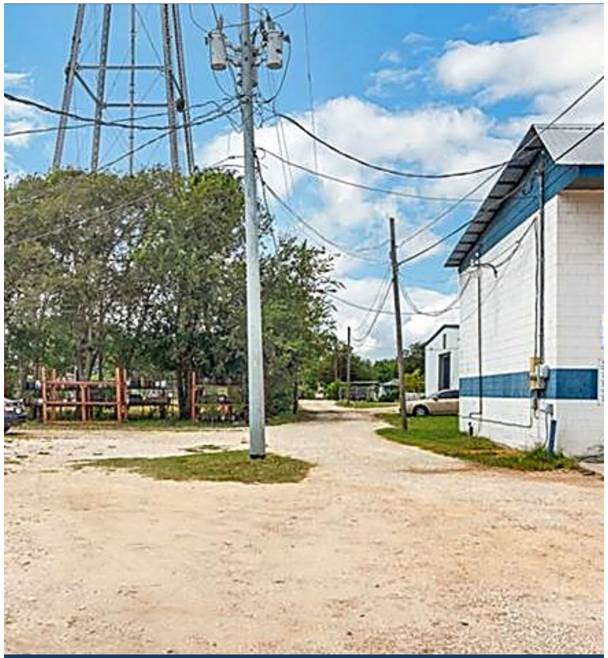
Downtown Manor: Income Today, Upside Tomorrow

Manor anchors the midpoint of Austin's eastern growth corridor. The city ranks among the fastest growing in the United States, with population growth of ±1,686% since 2000 and 14,000+ housing units in various stages of planning. Major retail has followed: H-E-B is now open at Manor Crossing (100,100 SF) alongside Home Depot, TJ Maxx, and Burlington.

WHY MANOR, WHY NOW

- **US-290 corridor exposure:** ±62,275 vehicles per day at Manor, with corner positioning in the city's commercial core.
- **Tesla Giga Texas:** 15 minutes south via FM 973, which TxDOT is expanding to six lanes; 20,000+ jobs.
- **Samsung Taylor:** 20 minutes north via SH-130; $37B+ in announced Central Texas investment and a $16.5B Tesla and Samsung chip supply deal through 2033.
- **Proposed CapMetro Green Line:** commuter rail proposed on the freight corridor at the assemblage's south edge, with a Manor station proposed.
- **Young, affluent trade area:** median age 29.3; 2025 est. average household income $130,596; median home value $347,900; 75% homeownership.

DOWNTOWN MANOR FROM ABOVE



PARSONS STREET FRONTAGE

±62,275
VPD ON US-290

15 MIN
TO TESLA GIGA TEXAS

$37B+
SAMSUNG EXPANSION

14,000+
HOUSING UNITS PLANNED

Sources: City of Manor 2025 Community Demographic Profile (The Retail Coach); Samsung and U.S. Department of Commerce announcements; CapMetro Project Connect; TxDOT. All figures approximate; buyer to verify.

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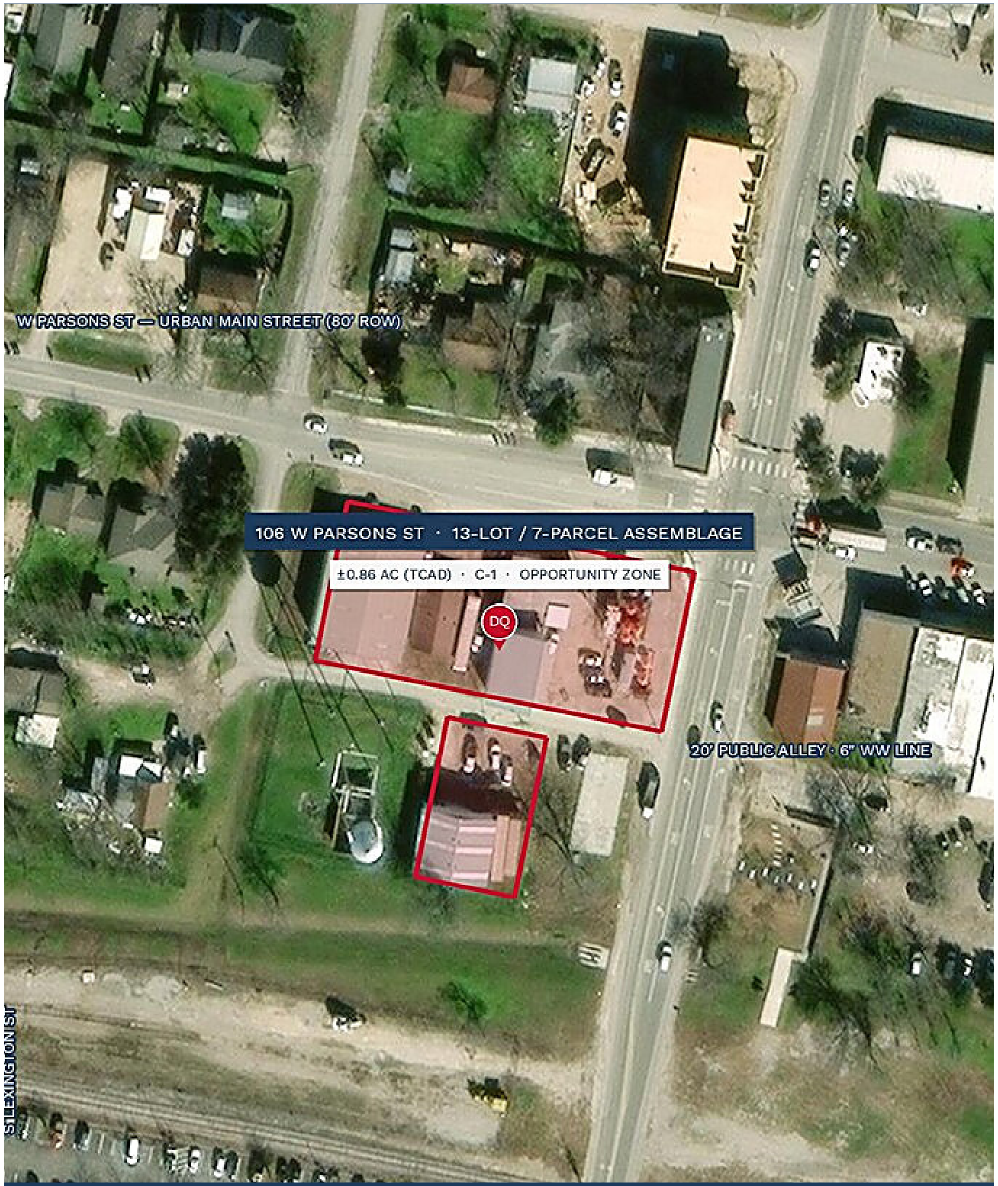
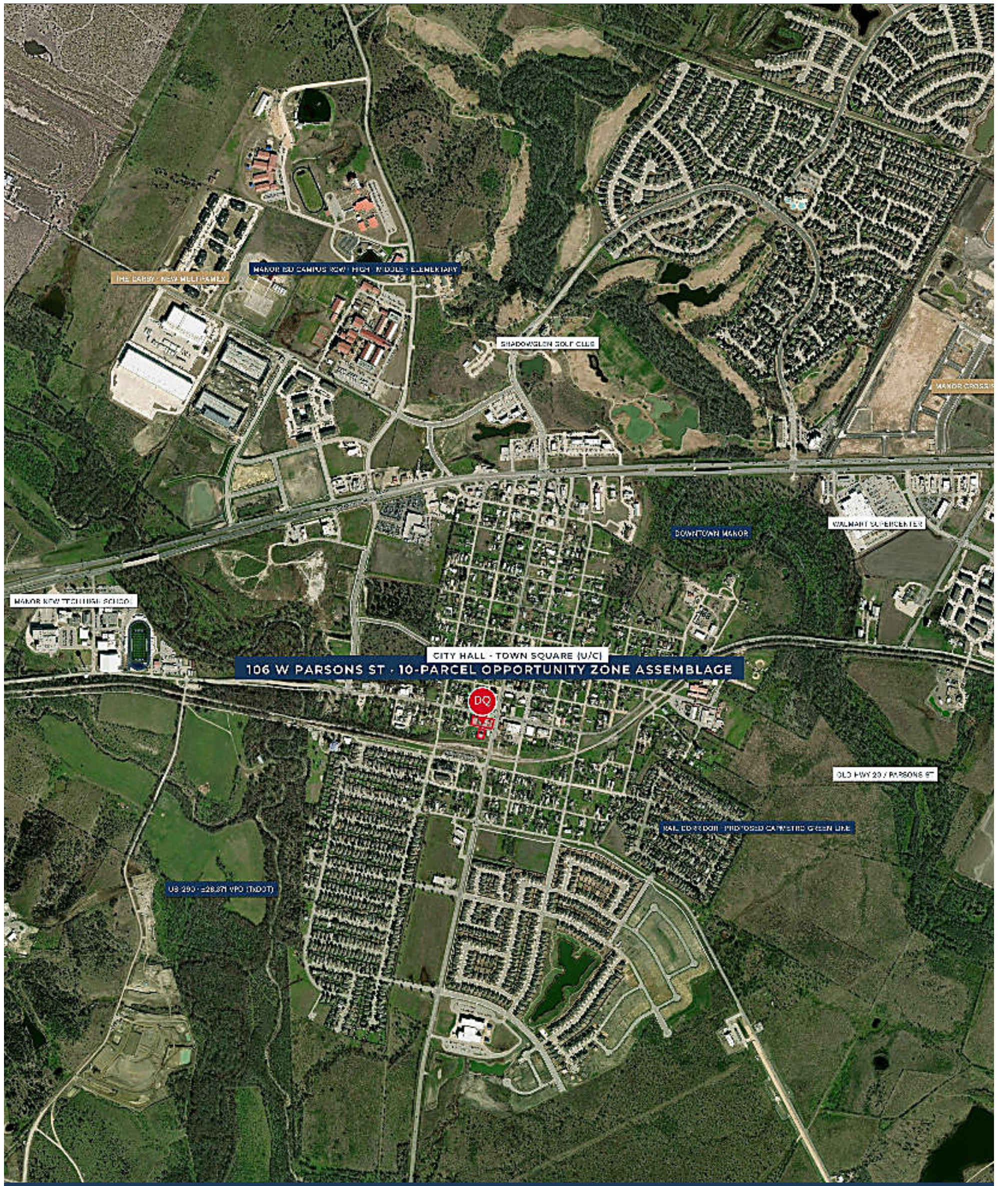
AERIAL & LOCATION

The Assemblage & Location

±0.86 AC | 7 PARCELS · 13 LOTS | OPPORTUNITY ZONE



SITE AERIAL · TCAD PARCEL BOUNDARY



DOWNTOWN MANOR · US-290 GROWTH CORRIDOR

CALL FOR OFFERING MEMORANDUM & PRIVATE TOUR · SHELLY MORGAN · (512) 814-1825 · SHELLY@DONQUICK.COM

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