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Manor Station

100% Leased Retail Center
102 E Boyce St | Manor, Texas 78653



MANOR STATION



Walmart Supercenter



AREA RETAILERS



DOLLAR GENERAL



Scott & White



AutoZone



- New NNN leases with minimal maintenance and management
- Manor's explosive growth, population is up 500% since 2000
- Located on the southeast corner of Lexington St & Boyce St in Downtown Manor
- One block north of Old Hwy 20
- Easy access to US 290

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For More Information:
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Investment Summary

- Price
- Price PSF
- Cap Rate
- Terms

Property Details

Property Address	102 Boyce St Manor, Texas 78653
Location	SEC of Lexington Street & Boyce Street in Manor
County	Travis
Gross Leasable Area	4,000 SF
Year Built	2009
Lot Size	0.1452 acre
Parking	Surface
Occupancy	100%
Number of Buildings	1
Number of Tenants	4
Lease Type	NNN

Property Highlights

- NNN leases with minimal maintenance and management
- Located on the southeast corner of Lexington St & Boyce St in Downtown Manor
- One block north of Old Hwy 20
- Easy access to US 290
- Traffic Counts:
Lexington St: 5,987 VPD
Old Hwy 20: 8,107 VPD
(TXDOT 2015)

Investment Summary

ACCRETIVE FINANCIAL RETURNS

- Stable in place income; income with a weighted average remaining leased term of 4 years
- Current leases with annual bumps
- 3 of the 4 tenants have occupied since 2014, and recently renewed.

GROWING TRADE AREA

- Notable retailers in the immediate trade area include Walmart Supercenter, Starbucks, Baylor Scott and White, and Austin Regional Clinic
- Top Growth market for single family home in the Austin MSA
- Located at Gateway to the New Downtown Business District in Manor



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Expenses**2016 Expenses**

Real Estate Tax	\$19,670
Insurance	\$3,949
Landscaping	\$1,200
Utilities	\$2,160
Maintenance/Repairs	<u>\$4,638</u>
TOTAL EXPENSES	\$31,617
Base Rent	\$70,398
NNN Reimbursement	<u>\$31,617</u>
Total Rent	\$102,015
Total Expenses	\$31,617
NOI	\$70,398

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Tenant Information

metroPCS

Company Website: <https://www.metropcs.com>

Headquarters: Richardson, Texas

Publicly Traded: (NASDAQ: PCS)

MetroPCS Wireless, Inc. provides wireless communication services for customers in California, Florida, Georgia, Louisiana, Massachusetts, Michigan, Nevada, New York, Pennsylvania, and Texas. It offers cellular phones, plans, and services; and voice, text, and data services. The company also provides long distance, Web access, directory assistance, messaging, and mobile Web and social services; maps and directions; and downloads. It serves businesses and individuals. The company was formerly known as GWI PCS, Inc., and changed its name to MetroPCS Wireless, Inc. in 1999. The company was founded in 1995 and is based in Dallas, Texas. It has locations in California, Florida, Georgia, Massachusetts, Michigan, Nevada, and New York. The tenant at Manor Station is a franchisee.

Tec Copy & Print Shop

Company Website: <http://www.teccopyprintandevents.com/index.htm>

Headquarters: Manor, Texas

Company Type: Private

TEC Copy, Print & Events has been family-owned and operated in Manor since 2011. TEC delivers everything from business cards to banners, and presentations to promotional products.

Discoteca Coahuila

Headquarters: Manor, Texas

Company Type: Private/Local

Discoteca Coahuila is a locally owned retail shop. Discoteca Coahuila specializes in retail soft goods, electronic devices, perfume and music.

Fruteria

Headquarters: Manor, Texas

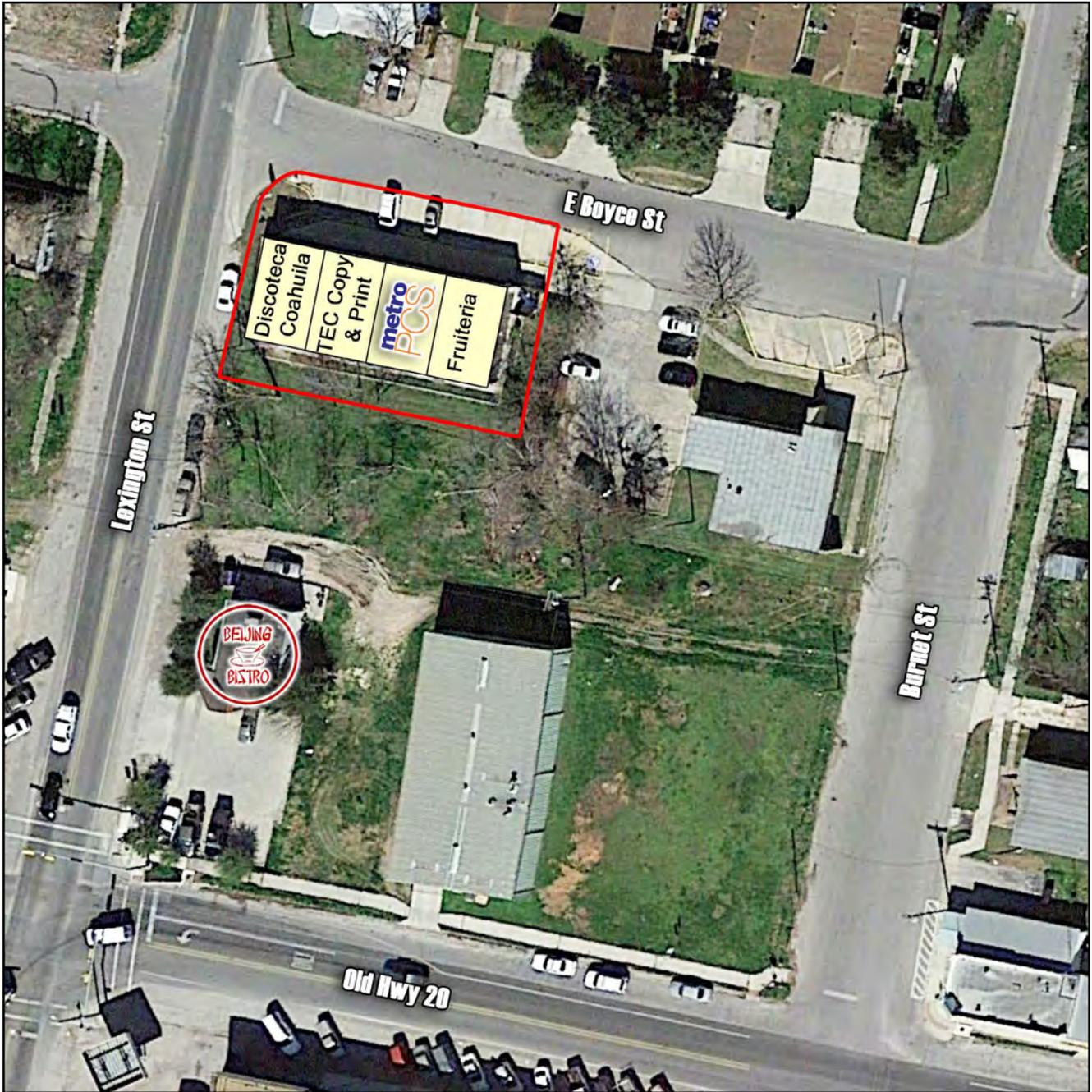
Company Type: Private/Local

Fruteria is a local food vendor that sells health-conscious foods. Fruteria makes healthy cold fruit infused drinks, as well as frozen drinks, both using fresh fruit as the main ingredient. Currently, Fruteria operates in a food trailer in the Mueller Development; however, they are projected to move into Manor Station this summer.

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Site Plan

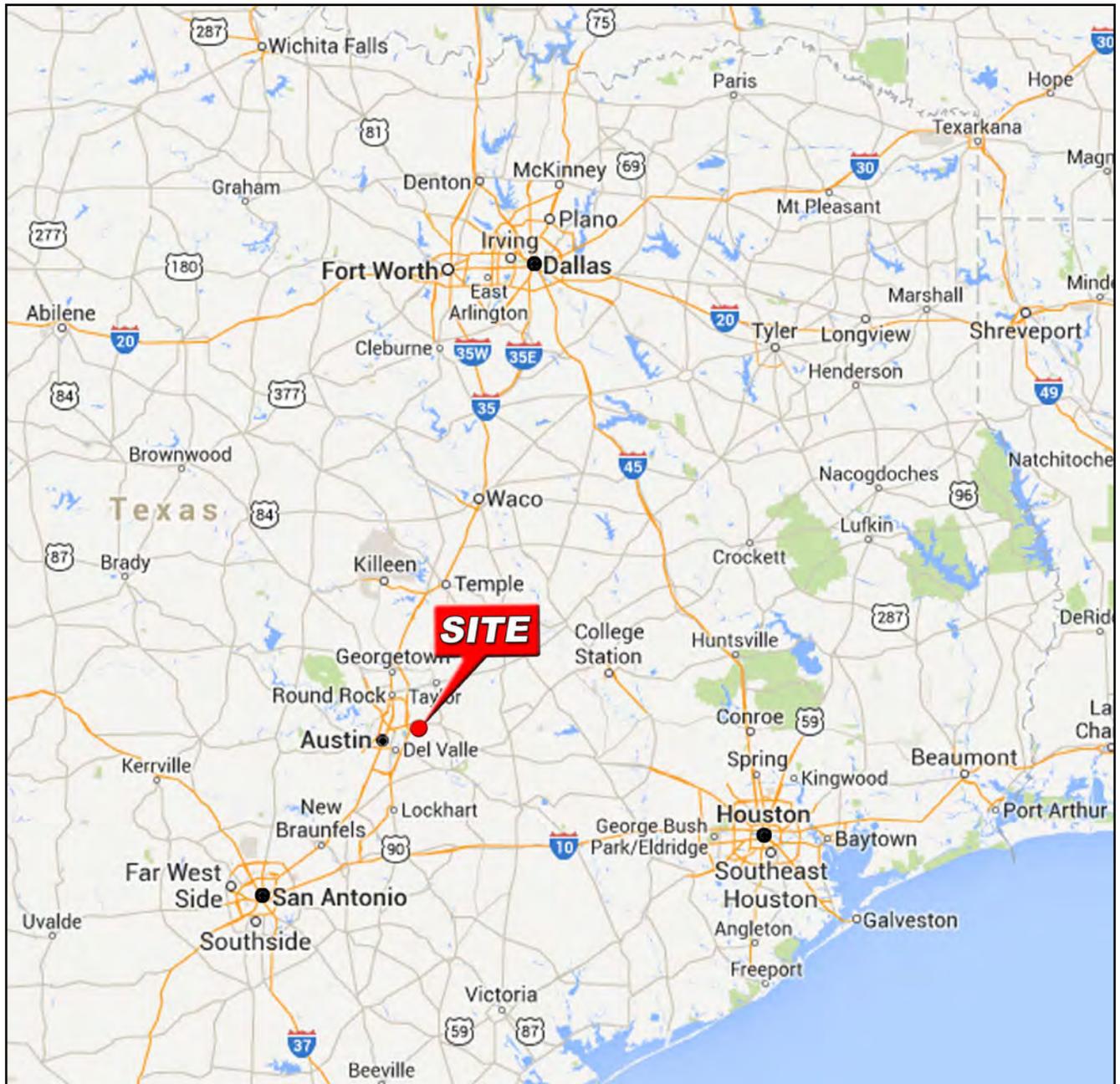


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Region Map



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Financial Analysis FY 2018

	JAN-18	FEB-18	MAR-18	APR-18	MAY-18	JUN-18	JUL-18	AUG-18	SEP-18	OCT-18	NOV-18	DEC-18	YEARLY	IND %	J %	F %	M %	A %	M %	J %	J %	A %	S %	O %	N %	D %	YEAR %	
REVENUES (SALES)																												
TREND																												
A-Fruiteria-1,200	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700	\$ 19,600	18%	28%	28%	28%	28%	28%	28%	27%	27%	28%	28%	28%	28%	28%
B- Metro PC - 1,000	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 17,000	19%	24%	24%	24%	24%	24%	24%	25%	25%	24%	24%	24%	24%	24%
C - TEC Copy & Print-800	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 15,798	11%	23%	23%	23%	23%	23%	23%	23%	23%	22%	22%	22%	22%	22%
D - Jose Aguilar - 1,000	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 18,000	20%	26%	26%	26%	26%	26%	26%	25%	25%	25%	25%	25%	25%	26%
TOTAL SALES	\$ 5,775	\$ 5,775	\$ 5,775	\$ 5,775	\$ 5,775	\$ 5,775	\$ 5,891	\$ 5,891	\$ 5,991	\$ 5,991	\$ 5,991	\$ 5,991	\$ 70,398	88%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
/ACANCY/COLLECTION																												
TREND																												
4% V&C Loss	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12%	-	-	-	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18%	-	-	-	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19%	-	-	-	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11%	-	-	-	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20%	-	-	-	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10%	-	-	-	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10%	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL COST OF SALES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Gross Profit	\$ 5,775	\$ 5,775	\$ 5,775	\$ 5,775	\$ 5,775	\$ 5,775	\$ 5,891	\$ 5,891	\$ 5,991	\$ 5,991	\$ 5,991	\$ 5,991	\$ 70,398		8%	8%	8%	8%	8%	8%	8%	8%	9%	9%	9%	9%	100%	
EXPENSES																												
TREND																												
2017	\$ 19,670													\$ 19,670	9%	91%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Insurance (Boyce)	\$ 3,949													\$ 3,949	3%	18%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Water	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 1,440	12%	1%	-6%	-6%	-6%	-6%	-6%	-6%	-6%	-6%	-6%	-6%	-6%	-6%	-6%
Gas	\$ 60	\$ 60	\$ 60	\$ 60	\$ 60	\$ 60	\$ 60	\$ 60	\$ 60	\$ 60	\$ 60	\$ 60	\$ 720	9%	0%	-3%	-3%	-3%	-3%	-3%	-3%	-3%	-3%	-3%	-3%	-3%	-3%	-3%
Electric/Parking/Misc.	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 487	\$ 5,838	1%	2%	-25%	-25%	-25%	-25%	-25%	-25%	-25%	-25%	-25%	-25%	-25%	-25%	-25%
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
REIMBURSEMENTS														\$ -	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Boyce Tax Re. @ \$4.90/sf	\$ (1,639)	\$ (1,639)	\$ (1,639)	\$ (1,639)	\$ (1,639)	\$ (1,639)	\$ (1,639)	\$ (1,639)	\$ (1,639)	\$ (1,639)	\$ (1,639)	\$ (1,639)	\$ (1,639)	\$ (19,668)	14%	-8%	83%	83%	83%	83%	83%	83%	83%	83%	83%	83%	83%	83%
Boyce Ins. Re. @ \$0.99/sf	\$ (329)	\$ (329)	\$ (329)	\$ (329)	\$ (329)	\$ (329)	\$ (329)	\$ (329)	\$ (329)	\$ (329)	\$ (329)	\$ (329)	\$ (329)	\$ (3,949)	1%	-2%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%	17%
Boyce CAM Re. @ \$2.00/sf	\$ (667)	\$ (667)	\$ (667)	\$ (667)	\$ (667)	\$ (667)	\$ (667)	\$ (667)	\$ (667)	\$ (667)	\$ (667)	\$ (667)	\$ (667)	\$ (8,000)	1%	-3%	34%	34%	34%	34%	34%	34%	34%	34%	34%	34%	34%	34%
Misc. (unspecified)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
TOTAL EXPENSES	\$ 21,651	\$ (1,968)	\$ (1,968)	\$ (1,968)	\$ (1,968)	\$ (1,968)	\$ (1,968)	\$ (1,968)	\$ (1,968)	\$ (1,968)	\$ (1,968)	\$ (1,968)	\$ 0	72%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Net Profit	\$ (15,876)	\$ 7,743	\$ 7,743	\$ 7,743	\$ 7,743	\$ 7,743	\$ 7,860	\$ 7,860	\$ 7,960	\$ 7,960	\$ 7,960	\$ 7,960	\$ 70,398		-23%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	100%	

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Manor, Texas

OVERVIEW

Interstate 35 at the 130 interchange. In the past decade, the population of the city of Manor has grown more than 500 percent. Like other suburbs in Central Texas, many newcomers move there from Austin – pushed out by rising housing costs. Manor’s biggest boom yet is now underway as overflow from Austin’s meteoric population boom has spilled into surrounding communities. In 2000, just 1,204 people called Manor home. In the following decade, the city’s population grew a staggering 318.4 percent, to reach a then all-time high of 5,037 in 2010. Manor city staff estimates that the population has grown to 7,900 as of August 2015, and by 2020, it forecasts that the population will reach 10,300 people. If projections pan out, Manor will have seen an 8.5-fold population increase over 20 years, and that doesn’t even include the Shadowglen and Presidential Meadows subdivisions that lie just outside of city limits, which are home to approximately 4,000 residents.

The area continues to enjoy enormous growth with an influx of new businesses and residents alike. Long-term planning for local schools continues to stay ahead of population growth, with four elementary schools, two junior high schools, and new tech high school, all constructed in the last several years; and more schools are planned for the future. Highway 290 East remains a major east-west transportation artery, with the portion of roadway through Manor recently renamed ,The Manor Expressway. Toll Road 130, which is slightly to the west of the city limits, intersects Highway 290 East, bridging Manor with quick access to Round Rock to the north, and Austin-Bergstrom International Airport to the south. While new residents and subdivisions support community growth, the town recognizes its heritage through traditions such as a Farmer’s Market, and Friday Fish Frys at the Lion’s Club.

BUSINESS CLIMATE

Manor is a community at a crossroads, both geographically and culturally. Located near the interchange of US Highway 290 East and State Highway 130, Manor is just six miles northeast of Austin city limits. Manor lies along the main highway linking Austin and Houston metropolitan areas- Hwy 290. And using State Highway 130, Manor is only minutes from Austin- Bergstrom International Airport to the south, and Round Rock to the north. Traffic counts along the stretch of highway through Manor exceed 50,000 trips per day. Manor is no longer an isolated rural community, but an actual Austin suburb, making it an attractive and economical location, in which to live and to do business. The City of Manor has adopted an ordinance that provides incentives to developers to encourage growth within the Manor area. Today, the Manor community has become a hub for the Central Texas technology industry, with technology giants such as Applied Materials and Samsung, among others, listed on its tax role.

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Manor, Texas

Whisper Valley - 7,500 'energy neutral' homes in Austin

A development that promises to bring 7,500 energy-saving homes to Central Texas is beginning to take shape in northeastern Travis County. Situated off Texas 130, about 3 miles south of Manor, construction is scheduled to start soon on the first 237 homes at Whisper Valley, developer Taurus of Texas said.

Taurus officials said the project is the first large single-family housing development, locally and nationally, that will be "energy neutral," with homes designed to produce as much energy as they consume on a net basis every year. The homes will be equipped with geothermal pumps for heating and cooling; roof-mounted solar panels; energy-efficient appliances; and other green-building technologies, Taurus said. That means they could achieve the "net-zero," or carbon neutral, standard Austin has set as a goal for all new homes built within the city limits from 2016 forward. Austin has set a 2050 target to reduce carbon emissions to zero for all buildings and houses.

"This is a significant undertaking, and Austin, with its progressive carbon-emissions targets, is the perfect place to do this," said Douglas Gilliland, president of Taurus of Texas. The firm is a subsidiary of Taurus Investment Holdings, a Boston firm.

Taurus said the homes are expected to be priced between \$150,000 and \$275,000. The Austin metro area's 2015 median market value for homes was \$267,000, according to the Travis Central Appraisal District. The median market value for the area that includes Whisper Valley was about \$132,000, according to the appraisal district. With Austin city leaders aiming to add more moderately priced housing, "we believe we can be a part of that solution, by offering sustainable, affordable homes" in one of the city's preferred areas for growth, Gilliland said.

Pacesetter Homes and Homes by AVI have signed up to be the first builders in Whisper Valley. Taurus expects to announce more builders soon.

The energy-saving features in Whisper Valley's homes will come through a partnership of several companies that are leaders in their industries. The partners include Bosch — which will include its energy-saving kitchen appliances, geothermal heat pumps and high-efficiency water heaters in the homes — and Google Nest, which will be supplying its smart thermostats and other products. Google Fiber also is part of the project. Google said Whisper Valley is the first project where its ultra-fast Internet service is being installed in a new housing development. Google is in the process of installing Google Fiber in a number of existing Austin neighborhoods.

In addition to the thousands of houses, townhomes and apartments, Whisper Valley is expected to have more than 2 million square feet of retail and office space once completed in phases. A second phase with about 200 homes could start next year.

Taurus' plans to make Whisper Valley both affordable and sustainable "is a really a smart marketing approach for them," said Charles Heimsath, president of Capitol Market Research, an Austin real estate consulting firm. "There really isn't much development out there at all right now," Heimsath said. "In order to attract people to that area, you need something different from the norm, which this is." Taurus said it will preserve about a third of the project for green space and trails, including a park with more than 600 acres.

Taurus bought the 2,062 acres for Whisper Valley in 2006, but bank funding dried up during the economic downturn. So Taurus and the city of Austin teamed up for a special type of financing, whereby the city issued bonds to finance highway improvements and water and wastewater lines that will serve not only Whisper Valley but other future projects. In return, Taurus' role was to create a sustainable development that would include energy-efficient homes to help the city meet its carbon-emissions goals.

Development's plan: 7,500 'energy neutral' homes in Austin | www.mystatesman.com

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Manor, Texas

Manor currently has a wide array of new commercial developments being implemented in the area. Coming to the region are numerous mixed use developments, and many of these developments offer expansive retail and office space opportunities, often accompanied by either single-family housing, multi-family housing, or a combination of the two. Here is a list of developments that are in the pipeline, or have been completed, within the last year.

COMMERCIAL PROJECTS

Las Entrada North
Mixed Use Commercial 13.20 Acres
Attached Single Family 380 Units
Live Work Units 85 Units

Las Entrada South
Commercial Mixed Use 10.15 Acres
Attached Single Family 83 Units
Live Work Units 44
Civic Space 20,000 SF

Lagos Mixed Use
Total Commercial 13.81 Acres
Single Family Lots 542
Lagos Elementary School

Shadowglen Commercial
Future Retail Mixed Use 96,000 SF
Future Hotel Rooms 100

Shadowglen Medical Center - 35,000 SF

Wildhorse PUD (Phase I)
Residential 722 Units
Commercial 11.74 Acres
CMP Transit Plaza
Parks & Green Belt 495 Acres

Manor Commons
Mixed Retail, Office, Restaurant 18.25 Acres

Lexington Center Commercial
(SE corner Lexington & HWY 290) - 5,500 SF

Lexington Boyce Commercial
(SE corner Lexington and Boyce) - 5,806 SF

Manor Village
Office, Retail, Post Office, Financial 40,000 SF

Whisper Valley
Future Retail & Office 2,000,000 SF
Over 7,500 Single Family Homes

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Manor, Texas

MAJOR EMPLOYERS

Company	Type of Operation	# of Employees
Samsung	Technology	6,047
Applied Materials	Technology	1,400
Manor ISD	Education	800
Walmart	Retail/Grocery	210
Humanetics	Construction	80
BRC Recovery	Healthcare	75
Rosendin Electric Inc	Construction	60

RESIDENTIAL

Manor is currently experiencing significant levels of residential growth. As of August 2015, there were 2,883 homes constructed within the Manor City Limits and 1,565 Homes within the Manor ETJ. In addition to the homes that have already been constructed, there are almost 15,000 that are projected to be constructed in the near future, with subdivisions such as Presidential Glen projected to triple in size, to 1,162 homes, and developments in the pipeline, such as the Lagos subdivision, which is projected to construct over 2,300 homes. In addition to the homes being built inside of the city limits and the ETJ, there are an additional 27,024 homes set to be constructed within two miles of Manor.

Growing in popularity in Texas is the concept of Master-Planned Communities. Many have schools within its boundaries, along with community pools and parks, and now it is not uncommon to see small shops or businesses such as doctors, vets and convenience stores opening for business within or in close proximity to the communities. This allows for a small town within a big town kind of feel. One such community in Manor is Shadowglen.

HEALTHCARE

Manor has a budding healthcare system within the community, with everything except for a fully functional hospital. Manor features a variety of urgent care clinics, including CommUnityCare and FastMed, and several private practices. Many of the clinics and private practices are located within the new medical office project known as the Medical Towers at Shadowglen. This 3-story development features 36,000 square feet of medical office space, and is home to over 10 medical service providers. For residents needing a full-service hospital, there are 3 options within 12 miles of Manor. There is the North Austin Medical Center, the Heart Hospital of Austin and the Seton Medical Center, all located within the Austin City Limits. Below is a list of the medical facilities located within Manor.

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Manor, Texas

Hospitals and Extensive Health Care Services in Manor:

- Medical Towers at Shadowglen
- Manor Family Practice
- Austin Regional Clinic: ARC Manor
- Manor Health Center
- CommUnityCare Health Center
- FastMed Urgent Care
- Baylor Scott & White

EDUCATION

Manor Independent School District is a rapidly growing, diverse district, that encompasses approximately 100 square miles, with addresses in Austin, Manor and Elgin. It serves over 8,600 students at two high schools, two middle schools, eight elementary schools and one alternative academy. On May 10, 2014, the voters in Manor ISD approved a \$124.9 million bond to address growth, instructional program needs, safety & security, and facility repairs and improvements throughout the district. The approved proposition includes additions and improvements to Manor High School, a new middle school, a new elementary school, improvements to MISD campuses & facilities, land for new school sites and new school buses.

HIGHER EDUCATION

Community College	Distance from Manor (miles)	Enrolment (2009)
Austin Community College	9	40,248
Temple College	26	5,659
Everest Institute	6	1,489
ITT Technical Institute	9	787
Virginia College	9	585
Southern Careers Institute	16	226
Capitol City Trade & Technical School	12	215
Media Tech Institute	15	121
Capitol City Careers	18	50
Southwest Institute of Technology	18	21

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State University	Distance from Manor (miles)	Enrolment (2009)
University of Texas at Austin	13	50,995
Texas State University	43	30,803
St Edward's University	17	5,293
University of Mary Hardin - Baylor	57	2,689
Concordia University	26	2,242
Southwestern University	26	1,301
Huston-Tillotson University	11	882
Art Institute of Austin	11	873
University of Phoenix	13	505
DeVry University	16	357
National American University	12	129

ACCOLADES:

- Manor received the Visionary Award from the "Best of Texas Awards" (2010)
- Livability ranked Manor as 2nd in Travis County for Healthy Behaviors (2017)

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Austin, Texas



Austin is the Best Place to Live in the USA in U.S. News 2017 ranking.

(U.S. News & World Report, 2/7/17)



Texas is the No. 4 State for Business, up from 6th place in 2015. (Forbes, 11/16/2016)



Austin ranked No. 1 Best Place to Start a Business (CNBC, August 2016)



Travelers love Austin—Austin ranks 2nd in destination experience satisfaction study.

(J.D. Power, 10/19/16)



Austin, with population projected to nearly double, will be the Fastest Growing Large Metro through 2040. (American City Business Journals, 10/11/16)

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Austin, Texas**AUSTIN, TEXAS****DEMOGRAPHICS**

Austin has experienced steady population and economic growth over the past two decades. The total population of the Austin-Round Rock-San Marcos Core Based Statistical Area (CBSA) is currently estimated at 2,029,901 with 958,242 of that within the city of Austin, itself. Growth within the Austin-Round Rock-San Marcos CBSA has been strong over the past decade, with a net gain of 780,101 residents since 2000 (+62.42%), and an additional 295,093 residents are anticipated through 2020 (+14.54%).

**ECONOMY**

The Austin-Round Rock CBSA is becoming known as an attractive alternative to high-priced areas like California's Silicon Valley, and has attracted the attention of many large hi-tech companies that continue to contribute to Austin's tremendous growth. Some examples include the future Apple campus expansion and other hi-tech companies including Dell, HP, IBM, Cisco Systems, Xerox, Oracle, Intel, Google, and 3M.

Austin directly benefits from the fact that the State of Texas has no personal or corporate income tax. Overall, the state has one of the lowest state and local tax burdens in the nation

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2017 MAJOR RELOCATIONS & EXPANSIONS

Company	Type of Operation	Jobs Created	Location	Type of Ac
Ericsson	Application-specific IC design center	120	Austin	New
Facebook	Social networking service's online operations center (sales/marketing)	1,000	Austin	Expanded
Main Street Hub	Social media solutions (Hdq.)	400	Austin	Expanded
Siemens Building Technologies	Energy management products digital service center	130	Austin	New
Merck & Co.	Pharmaceutical company's IT innovation center	600	Austin	New
Homeway	Online vacation home rentals (Hdq.)	2,000	Austin	Expanded

Best Housing Markets for Millennials 2016

Rank	City, State	Millennials Percent of Population	Percent of Movers That are Millennials	Millennial Movers Median Household Income	1st Time Homebuyers Qualifying Income	Millennial Movers Homeownership Rate	Millennial Move Rate Change
1	Austin, Texas	17.7%	29.4	\$ 51,810	\$ 43,635	19.4%	1.2%
2	Charleston, South Carolina	15.8%	24.5	\$ 47,903	\$ 41,369	21.7%	-1.4%
3	Denver, Colorado	16.1%	27.7	\$ 50,923	\$ 56,234	21.6%	-1.7%
4	Minneapolis, Minnesota	15.0%	27.3	\$ 55,066	\$ 38,087	28.7%	2.5%
5	Ogden, Utah	14.7%	24.6	\$ 54,608	\$ 29,005	40.2%	9.9%
6	Portland, Oregon	15.0%	26.7	\$ 44,792	\$ 51,847	17.1%	3.9%
7	Raleigh, North Carolina	14.1%	25.7	\$ 49,892	\$ 37,815	28.4%	0.6%
8	Salt Lake City, Utah	16.6%	27.2	\$ 51,930	\$ 43,345	24.0%	-4.5%
9	Seattle, Washington	16.2%	29.0	\$ 64,294	\$ 64,645	19.5%	4.4%
10	Washington, D.C.	15.7%	28.3	\$ 69,874	\$ 69,576	20.8%	2.3%

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Demographics - 5,10,15 Minute Drive Time

	5 minutes Drivetime	10 minutes Drivetime	15 minutes Drivetime
Population Trend			
2000 Total Population	1,449	3,553	17,669
2010 Total Population	5,057	13,156	44,402
2016 Total Population	6,638	18,595	58,534
2021 Total Population	8,118	23,053	71,594
Households Trend			
2000 Total Households	462	1,172	5,790
2010 Total Households	1,511	4,058	14,356
2016 Total Households	1,875	5,376	17,789
2021 Total Households	2,229	6,469	21,116
Population Change Trend			
2000 to 2010 Population Change	249.0%	270.3%	151.3%
2000 to 2016 Population Change	358.1%	423.4%	231.3%
2010 to 2021 Population Change	60.5%	75.2%	61.2%
2016 to 2021 Population Change	22.3%	24.0%	22.3%
Household Change Trend			
2000 to 2010 Household Change	227.1%	246.2%	147.9%
2000 to 2016 Household Change	305.8%	358.7%	207.2%
2010 to 2021 Household Change	47.5%	59.4%	47.1%
2016 to 2021 Household Change	18.9%	20.3%	18.7%
2016 Race			
White alone	48.2%	50.8%	51.8%
Black or African American alone	26.5%	23.0%	21.5%
American Indian and Alaska Native alone	.8%	.8%	.8%
Asian alone	1.8%	3.7%	5.5%
Native Hawaiian and OPI alone	.1%	.1%	.1%
Some Other Race alone	18.7%	17.1%	15.9%
Two or More Races	3.8%	4.5%	4.4%
2016 Income			
Per Capita Income	\$20,250	\$22,427	\$23,691
Household Income: Median	\$59,688	\$63,343	\$64,017
Household Income: Average	\$69,661	\$75,721	\$78,246
Average household size	3.4	3.4	3.3
Total Daytime Population	6,375	16,112	51,348
Total Employee Population	2,524	5,714	19,944
Total Daytime at Home Population	3,851	10,398	31,404
Total Employee Population (% of Daytime Population)	39.6%	35.5%	38.8%
Total Daytime at Home Population (% of Daytime Population)	60.4%	64.5%	61.2%

Listing Broker**Kevin Murphy | Senior Vice President**

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Kevin Murphy has been a resident of Austin since 1968, and has been actively involved within the Texas commercial real estate industry for over 30 years. Prior to joining Retail Solutions in 2013, Kevin has successfully represented clients, assisting them to achieve their real estate needs, investment goals, as well as being an active member of each client's strategic team. His experience working with clients both nationally and internationally, has allowed him to understand the global influences of real estate.

Kevin's early influences were shaped through a strong client-based and team culture he enjoyed at the Trammell Crow Company. This culture exposed him to corporate, institutional, regional, local and entrepreneurial clients. He has built a strong foundation within the industry, through strong market knowledge and insight, client-based representation, strategic planning and financial sourcing.

In the past 30 years, Kevin has represented both landlords and tenants, with over three million square feet in transactions, servicing developers of single-use and mixed-use properties, investment-grade clients, 1031 clients and Trusts.

Kevin's experience, enthusiastic attitude, discipline and commitment are assets he brings to each of his valued clients.

Kevin is a member of the Central Texas Commercial Association of Realtors (CTCAR), the Real Estate Council of Austin (RECA) and the International Council of Shopping Centers (ICSC). Additionally, he has been an expert witness on valuations in Travis and Williamson counties, Courts of Law, and The United States Federal Court.

11-2-2015



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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov