

MANOR POST OFFICE

SEC OF LEXINGTON ST & BOYCE ST
109 E BOYCE ST | MANOR, TEXAS 78653

FOR LEASE

\$17.50 PSF NNN

***NNNs \$5.40 PSF**

*(Estimate provided by Landlord and subject to change)

**AVAILABLE SPACE
100% Leased!**

**CALL TODAY FOR
MORE INFORMATION**



PROPERTY HIGHLIGHTS

- Located on the southwest corner of Burnet St & Boyce St in Downtown Manor
- One block north of Old Hwy 281
- Easy access to US 281
- Move-in Ready

	1 mile	3 miles	5 miles
2017 Population	14,616	14,616	28,684
Projected Growth	35%	31.55%	35.95%
Daily Population	3,927	11,679	24,193
Average HH Income	\$62,972	\$71,560	\$75,335

TRAFFIC COUNTS

Lexington St 1,500 VPD
Old Hwy 281 272 VPD
(TXDOT)

AREA RETAILERS



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Samsung investing another \$1 billion in Austin facility

South Korean chipmaker could hire up to 500 more people in Austin as part of plant upgrade.

Samsung Austin Semiconductor plans to invest another \$1 billion in its Austin chip manufacturing facility, adding as many as 500 engineering and manufacturing jobs in Central Texas, company executives say.

The investment will help Samsung increase the capacity of its Northeast Austin manufacturing plant, where it makes chips that are used to help power mobile phones, tablets and other electronic devices.

“We’re making more wafers,” said Catherine Morse, general counsel and senior director of public affairs at Samsung Austin Semiconductor, which is an arm of Samsung Electronics.

The investment comes on the heels of about \$4 billion Samsung spent in 2010 to upgrade the plant so that it could make more “system on chip” products instead of memory chips. The company no longer makes memory chips in Austin.

This year’s \$1 billion investment includes buying new manufacturing equipment and construction costs. The project is expected to be completed by mid 2017, the company said. Morse said the company will be hiring between 250 and 500 manufacturing technicians and some engineers to help run the new equipment.

“These are big investments,” Morse said. “These aren’t happening in every community, people lament that there are no more jobs coming to Austin but these are jobs for Austinites.”

South Korea-based Samsung has had operations in Austin since 1997 and it currently employs 3,000 people here. The bulk of its Austin employees are at its manufacturing facility, also known as a fab or foundry.

Source: <http://www.512tech.com/technology/samsung-investing-another-billion-austin-facility/OsFvgV64IKsu41o7VO0VYJ/>



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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 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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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