

13816 Old Hwy 20

Manor, TX 78653

**Industrial
Investment Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Connor Cordell

Associate

(737) 256-7757

connor.cordell@matthews.com

License No. 826920 (TX)



Jeff Miller

FVP & Associate Director

(512) 535-5310

jeff.miller@matthews.com

License No. 797636 (TX)

Patrick Graham

Broker of Record

Broker Lic No. 528005 (TX)

Firm Lic No. 9005919 (TX)

MATTHEWS™





Table of Contents

- 01 Property Overview
- 02 Financial Overview
- 03 Tenant Overview
- 04 Market Overview

INVESTMENT HIGHLIGHTS

Property Highlights

- **Long-Term Tenant** - Superior Traffic Control, LLC is in place under a 5-year lease executed January 3, 2024, providing near-term occupancy stability.
- **NNN Lease Structure** - The lease is structured as NNN, with tenant reimbursement for 100% of operating expenses, direct utility costs, and 80% of property taxes on the lot plus 100% of taxes specifically assessed to the premises.
- **Functional Industrial Facility** - The property features a 10,570 SF 1985-built metal building with 8,070 SF warehouse, 2,500 SF office/print shop, 16' clear height, 2 grade-level doors
- **Immediate Value-Add Potential** - The offering includes a documented mark-to-market/value-add opportunity tied to the ability to improve an additional ± 2.4 acres on the 5.51-acre site.
- **Functional Yard Component** - The lease covers the building plus a 2.1-acre yard, supporting outdoor storage, fleet parking, and heavy equipment mobilization for the tenant's traffic control operations.
- **Austin-Area Industrial Location** - Located in Manor, TX at 13816 Old Hwy 20, the asset offers an ETJ-zoned industrial site within the broader Austin-area growth corridor.





Opmobility
Warehouse

Manor Early College High School
±800 Students

Manor High School
±2,400 Students

TransPak
Manufacturer

TACO BELL
McDonald's
O'Reilly AUTO PARTS
Pizza Hut

Chevron

VOELKER
CUSTOM HOMES

canteen
Vending Machine Supplier

QT
QuikTrip

WHOLE FOODS
MARKET
Warehouse

THE HOME DEPOT

H-E-B

TEXACO

Presidential Meadows Elementary
±665 Students

FritoLay
Warehouse

CAPITAL REYES
Beer Distributor

Chick-fil-A

Walmart
Supercenter

290

LONESTAR ELECTRIC
SUPPLY

Subject Property

Wildhorse Creek

Ergon Asphalt & Emulsions

Austin Western Railroad - Manor Yard
Railroad Company

Keurig DrPepper
Warehouse

SFE
SOUTHEASTERN FREIGHT LINES
Freight Forwarding Service

TEXMIX
Cement Supplier

Google Earth

AERIAL IMAGE



13816 Old Hwy 20
Manor, TX 78653

±10,570 SF
GLA

1985
Year Built

±58,813
Vehicles Per Day (Hwy 290)

NNN
Lease Type



FINANCIAL SUMMARY

Contact Broker
List Price

\$141,787
NOI

\$13.41
Rent/SF

±5.51 AC
Lot Size

Property Summary

Address	13816 Old Hwy 20, Manor, TX
Tenant	Superior Traffic Control
Total Building Square Feet	10,570
Warehouse Square Feet	8,070
Office & Lobby Space	2,500
Acres	5.51
Lot Square Feet ±	240,016
Building/Lot Coverage	4.40%
Zoning	ETJ
Construction	Metal
Main Warehouse Clear Height	16
Grade level Doors	2
Year Built	1985

Rent Schedule

Jan-26	\$141,787
Jan-27	\$141,787
Jan-28	\$141,787
Jan-29	Option To Renew FMV



EXTERIOR PHOTOS



WAREHOUSE PHOTOS



OFFICE PHOTOS







IOS RENDERING - This is to be used as an example of a site layout with further improvements and approvals.

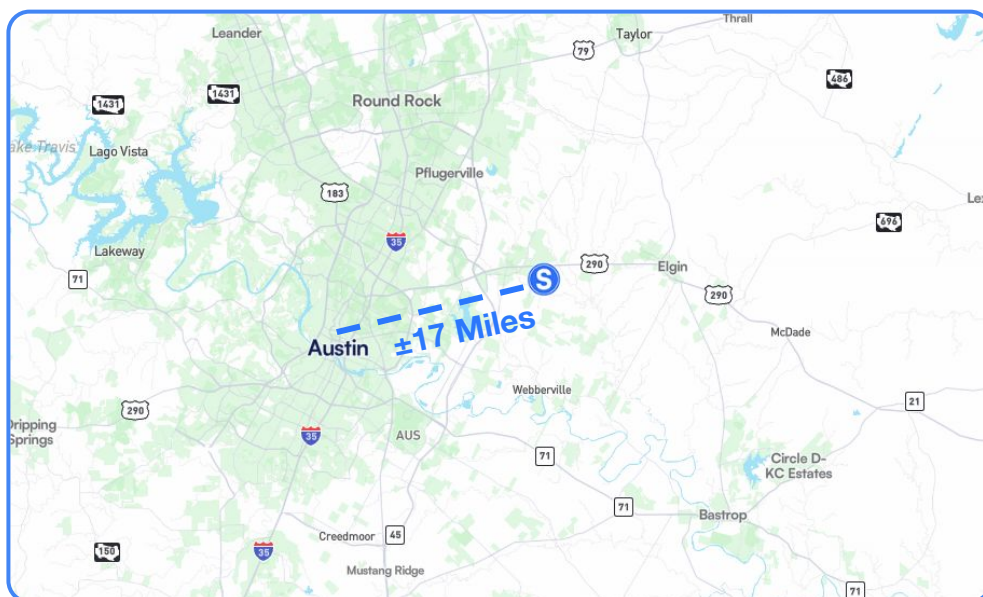
AI-Rendered Visualization (Nano Banana) – Illustrative Only

Manor, TX

Local Market Overview

Manor, Texas is a rapidly growing community located approximately 15 miles northeast of downtown Austin, positioning it within one of the fastest-growing metropolitan regions in the United States. Its proximity to Austin provides residents and businesses with access to a major technology and employment hub while maintaining a more affordable cost of living compared to many surrounding Central Texas markets. The city has experienced significant residential and commercial growth in recent years, driven by population expansion throughout the Austin metropolitan area and increasing demand for attainable housing options.

Manor benefits from convenient access to major transportation corridors, including U.S. Highway 290 and State Highway 130, which support regional connectivity and commuting throughout Central Texas. The local economy is supported by retail, education, logistics, and service-sector employment, while continued infrastructure and housing development have strengthened the city's long-term growth outlook. As Austin's expansion continues eastward, Manor has emerged as an increasingly attractive secondary market with strong demographic momentum and access to one of the nation's most dynamic regional economies.



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,046	37,438	52,088
Current Year Estimate	1,804	33,289	45,517
2020 Census	1,125	24,573	32,600
Growth Current Year-Five-Year	13.38%	12.46%	14.44%
Growth 2020-Current Year	60.31%	35.47%	39.62%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	678	12,768	17,779
Current Year Estimate	596	11,368	15,565
2020 Census	363	7,569	10,029
Growth Current Year-Five-Year	13.82%	12.31%	14.22%
Growth 2020-Current Year	64.39%	50.20%	55.21%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$106,180	\$134,425	\$137,632

Austin, TX MSA

1,160,000

Employed Population

2,030,000

Total Population

\$91,000

Median HH Income

52.0%

% Bachelor's Degree

34.5

Median Age

\$550,000

Median Property Value



Local Neighborhood Overview

Positioned just north of The University of Texas at Austin, 305 W 35th Street benefits from a highly desirable infill location within Central Austin's North University and Hancock neighborhoods. The area is characterized by a blend of historic residential homes, student housing, and walkable retail corridors along Guadalupe Street, one of Austin's primary north-south thoroughfares. Proximity to UT Austin—one of the largest universities in the country—drives consistent demand from students, faculty, and university-affiliated professionals, supporting strong rental fundamentals and long-term housing stability.

Tourism and Cultural Events

Austin's tourism and cultural scene is anchored by major events and institutions that draw global attention and deliver substantial economic value. From the Texas Longhorns and the Formula 1 United States Grand Prix to the world-famous Austin City Limits Music Festival, these attractions bring visitors, create jobs, and reinvest in the community—cementing the city's reputation as both a cultural capital and an economic driver.

Texas Longhorns

220 Million in Revenue

Average home attendance of 102,386 per game

Formula 1 United States Grand Prix

432,000 Spectators

\$900 million in economic benefits to the city and state in 2023

The Austin City Limits Music Festival

450,000 Attendees Each Year

In 2024, impact rose to \$534.8 million, supporting around 3,600 jobs, plus \$8.4 million for parks enhancements

MATTHEWS™

EXCLUSIVELY LISTED BY



Connor Cordell

Associate

(737) 256-7757

connor.cordell@matthews.com

License No. 826920 (TX)



Jeff Miller

FVP & Associate Director

(512) 535-5310

jeff.miller@matthews.com

License No. 797636 (TX)

Patrick Graham | Broker of Record | Broker Lic No. 528005 (TX) Firm Lic No. 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 13816 old Hwy 20, Manor, TX, 78653 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date