

Multi-Use in Manor

11609 Parsons Rd, Manor, TX 78653 • Williamson County



Jan Gunter

REALTOR®
Accredited Land
Consultant

512-944-0572
jan.gunter@kw.com
kw.com/agent/jan-gunter

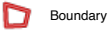


9.968 Acres • \$885,000

This charming 10-acre property is located within the Austin ETJ yet secluded enough to be the perfect country homestead. Enhance the spacious cottage or build your dream home. The land is also ideal for investors and developers with its minimal deed restrictions. It's 4 miles to Hwy 290 in Manor, 10 miles to Samsung Semiconductor, 12 miles to Tesla Gigafactory, and 14 miles to I-35 in Austin. Additionally, it's only a few miles from the prospective Manor Crossing, a mixed-use development featuring residential, commercial, and retail spaces. The cabin-style house built in 1983 is on a block and pad foundation with 3 bedrooms, 2 full baths, and 1,444 sq. ft. per the CAD. The home features an inviting front porch, large windows, central HVAC, and a wood-burning stove. A large deck off the back leads to an above-ground pool with serene views of the surrounding woods. In the corner of the yard is a large garage workshop on a slab. Utilities include on-site septic, electric, propane, and water provided by Manville Water Supply. The land is flat and fully fenced in barbed wire with 387 feet of paved road frontage. Aside from the manicured homesite, the property is heavily wooded with mesquite and oak trees. There is a small pond as well. A survey from 2022 is available.

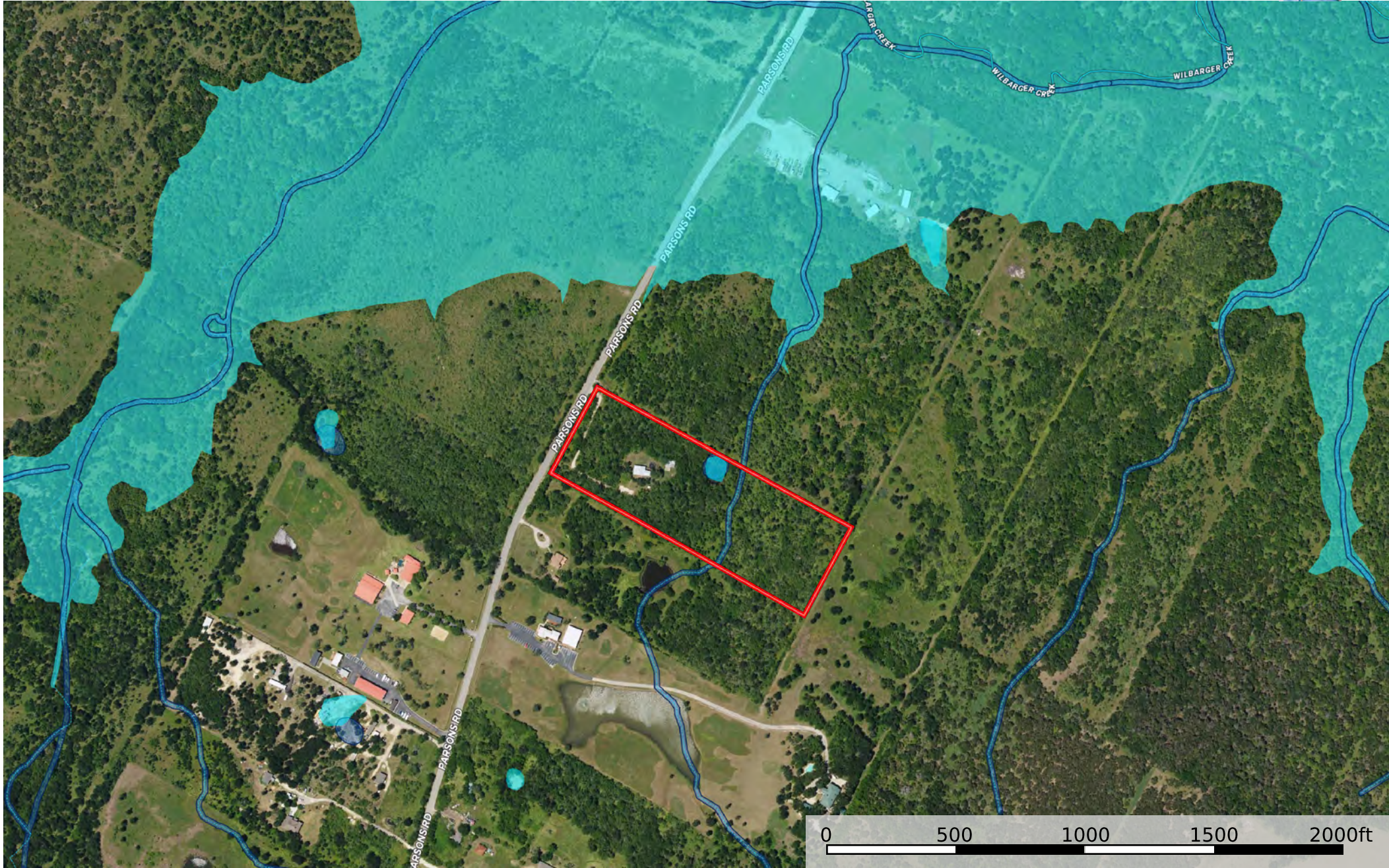


11609 Parsons Rd, Manor, TX 78653
Travis County, Texas, 10 AC +/-

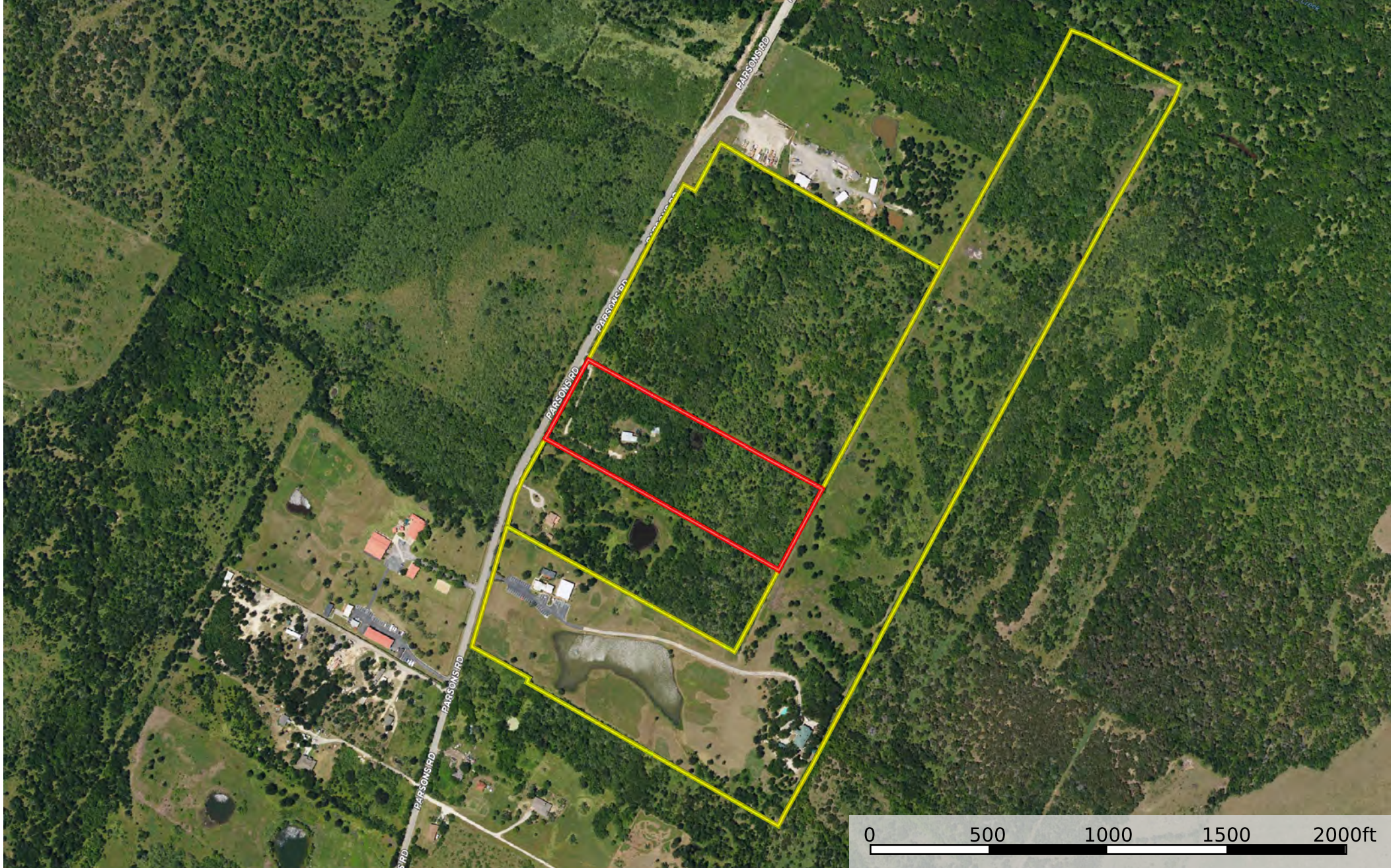


Boundary



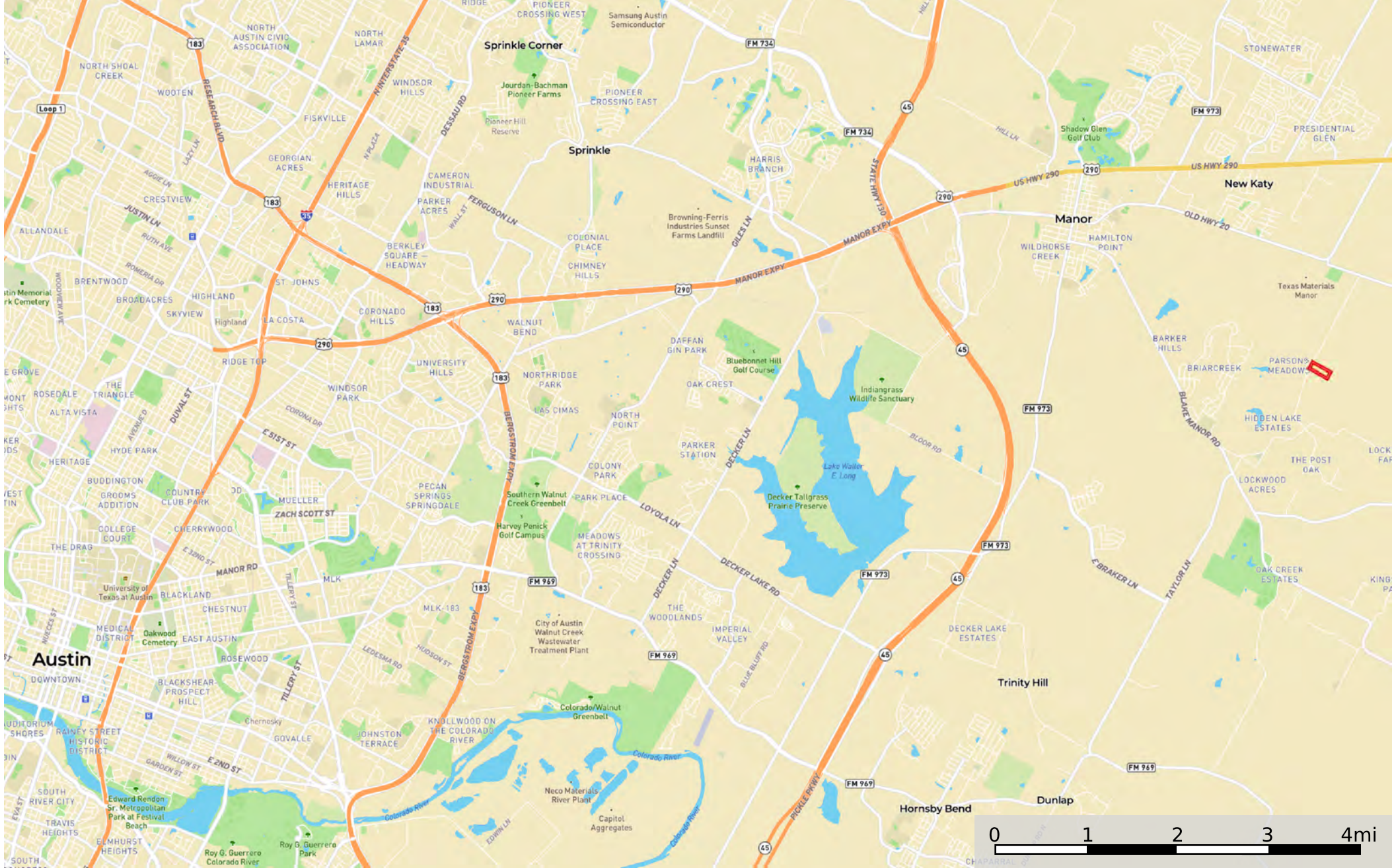


11609 Parsons Rd, Manor, TX 78653
Travis County, Texas, 10 AC +/-

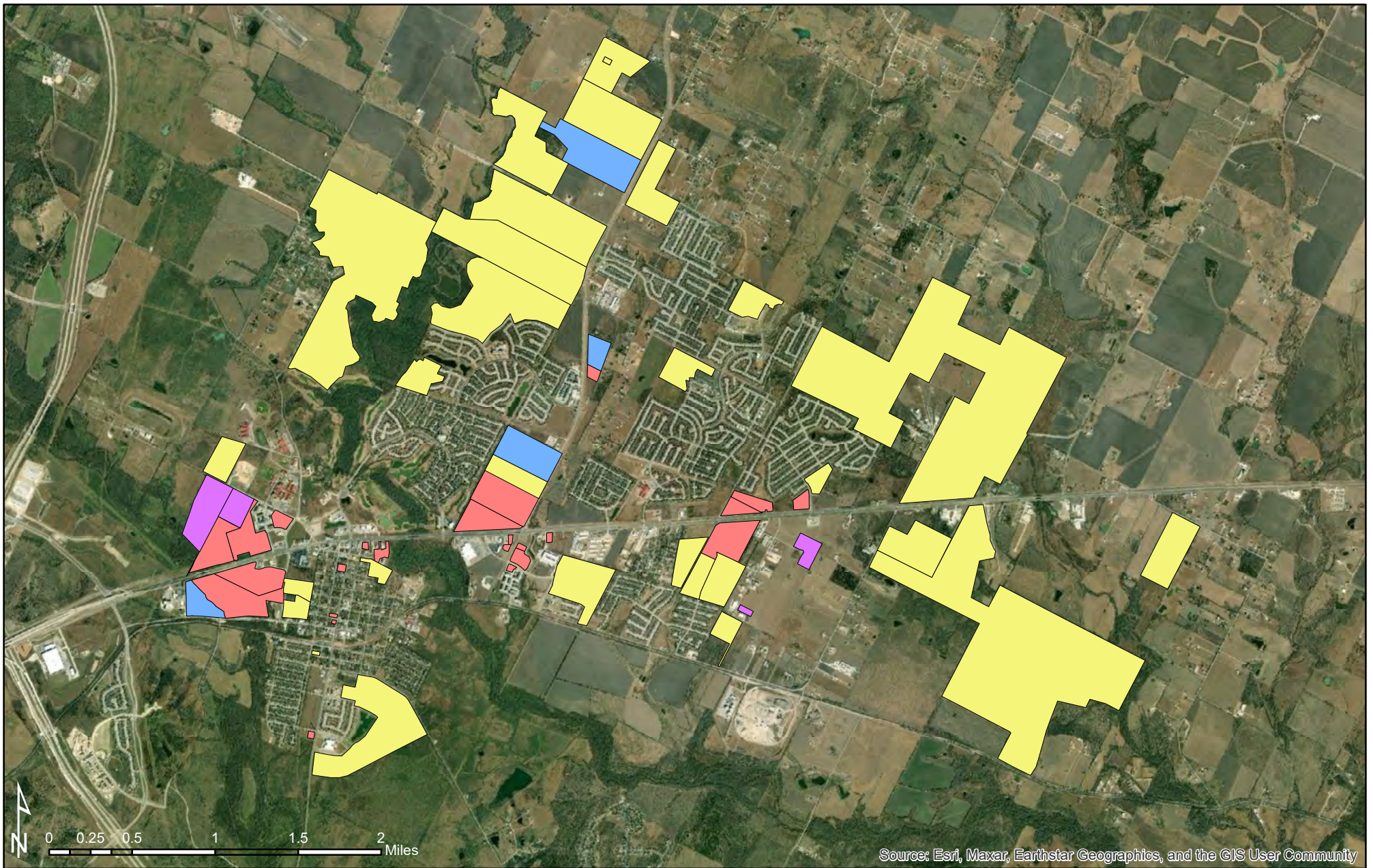


 Boundary  Neighbor

11609 Parsons Rd, Manor, TX 78653
Travis County, Texas, 10 AC +/-

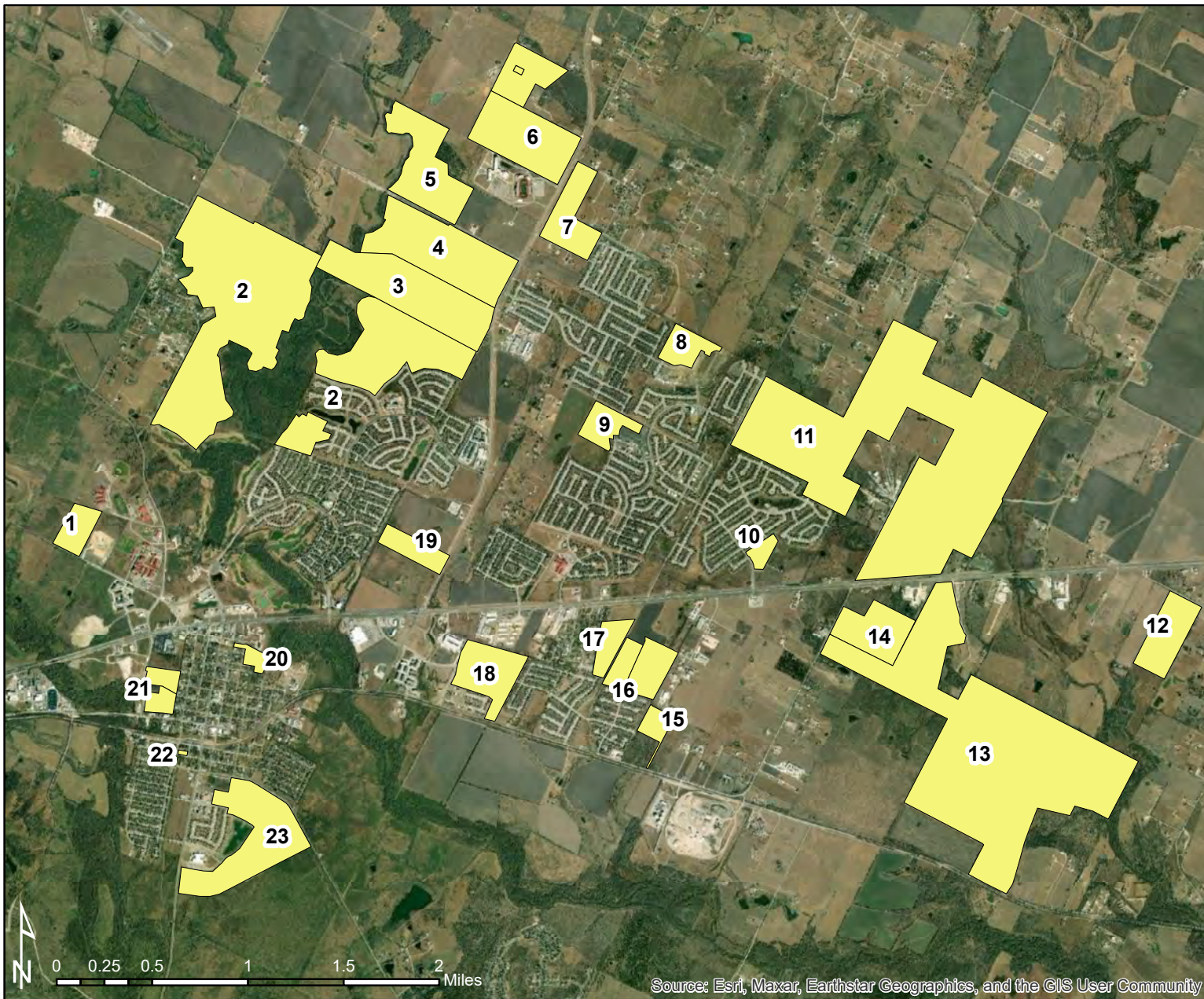


Boundary



In-Progress and Planned Developments

- Residential
- Industrial
- Educational
- Commercial



1. Hill Lane Apartments: 350 MF Units
2. Shadowglen Phases
2 & 3: 1,500 SF Units (3,000 total)
3. Okra Subdivision: 325 SF Units
4. Monarch Ranch: 400 SF Units
5. New Haven: 272 SF Units
6. Mustang Valley: 380 SF Units
7. Palomino: 234 Two-Family Units
8. Presidential Heights Phase 6:
126 SF Units (600 total)
9. Presidential Meadows Phases 17
& 18: 170 SF Units (1,600 total)
10. Presidential Glen Townhomes:
90 TH Units
11. Manor Heights (Carillon): 1,500 SF
and Townhome Units
12. Voelker Ln PUD: 811 MF & TH Units
13. Manor Springs: 3,900 SF,
TH, MF Units
14. Amavi Townhomes: 335 TH Units
15. Old Hwy 20 Townhomes: 130
TH Units
16. Ginsel Tract: 300-360
TH Units, 450-500 MF Units
17. Landmark Multifamily: 600 MF Units
18. Village at Manor Commons:
375 SF Units
19. View at Manor Apartments:
600 MF Units
20. Downtown Townhomes: 100
TH Units
21. Manor Apartments: 268 MF Units
DB&B Apartments: 200 MF Units
22. Manor Town Apts Ph. 2: 20 MF Units
23. Lagos Manor: 500 SF Units



Residential In-Progress and Planned Developments

Residential

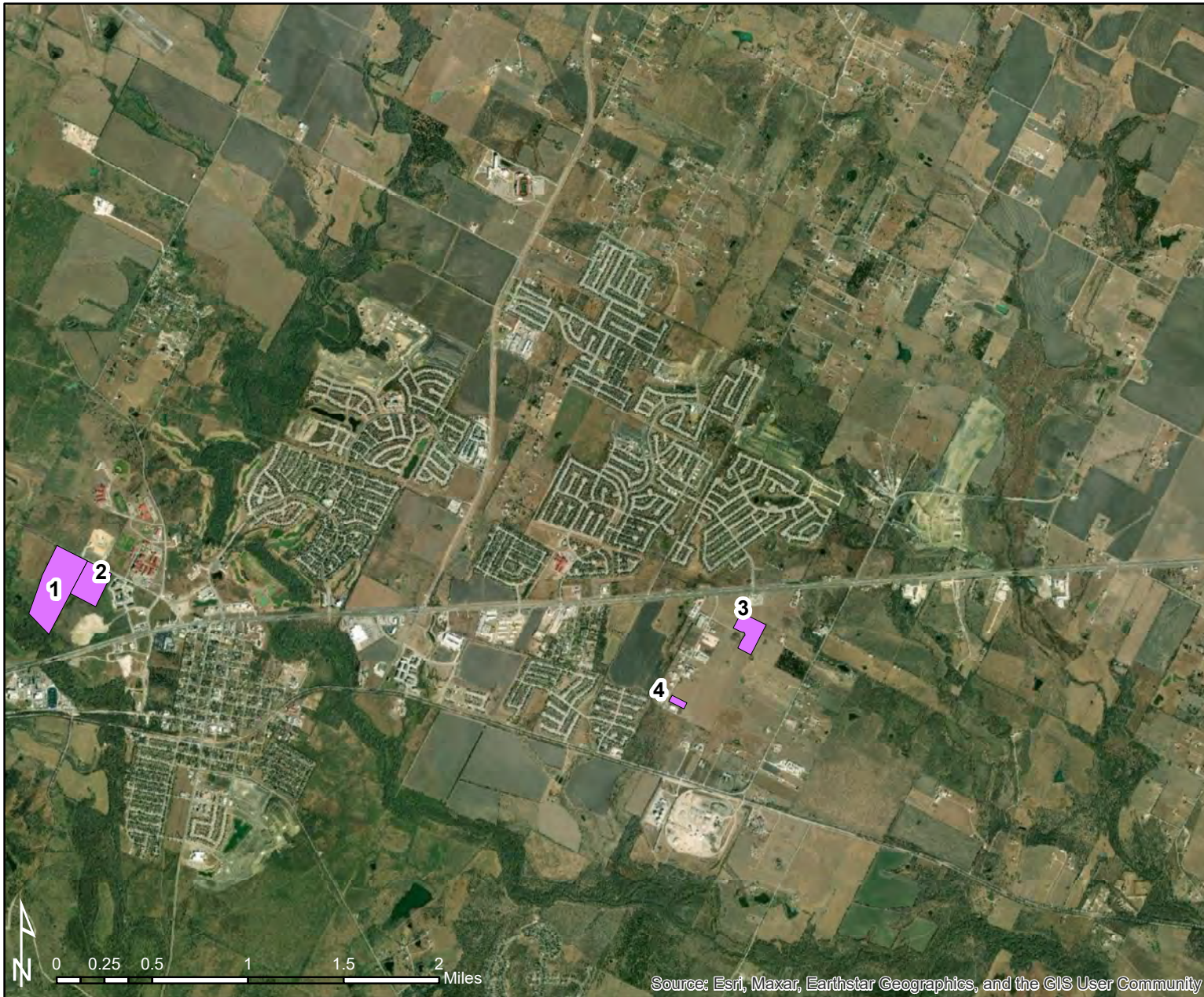


1. Las Entradas North and South
2. Hotels - 96 room Towneplace Suites and 100 room Hampton Inn
3. 709 N. Lexington Restaurant
4. New Independent Bank and Manor Village Commercial
5. Manor Crossing Shopping Center
6. La Mexicana Market, North Forest Office, Holiday Inn Express, Vet Clinic, Sherwin Williams, Bank of America, Valvoline
7. Gas Station and Flex Commercial Space
8. MinMax Travel Center
9. Presidential Glen Storage Units
10. Gas Station
11. Ginsel Tract Commercial
12. 109 N. Lexington Mixed-Use
101-107 W. Boyce Mixed-Use
13. The Lex Commercial Flex



Commercial In-Progress and Planned Developments

 Commercial

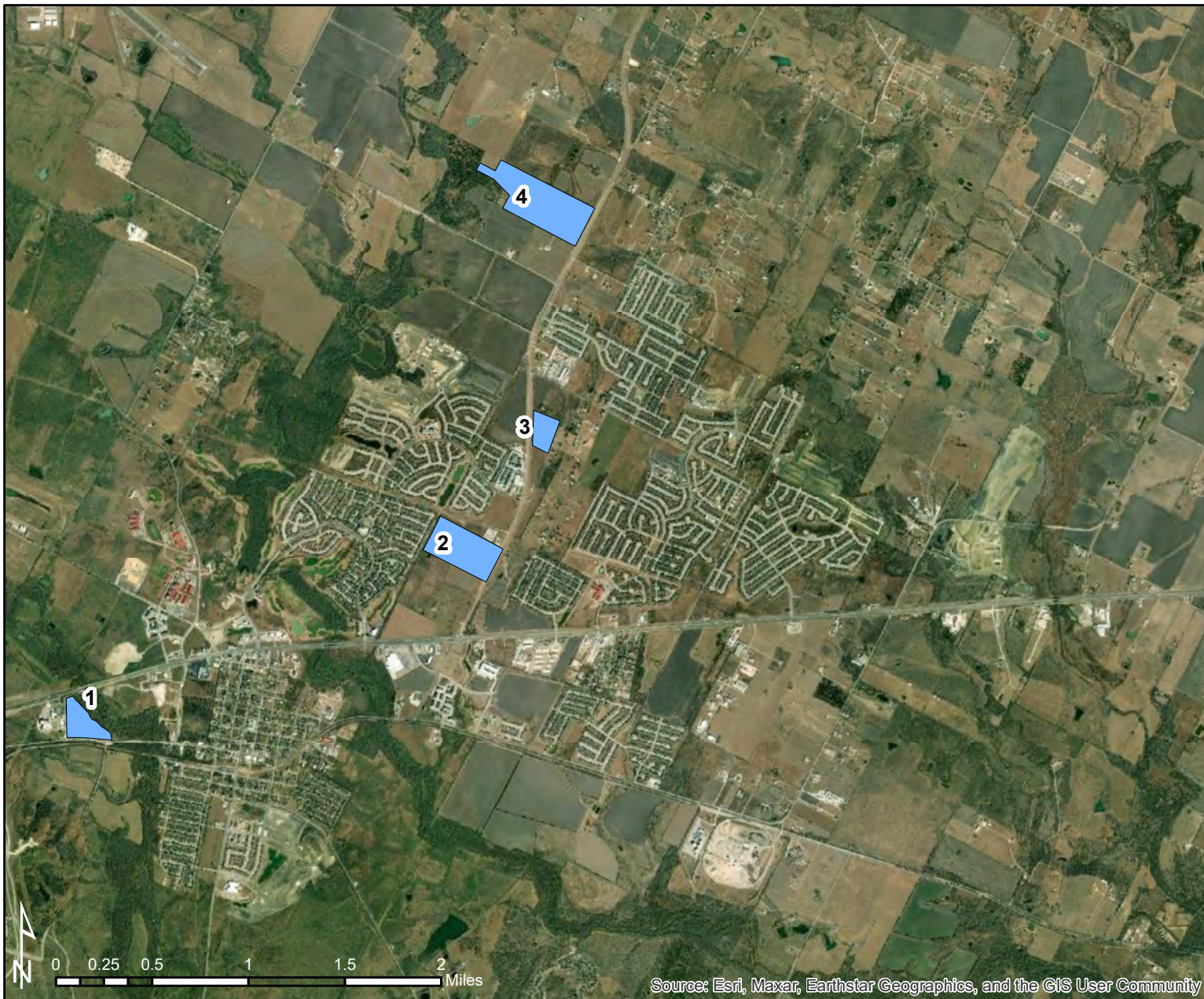


1. Whole Foods Cold Storage
Dist. - 136,000 sf and
196,000 sf Spec Industrial
2. Transpak - 158,000 sf &
136,000 sf
3. Lone Star Electric - 73,000 sf
& 53,000 sf
4. Glassnow - 21,000 sf



Industrial In-Progress and Planned Developments


 Industrial



1. New Tech HS/MS Indoor Practice Facility
2. K-8 District Campus (900-1,100 Students)
3. Compass Rose Charter School (1,200 students upon Phase 3)
4. Senior HS Early College, Sports Complex, Indoor Practice Facility



Educational In-Progress and Planned Developments

 Educational