

12911 Beltex Rd

Manor, TX 78653

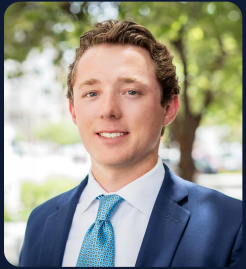
Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

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INVESTMENT HIGHLIGHTS

Property Highlights

- **Food Production Use** The facility includes a dedicated ± 937 SF food production area, supporting immediate food manufacturing operations.
- **Cold Storage Component** The building features $\pm 2,412$ SF of cold storage, a meaningful operational advantage for temperature-sensitive users.
- **Excess IOS Capacity** The ± 4.02 -acre site is improved with only 10,081 SF, leaving significant excess yard for additional IOS use or future site improvements.
- **Functional Industrial Layout** The metal building offers 20' clear height, 1 dock-high door, and 1 grade-level door for efficient industrial functionality.
- **Sale-Leaseback Flexibility** Ownership has indicated it will consider a sale-leaseback, providing added structuring flexibility for owner-users or investors.
- **Immediate Hwy 290 Access** 12911 Beltex Rd, Manor, TX benefits from immediate access to Highway 290, positioning the asset within the growing Manor / East Austin industrial corridor.
- **Flexible ETJ Positioning** Located in the ETJ, the property offers a flexible ownership and operational profile based on the provided zoning designation.





New Development

Manor Crossing



canteen

Vending Machine Supplier

±810 Employees



Manor High School

±2,422 Students



Warehouse

±150 Employees



ShadowGlen

±3,500 Lots



Presidential Meadows

±3,000 Lots



Carillon

±2,000 Lots

Subject Property



Beverage Distribution

±300 Employees



± 47,000 VPD



LOCALLY CRAFTED SINCE 1993



Manor



Manor New Technology High School

±730 Students



Austin

±23 Min Away

Round Rock

±26 Min Away

San Marcos

±50 Min Away

San Antonio

±1 Hr 40 Min Away



AERIAL IMAGE



12911 Beltex Rd
Manor, TX 78653

±10,081 SF
GLA

±4.02
AC

2004
Year Built

±58,813
Vehicles Per Day (Hwy 290)



FINANCIAL SUMMARY

Contact Broker
List Price

±10,081
SF

±4.02 AC
Lot Size

ETJ
Zoning

Property Summary

Address	12911 Beltex Rd, Manor, TX
Total Building Square Feet	±10,081 SF
Warehouse Square Feet	±8,133 SF
Office & Lobby Space Square Feet	±1,948 SF
Cold Storage Square Feet	±2,412 SF
Commercial Kitchen Square Feet	±937 SF
Acres	±4.02 AC
Lot Square Feet	±175,111.2 SF
Building/Lot Coverage	5.76%
Zoning	ETJ
Construction	Metal
Main Warehouse Clear Height	20
Dock High Doors	1
Grade level Doors	1
Year Built	2004



EXTERIOR PHOTOS



WAREHOUSE PHOTOS



OFFICE PHOTOS



KITCHEN/ COLD STORAGE PHOTOS





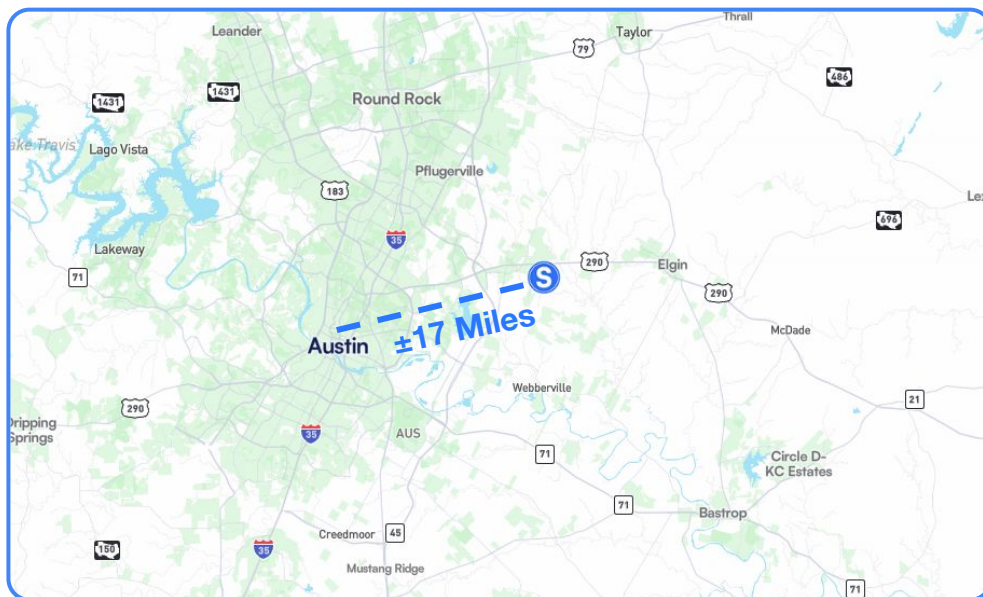


IOS RENDERING - This is to be used as an example of a site layout with further improvements and approvals.

AI-Rendered Visualization (Nano Banana) – Illustrative Only

Local Market Overview

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
2030 Forecast	8,651	31,128	39,820
Current Year Estimate	7,375	27,142	34,984
Growth Current Year-2030	17.30%	14.69%	13.82%
Households	1-Mile	3-Mile	5-Mile
2030 Forecast	2,698	9,753	12,426
Current Year Estimate	2,293	8,493	10,881
Growth Current Year-2030	17.70%	14.80%	14.20%
Income	1-Mile	3-Mile	5-Mile
Average Household Income (Current)	\$112,900	\$113,800	\$111,000
Median Household Income (Current)	\$98,900	\$99,600	\$97,800
Average Household Income (2030)	\$127,300	\$128,400	\$125,000

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 approximately 12–15 miles east of downtown Austin along the US-290 corridor, 12911 Beltex Road in Manor benefits from the capital city's strong eastward expansion and spillover demand. As central Austin continues to appreciate and densify, buyers, residents, and businesses have increasingly moved outward along major growth corridors such as US-290 and SH-130. Manor has emerged as one of the fastest-growing communities in the Austin metro, with population growth exceeding 150% since 2010, fueled by proximity to major employment centers including the Tesla Gigafactory, regional tech and manufacturing nodes, and Austin-Bergstrom International Airport. This rapid residential and economic expansion drives sustained demand for industrial outdoor storage, logistics support, fleet parking, and related uses that serve both local construction activity and the broader Central Texas supply chain.

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

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 12911 Beltex Rd, 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date