



14704 E US HWY 290

NEQ US 290 & OLD, KIMBRO RD | Manor, TX 78653

New Residential
Development

SOLD

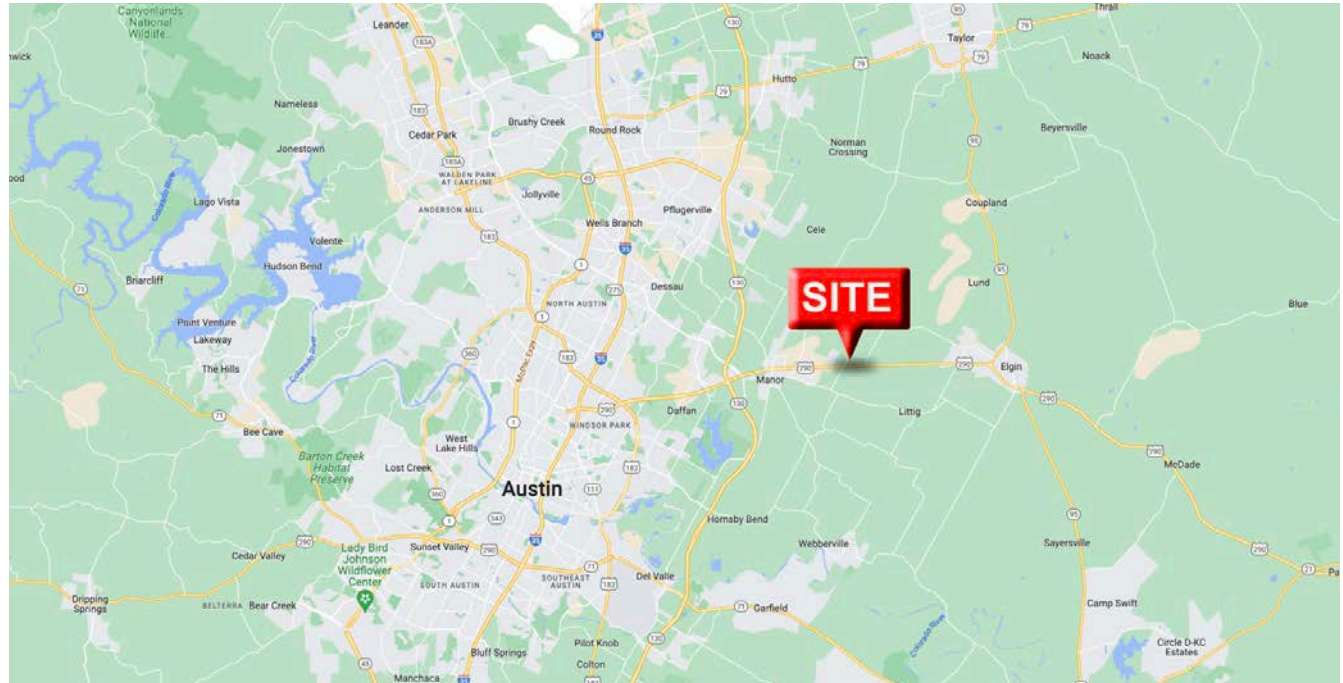
US HWY 290 W 18,559 VPD
US HWY 290 E 17,655 VPD

SOLD

Janice Landers
janice@resolutre.com
512.535.0262

PROPERTY HIGHLIGHTS

- Highway 290 frontage
- All utilities to the property
- Rough graded
- No detention required
- No flood plain
- Perfect for commercial, light industrial or self-storage
- Additional 30+/- acres available



AREA TRAFFIC GENERATORS



Janice Landers

Janice@resolutre.com | 512.535.0262

DEMOGRAPHIC SNAPSHOT 2022



15,030
POPULATION
3-MILE RADIUS



\$75,793.00
AVG HH INCOME
3-MILE RADIUS



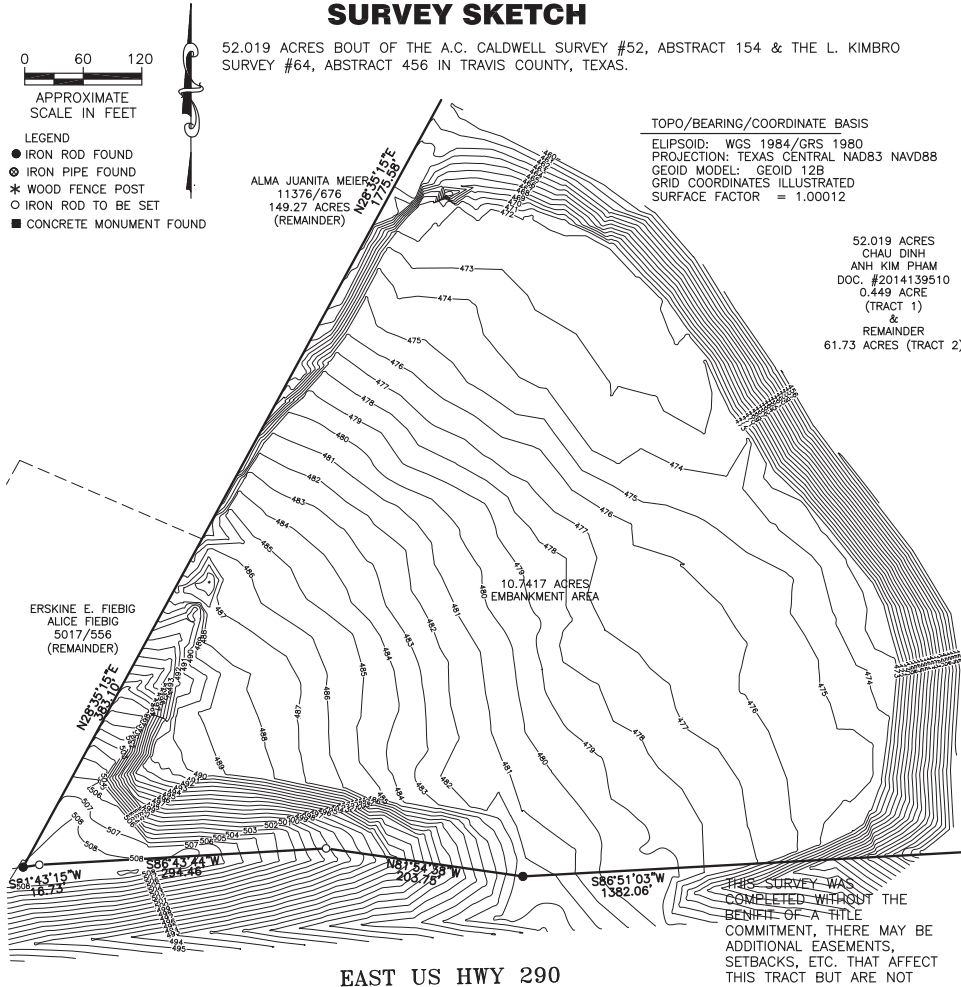
4,518
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
US 290 West: 18,559 VPD
US 290 East: 17,655 VPD
(SitesUSA 2022)

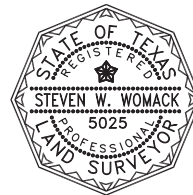


SURVEY SKETCH



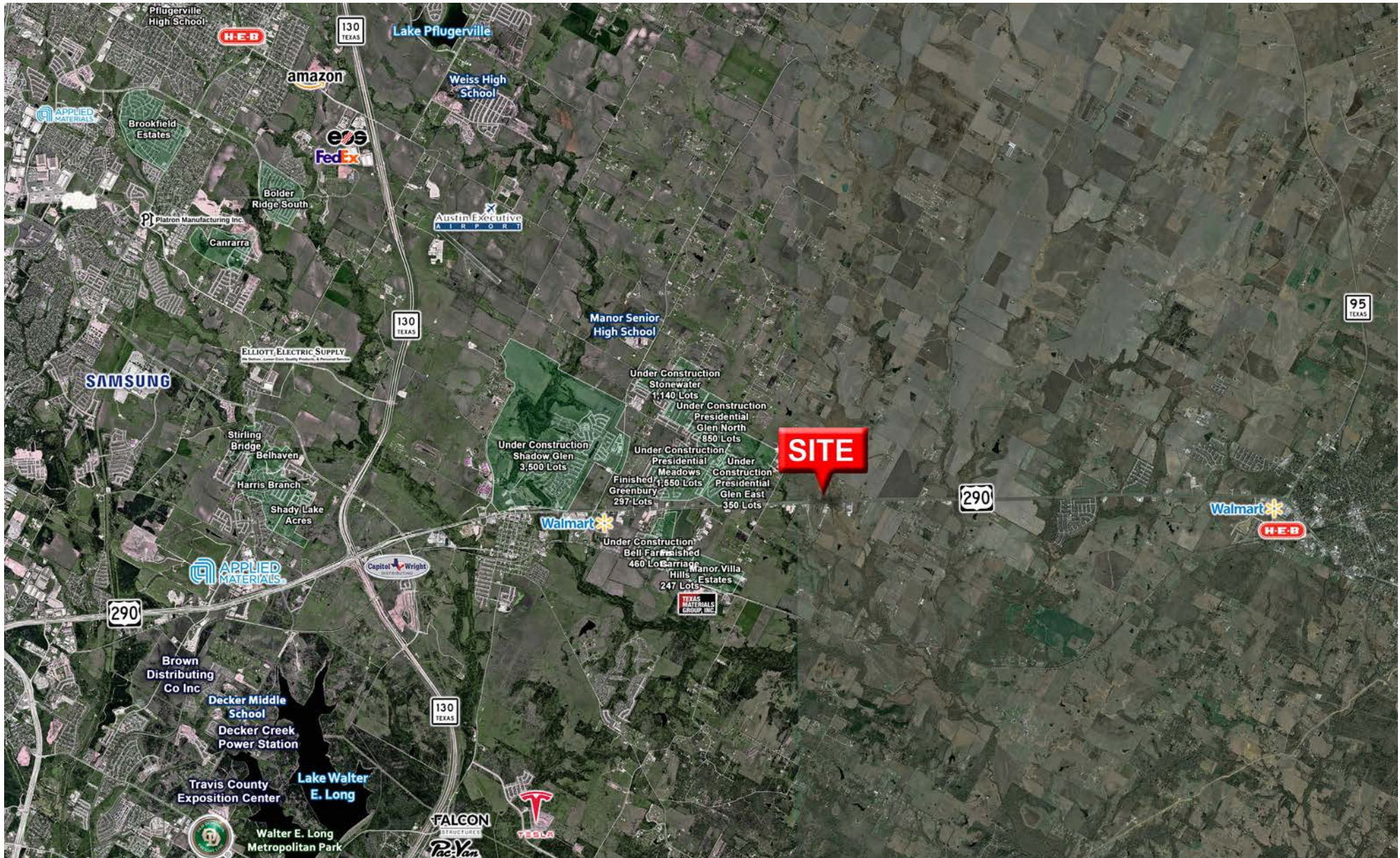
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6, CONDITION II, TOPOGRAPHIC SURVEY AS DESCRIBED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS.

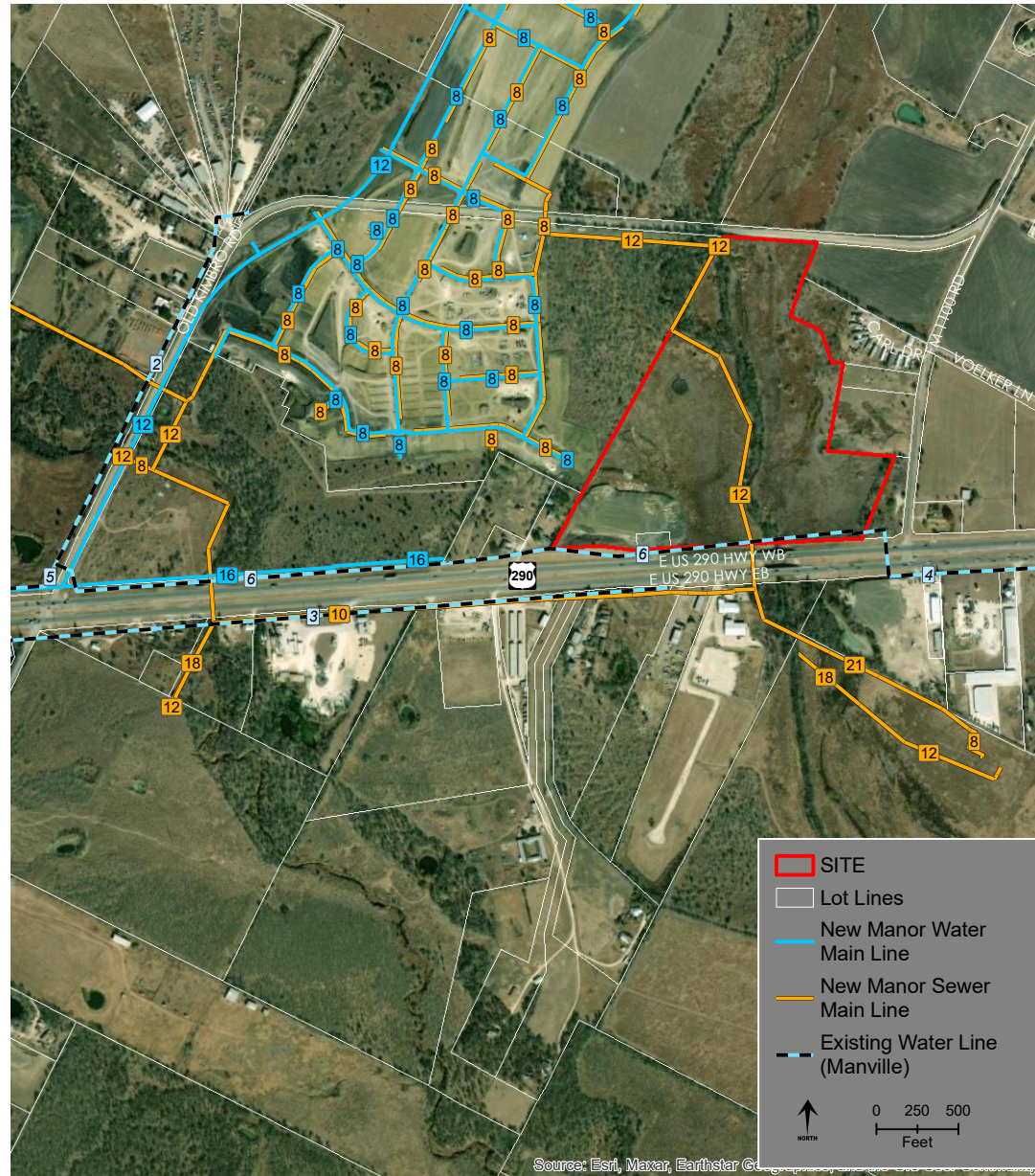
Steven Warner Womack
 Steven Warner Womack, RPLS, PLS, NCEES Date 12 JUL. 2022
 National Council of Examiners for Engineering and Surveying #1928
 Texas Registered Professional Land Surveyor #5025
 North Carolina Professional Land Surveyor #L-5043
 E-Mail: SWRPLS@gmail.com Phone/Text: (512) 638-0220



TBPELS FIRM No. 10194601
 206 Creston St. Hutto, Tx
 apinedo@rrpsurveying.com
 www.rrpsurveying.com
 DATE: 07-12-2022
 DRAWN BY: Staff
 FILE NAME: E. US HWY 290
 PROJ. NO. : 229









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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____