



13522 FM 1100 MANOR, TX - 18.51 AC

NWC FM 1100 & HWY 290
13522 FM 1100, Manor, TX 78653



FOR SALE

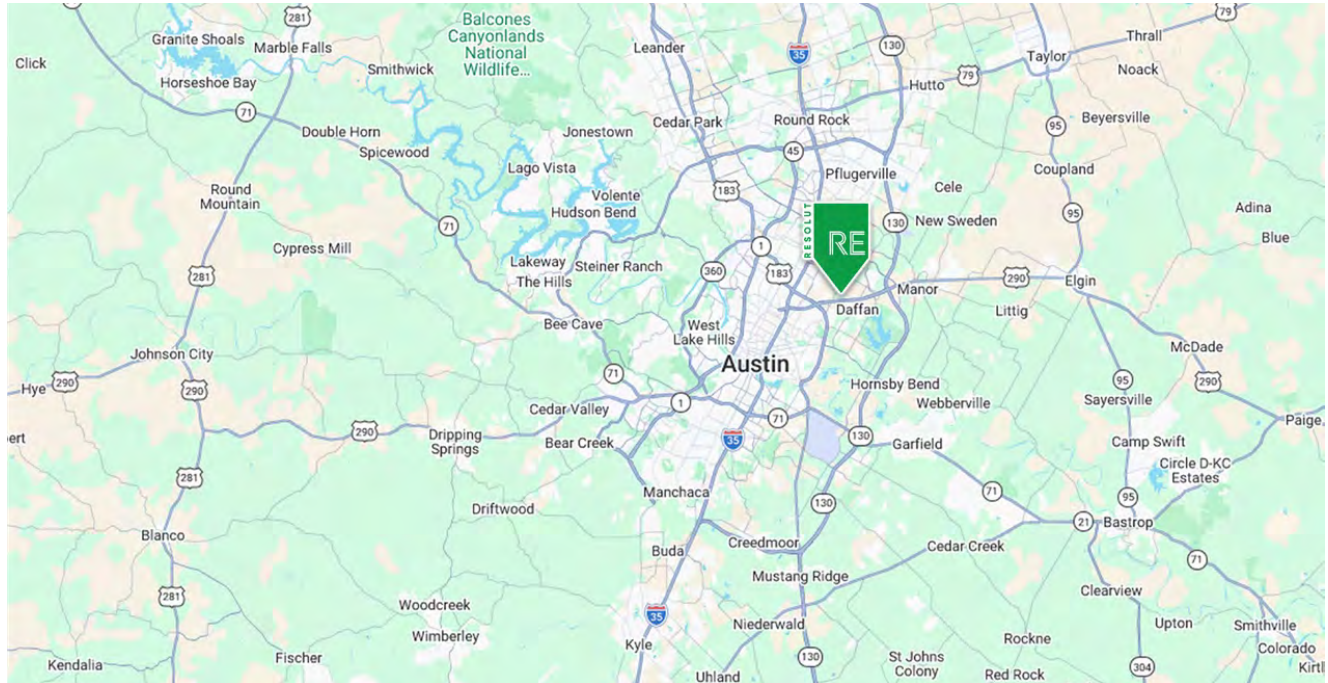
AVAILABLE SPACE
18.51 Acres

SALE PRICE
Call broker for pricing

Alan Rust, CCIM
alan@resolutre.com
512.373.2814

PROPERTY HIGHLIGHTS

- Land directly in the path of growth just off Hwy 290 in fast-growing Manor, TX
- Great location central to Tesla, Samsung, and Applied Materials and many others
- Manor's future land use for this area is "Employment," appropriate for a wide variety of uses (e.g., healthcare services, large employers, IT, skilled trades, manufacturing, civic uses, light industrial and flex space). Retail and office uses are limited to 10% of the site area and the city is targeting 24 employees per acre on average
- Water line runs along the portion of the property fronting FM 1100. Sewer is located just west of the property



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2026



34,490
POPULATION
3-MILE RADIUS



\$138,600.00
AVG HH INCOME
3-MILE RADIUS



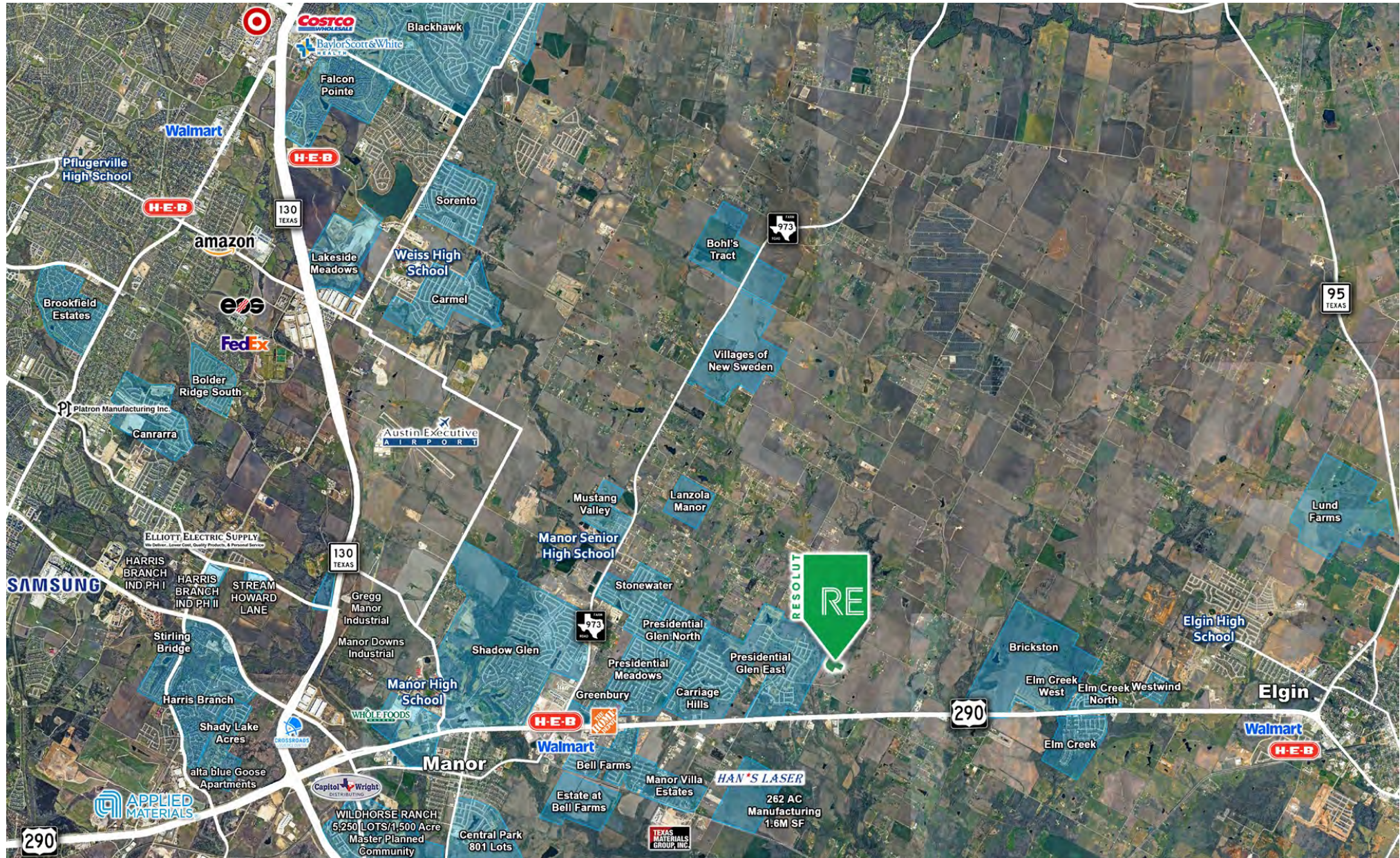
10,935
DAYTIME POPULATION
3-MILE RADIUS



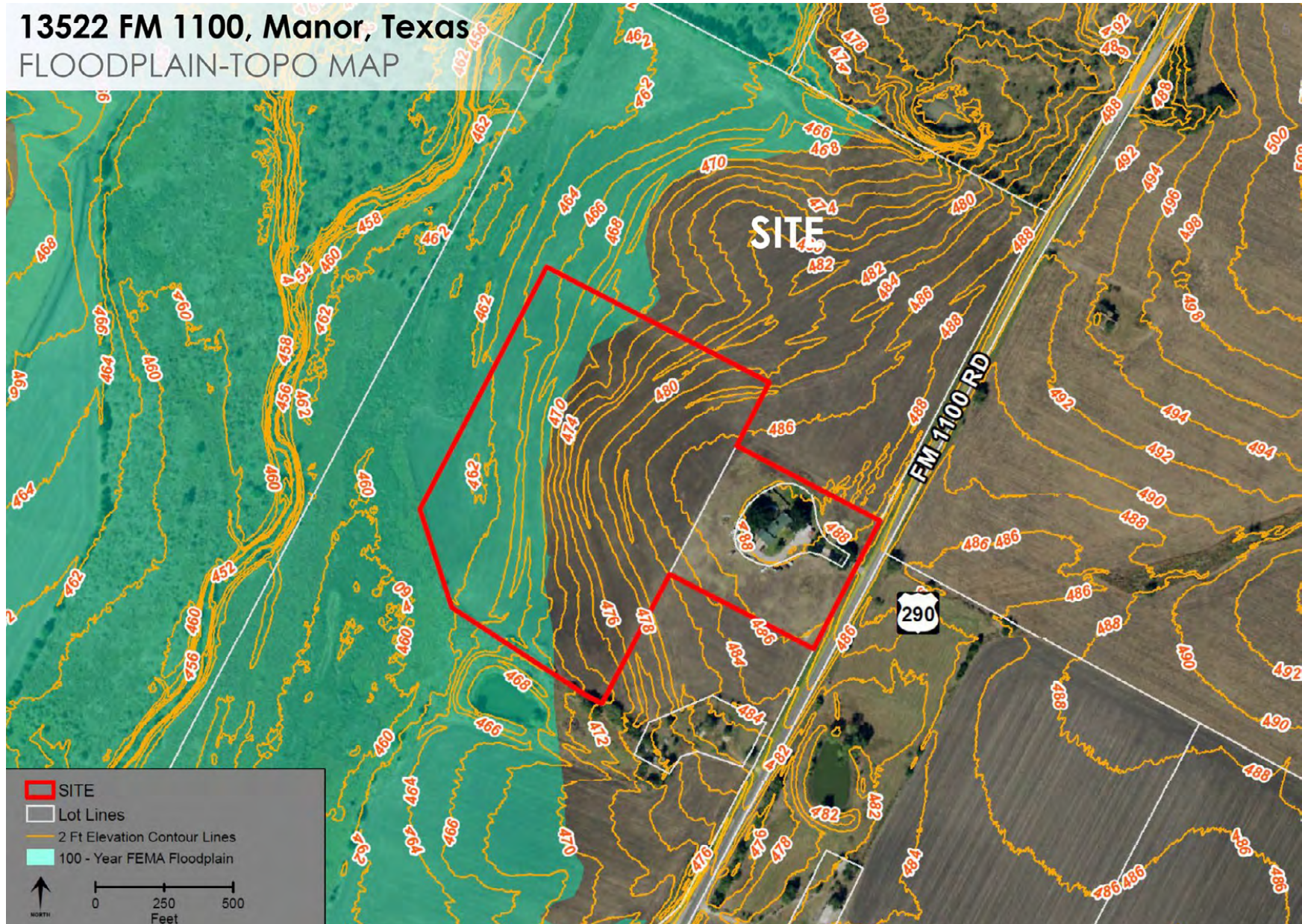
TRAFFIC COUNTS

US Hwy-290: 44,128 VPD
(CoStar 2026)
FM-1100: 1,088 VPD
(CoStar 2026)



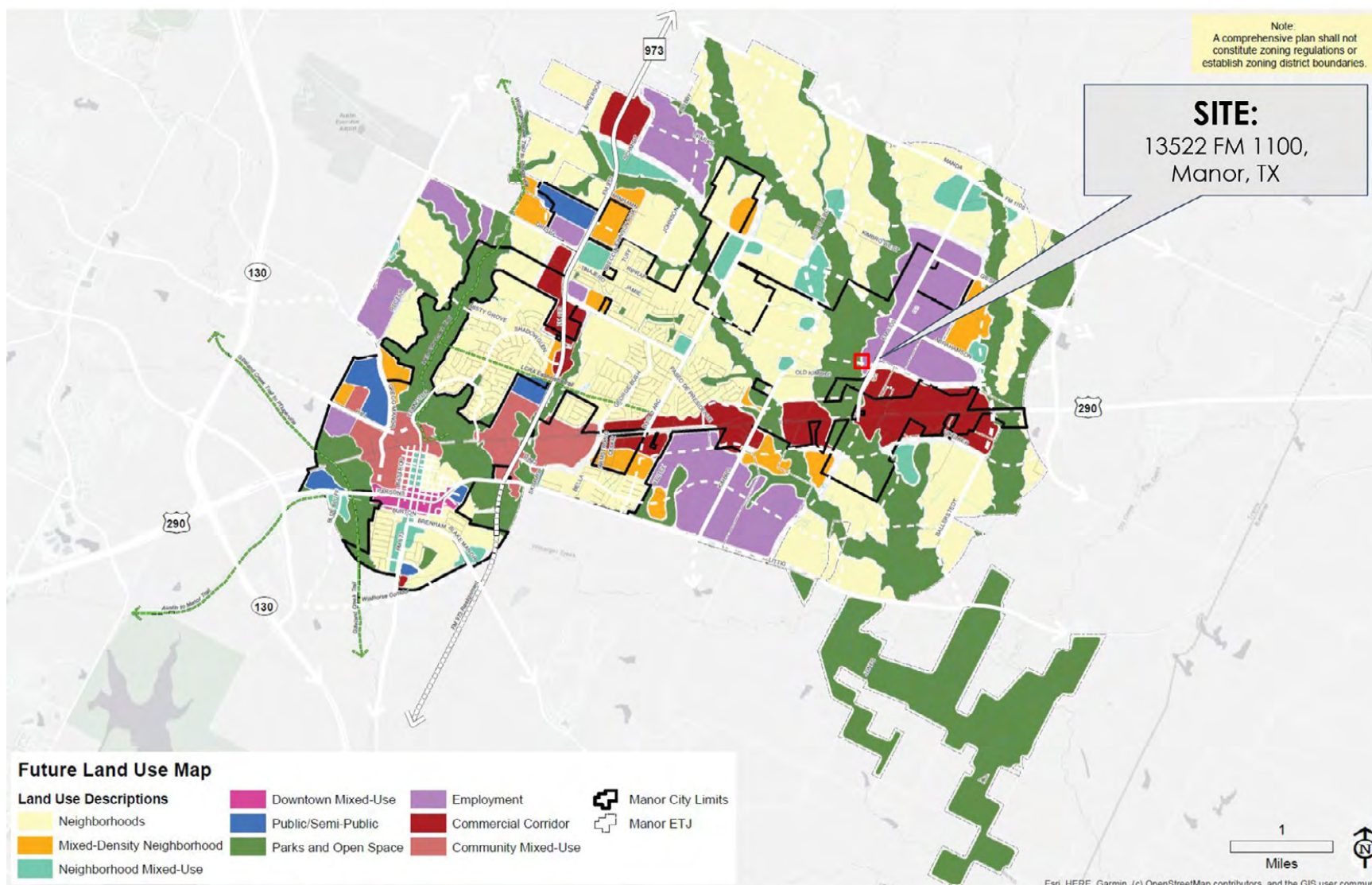






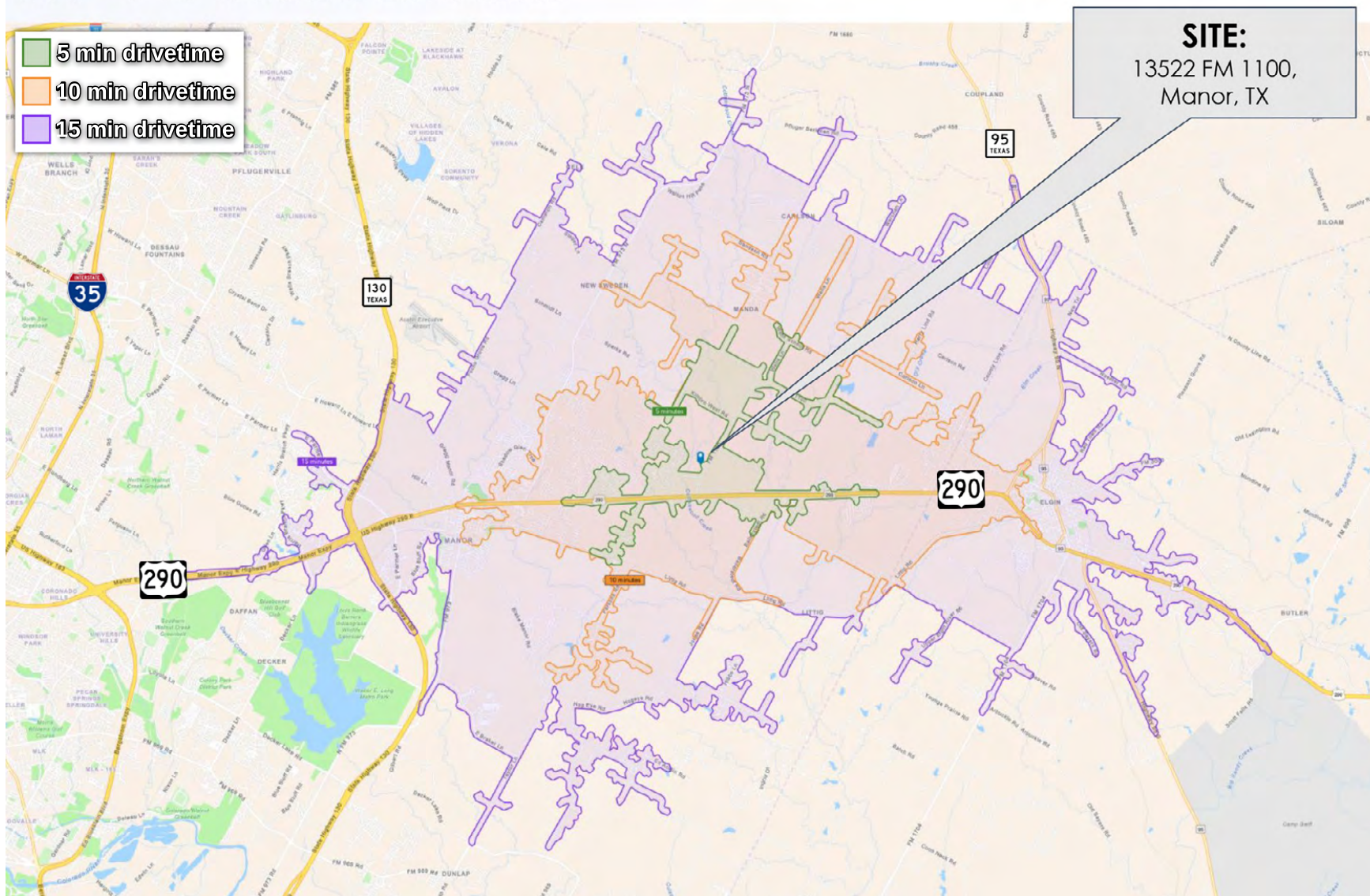
13522 FM 1100, Manor, Texas

FUTURE LAND USE MAP



13522 FM 1100, Manor, Texas

MAP - 5-10-15 Minute Drive Times



13522 FM 1100, Manor, Texas

DEMOGRAPHIC REPORT - 5-10-15 Minute Drive Times

Population	5 minutes	10 minutes	15 minutes
2020 Population	2,169	22,253	41,947
2020 Male Population	49.6%	49.4%	49.6%
2020 Female Population	50.4%	50.6%	50.4%
2026 Population	3,297	34,298	65,122
2026 Male Population	49.8%	49.8%	50.0%
2026 Female Population	50.2%	50.2%	50.0%
2031 Population	4,161	41,763	83,801
2031 Male Population	49.4%	49.6%	49.7%
2031 Female Population	50.6%	50.4%	50.3%
2010-2020 Annual Rate	13.92%	7.27%	5.50%
2020-2026 Annual Rate	6.93%	7.17%	7.29%
2026-2031 Annual Rate	4.76%	4.02%	5.17%

In the identified area, the current year population is **65,122**. In 2020, the Census count in the area was **41,947**. The rate of change since 2020 was **7.29%** annually. The five-year projection for the population in the area is **83,801** representing a change of **5.17%** annually from 2026 to 2031. Currently, the population is **50.0%** male and **50.0%** female.

Median Age

2026 Median Age	33.4	33.7	34.8
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The median age in this area is **34.8**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	36.0%	34.6%	36.5%
2026 Black Alone	19.0%	20.7%	18.6%
2026 American Indian Alone	1.4%	1.4%	1.3%
2026 Asian Alone	4.0%	3.6%	3.4%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	20.3%	20.8%	21.1%
2026 Two or More Races	19.1%	18.9%	19.1%
2026 Hispanic Origin	50.2%	49.9%	50.2%
2026 Diversity Index	87.7	87.9	87.5

Persons of Hispanic origin represent **50.2%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **87.5** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	5 minutes	10 minutes	15 minutes
2026 Wealth Index	83	85	92
2010 Total Households	190	3,521	7,830
2020 Total Households	677	6,998	13,349
2026 Total Households	1,079	11,233	21,778
2031 Total Households	1,405	14,026	28,906
2010-2020 Annual Rate	13.55%	7.11%	5.48%
2020-2026 Annual Rate	7.74%	7.87%	8.15%
2026-2031 Annual Rate	5.42%	4.54%	5.83%
2026 Average Household Size	3.05	3.05	2.98

The household count in this area has changed from **13,349** in 2020 to **21,778** in the current year, a change of **8.15%** annually. The five-year projection of households is **28,906**, a change of **5.83%** annually from the current year total. Average household size is currently **2.98**, compared to **3.13** in the year 2020. The number of families in the current year is **16,229** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	22.6%	22.4%	23.0%
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Median Household Income

2026 Median Household Income	\$103,839	\$97,707	\$98,269
2031 Median Household Income	\$118,199	\$114,359	\$118,945
2026-2031 Annual Rate	2.62%	3.20%	3.89%

Average Household Income

2026 Average Household Income	\$117,748	\$118,889	\$122,703
2031 Average Household Income	\$139,461	\$140,650	\$148,410
2026-2031 Annual Rate	3.44%	3.42%	3.88%

Per Capita Income

2026 Per Capita Income	\$38,629	\$39,164	\$41,129
2031 Per Capita Income	\$46,899	\$47,703	\$51,147
2026-2031 Annual Rate	3.96%	4.02%	4.46%

Income Equality

2026 Gini Index	33.2	35.5	38.0
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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.

11-03-2025



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 on about the property or transaction received by the broker;
- Answer the client's ques ons and present any offer to or counter-offer from the client; and
- Treat all par es to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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