12911 Beltex Rd

Manor, TX 78653

Industrial
Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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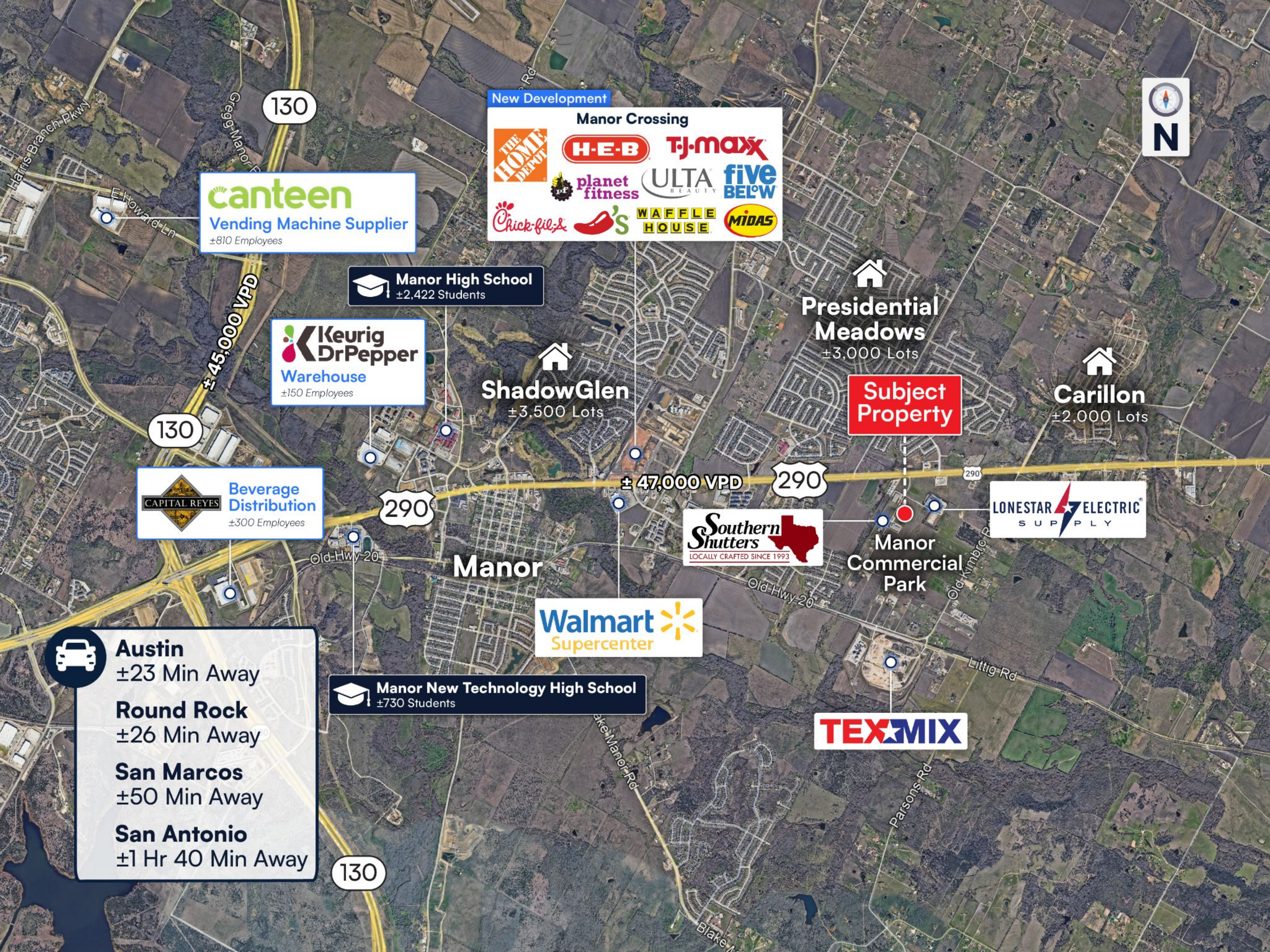
INVESTMENT HIGHLIGHTS

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 ±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
The Home Depot
H-E-B
TJ·maxx
planet fitness
ULTA BEAUTY
five BELOW
Chick-fil-A
Chili's
WAFFLE HOUSE
MIDAS
canteen
Vending Machine Supplier
±810 Employees
Manor High School
±2,422 Students
Keurig DrPepper
Warehouse
±150 Employees
ShadowGlen
±3,500 Lots
Presidential Meadows
±3,000 Lots
Subject Property
Carillon
±2,000 Lots
CAPITAL REYES
Beverage Distribution
±300 Employees
± 45,000 VPD
± 47,000 VPD
130
290
Southern Shutters
LOCALLY CRAFTED SINCE 1993
Manor Commercial Park
LONESTAR ELECTRIC SUPPLY
Manor
Old Hwy 20
Walmart Supercenter
Manor New Technology High School
±730 Students
TEXMIX
Littig Rd
Parsons Rd
Blake Manor Rd
Old Kimbro Rd
Gregg Manor Rd
E Howard Ln
Harris Branch Pkwy
N
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	**±10,081**	**±4.02 AC**	**ETJ**
List Price	SF	Lot Size	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



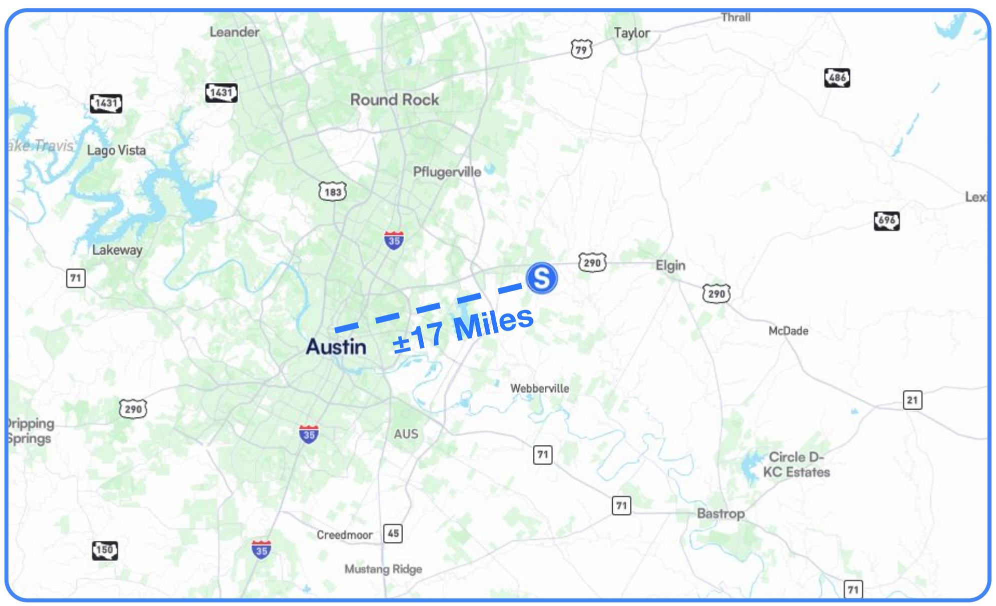

IOS RENDERING - This is to be used an example of a site layout with further improvements and approvals.

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
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	2,030,000	$91,000	52.0%	34.5	$550,000
Employed Population	Total Population	Median HH Income	% Bachelor's Degree	Median Age	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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11-2-2015

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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