



RILEY-MCLEAN

Central

LAND

Texas

100 ACRES ON OLD KIMBRO ROAD

\$13,800,000 • 99.836 Acres • Travis County • Manor, Texas

100 ACRES ON OLD KIMBRO ROAD

LOCATED BETWEEN MANOR AND ELGIN, TEXAS

LOCATION:

The property is conveniently located between Manor and Elgin at 13405 FM 1100 Manor, TX 78653, Travis County.

SIZE:

99.836 acres

PRICE:

\$13,800,000 (\$3.17/ft)

JURISDICTION:

Partially in the City of Manor, Majority Manor ETJ.

ZONING:

Partially zoned R-1 Single Family. Subject to development agreement with SF zoning upon annexation.

FRONTAGE:

+/- 1,550 ft on Voelker Ln, +/- 2,000 ft on FM 1100

UTILITIES:

Aqua Water 4 in water line in Voelker Ln & 2 in in FM 1100. Septic currently. See broker for more info on utilities.

SCHOOL DISTRICT:

Elgin Independent School District
Neidig Elementary, Elgin Middle, Elgin High School

TAXES:

2020 Travis County Taxes - \$1,422.53. The property has an Ag Exemption.

PARCELS:

284164, 24816

LAND FEATURES:

Topography is mostly flat with a few slopes throughout the property. There is one pond (0.4 acres) that is located near the house/entrance off of FM 1100. Majority of the property consist of open, maintained fields.

IMPROVEMENTS:

There is a 1,728 sqft house, 4,280 ft barn and an uncovered terrace, 324 sqft.

COMMENTS:

The City of Manor has four residential projects selling over 150 new construction homes on an annualized basis. According to MLS, the average home sold in the last ninety days has increased by more than \$169,000 compared to this time last year.

DISTANCES:

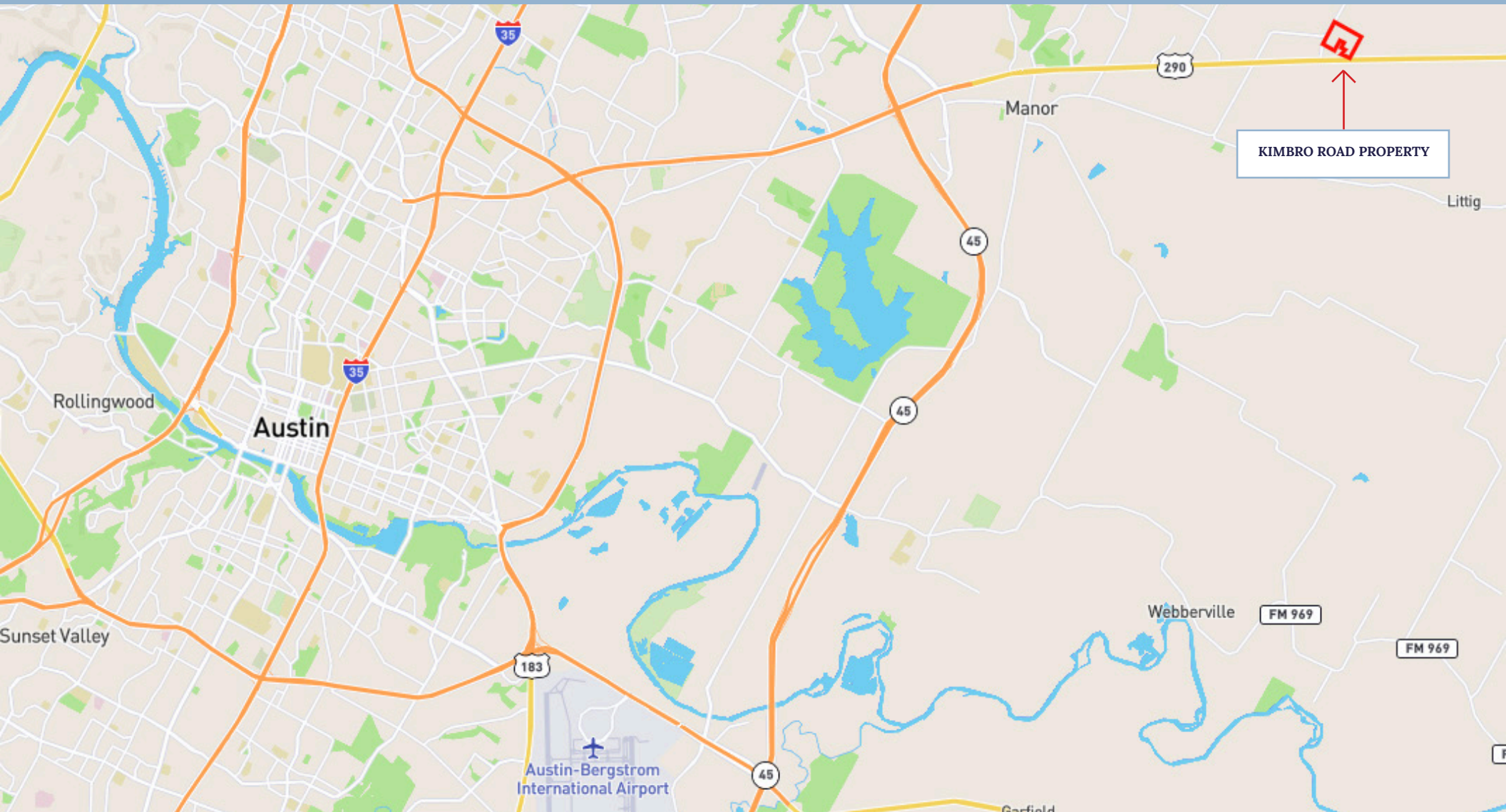
Manor - 5.1 miles
Elgin - 6.8 miles
Downtown Austin - 19.7 miles
ABIA - 20.9 miles
Tesla - 15.2 miles
Dell in Round Rock - 19.6 miles
New Apple Campus (Robinson) - 20 miles
Samsung - 16 miles

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The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

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LOCATION MAP

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DETAIL MAP

- KIMBRO ROAD PROPERTY
- 10 FT CONTOUR LINES
- FEMA FLOODPLAIN



HEAT MAP

- KIMBRO ROAD PROPERTY
- 72-99 ANNUAL STARTS
- 100-249 ANNUAL STARTS
- 250+ ANNUAL STARTS

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ABOUT RILEY-McLEAN LAND

Riley-McLean Land is committed to industry-leading practices and standards.
We serve our clients' best interests through honesty, diligence, and market knowledge.

We view land brokerage as a relationship business that requires a long-term approach. As brokers, we strive to serve as a valued resource to our clients with assurance of full advocacy and support. Our core business is assisting clients with the acquisition, disposition, and valuation of land assets.

With more than 45 years of combined experience in Central Texas, we have brokered approximately 55,000 acres and developed key relationships with landowners, homebuilders, land developers, and industry experts.



CARLOTTA C. McLEAN
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512-750-3943

Carlotta is a fifth-generation Austinite and a graduate of the University of Texas at Austin. Prior to co-founding Riley-McLean Land, she gained valuable experience

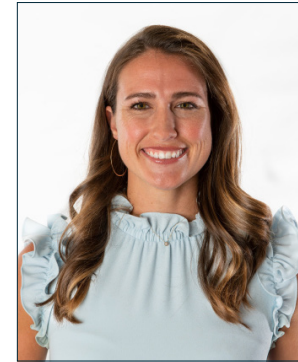
working with Land Advisors Organization, Wilson & Goldrick Realtors, Allen Real Estate and the Austin White Lime Company. Carlotta has represented every category of land buyer and seller, attributing her success to dedication, hard work, and integrity. Carlotta is active in the community, serving as a member of the Austin Board of Realtors, the Real Estate Council of Austin, Texas Alliance of Land Brokers, Austin Commercial Real Estate Society and Colorado River Land Trust, and as Chair of the Board for Robinson Family Management.



TIM W. RILEY
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Tim has been a land broker licensed in Texas since 2005. His transaction history involves various land-asset classes, including recreational ranches, conservation properties,

investment properties, REO assets and residential development projects. With an extensive client list ranging from master-planned community developers to ranch owners, Tim specializes in large and complex transactions and prides himself on developing long-term relationships with his clients. Tim earned a Business Administration degree from Ithaca College. He is a member of the Austin Board of Realtors, Real Estate Council of Austin, Texas Alliance of Land Brokers, Urban Land Institute, and Austin Commercial Real Estate Society. Tim is also a current board member of the Hill Country Land Trust.



MARGARET C. RIGGINS
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830-431-2772

Margaret has worked for Riley-McLean Land since her graduation from Baylor University and has been a licensed real estate agent since October 2016. She has represented

a range of clients looking for recreational ranch land to investment and development opportunities. Margaret continues to be a valuable asset in overseeing the GIS mapping process that aides clients in creating informed decisions based off of market data. She is an active member of Austin Board of Realtors, Real Estate Council of Austin, Texas Alliance of Land Brokers, and serves on the Membership Committee for Urban Land Institute and on the Development Council for Texans CAN Academy – Austin.