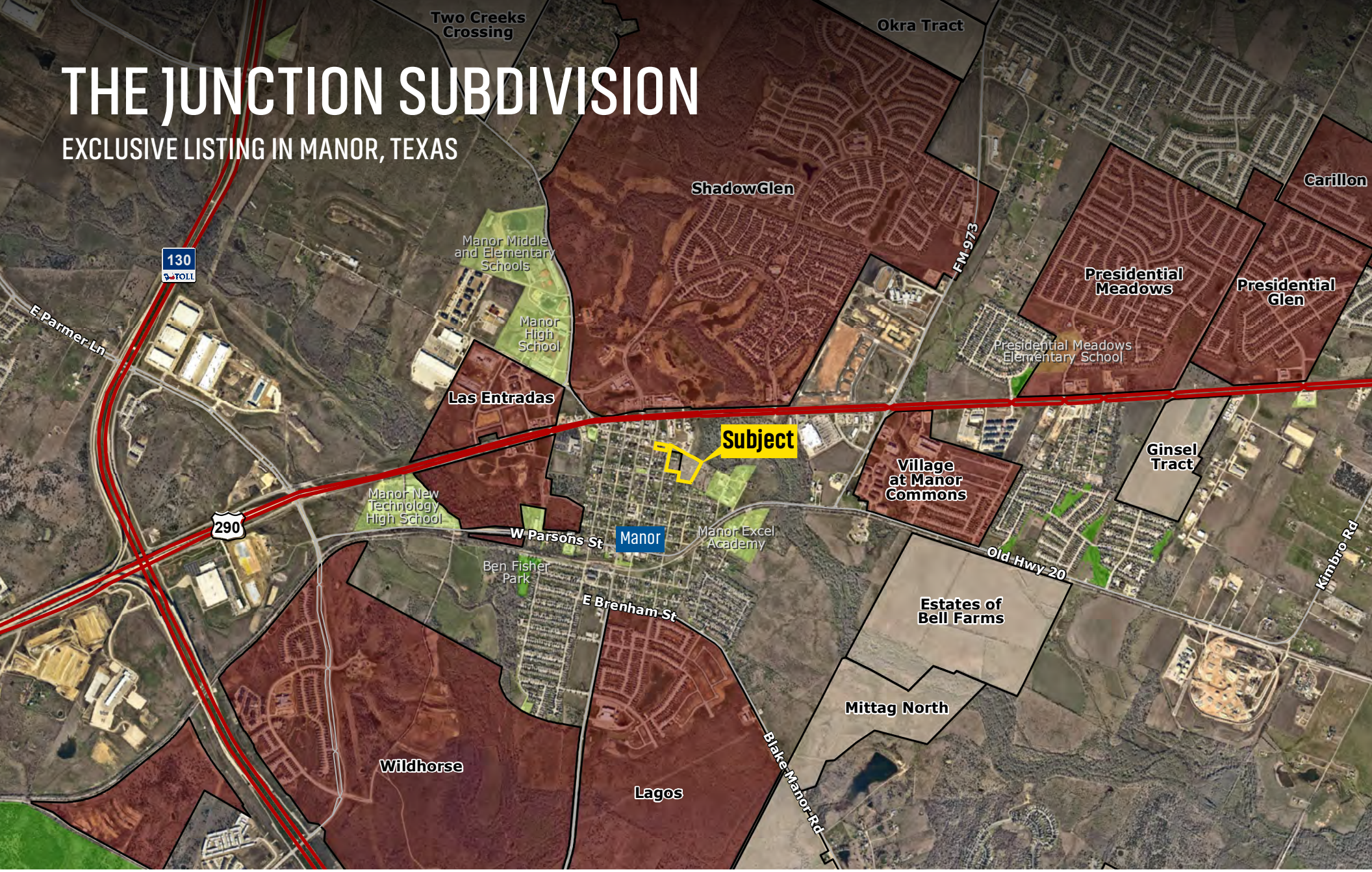
THE JUNCTION SUBDIVISION

EXCLUSIVE LISTING IN MANOR, TEXAS



CONTACT FOR MORE INFORMATION

Josh Cameron
jcameron@landadvisors.com

Hal Guggolz
hguggolz@landadvisors.com

Land Advisors® ORGANIZATION

512.327.3010 | LandAdvisors.com

EXECUTIVE SUMMARY

LOCATION	The Junction subdivision is planned for 95 townhomes located along La Grange Street, just south of the intersection with Hwy 290 and FM 973 in Manor, Texas. The property is 20 miles east of major employment centers in Austin including Google, Facebook, Indeed and the University of Texas at Austin. The property is less than 15 minutes from Telsa's new Gigafactory and Samsung's existing corporate campus. The property is close to nearby retail and services in downtown Manor. The Junction provides a unique opportunity to acquire an entitled subdivision in one of the most desirable areas in the Austin MSA.
PROPERTY	±9.2 Acres
PRICE	$1,750,000
ZONING	TH - Townhome
ENTITLEMENTS	The project has full civil engineering plans and architectural plans completed. The project is close to having full site development permit approval and just needs to finalize the Plat.
SUBDIVISION PLAN	The project has two planned layouts that can be accomplished in a short timeframe with the City of Manor. • **Layout One-** 106 Units. A simple SDP correction is needed for approvals which is estimated to be 2-3 months. • **Layout Two-** 110 Units. A variance to allow surface parking in lieu of the currently required cover parking would be needed via a dev agreement with city of Manor. City has said this method has precedent and should not be met with any significant pushback. This process is estimated to be 3-5 months working with city.
UTILITIES	All utilities are to the property Water and sewer will be provided by the city of Manor
SCHOOLS	Manor Independent School District

The information contained herein is 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. The information contained within is subject to change without notice. TXTravis263628 - 07.11.2026

SUBDIVISION PLAN

Unit Type	Original Unit Count	Proposed Unit Count	Difference	Unit Height	Unit SF
Plan 1 (17.5' x 45')	21	49	28	3 Story	1,429 - 1,683
Plan 2 (25.5' x 50')	34	23	-11	3 Story	2,263
Plan 3 (27' x 50')	40	34	-6	2 Story	2,098
Total	95	106	11		190,871 - 196,205

Sec. 14.02.007 - Residential development standards

(b) General development regulations for two-family district, townhome district, and multi-family districts, Townhome (TH) district on a Common Lot:

Setbacks

Front:	25' (w/ 15' Streetscape Yard)
Side	
Interior:	0' attached/10' detached
Exterior to Residential:	15'
Exterior to Non-Residential:	25'
Streetside Setback:	15' (w/ 15' Streetscape Yard)
Rear	
To Residential:	20' (w/ 15' Streetscape Yard)
To Non-Residential:	25' (w/ 15' Streetscape Yard)

Other Standards

Min lot area:	1/2 acre
Min lot width:	125'
Max Height:	35'
Bufferyard to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, TH:	25'
Max principle structure lot coverage:	50%
Max principle and accessory structure lot coverage:	60%
Min dwelling unit size:	1,500 sf (may be reduced to 1,000 sf)*
Max dwelling units:	12/acre
Max units per structure:	6

*(c)(2)(A)Properties located within the historic district may have minimum dwelling unit sizes 500 square feet less

**(c)(2)(A)Townhome (TH) district properties shall have a minimum of 70% front facade masonry and 60% overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

(d) Setback encroachments. With the exception of required bufferyard setback and streetscape landscaping areas, building setbacks can be encroached upon in a manner described in this subsection.
(2) Stairways, balconies, covered porches, mechanical equipment, bay or box windows or other building extensions approved by the building official that do not intrude more than six feet into the rear or street setback, provided they remain outside of all easements.

Sec. 15.02.004a - Off-street parking requirements

(d) Townhouse: Two spaces for each dwelling unit plus additional 20 percent of the total number of units for guests when developed on a common lot (covered parking not required)

Variance Required:

- None

NOTES:

- Proposed site plan shows 106 units.
- No new product introduced.
- All units have a one or two car garages, and some have 20' driveways for additional surface parking.

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

north Scale: 1" = 50'-0" 0' 25' 50' 100'

dtj DESIGN

Junction at Manor
Legacy

Concept Plan Overlays
Layout 1
September5,2024

LAND ADVISORS ORGANIZATION

SUBDIVISION PLAN

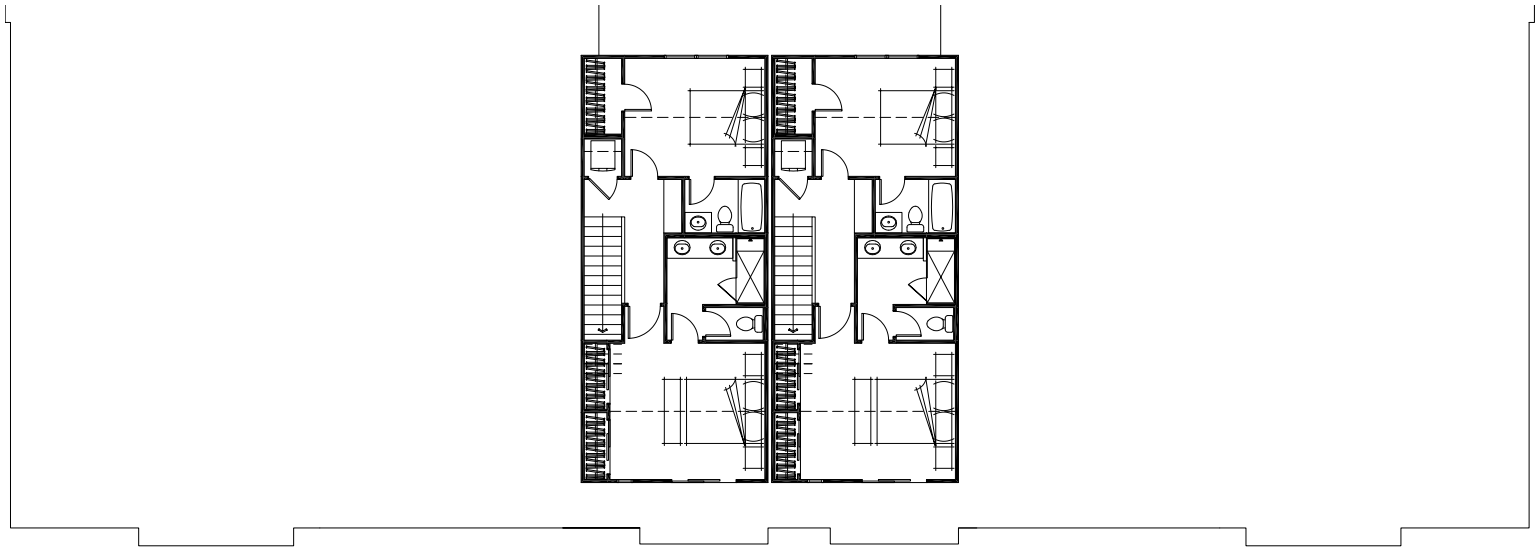
Front Elevation

First Floor

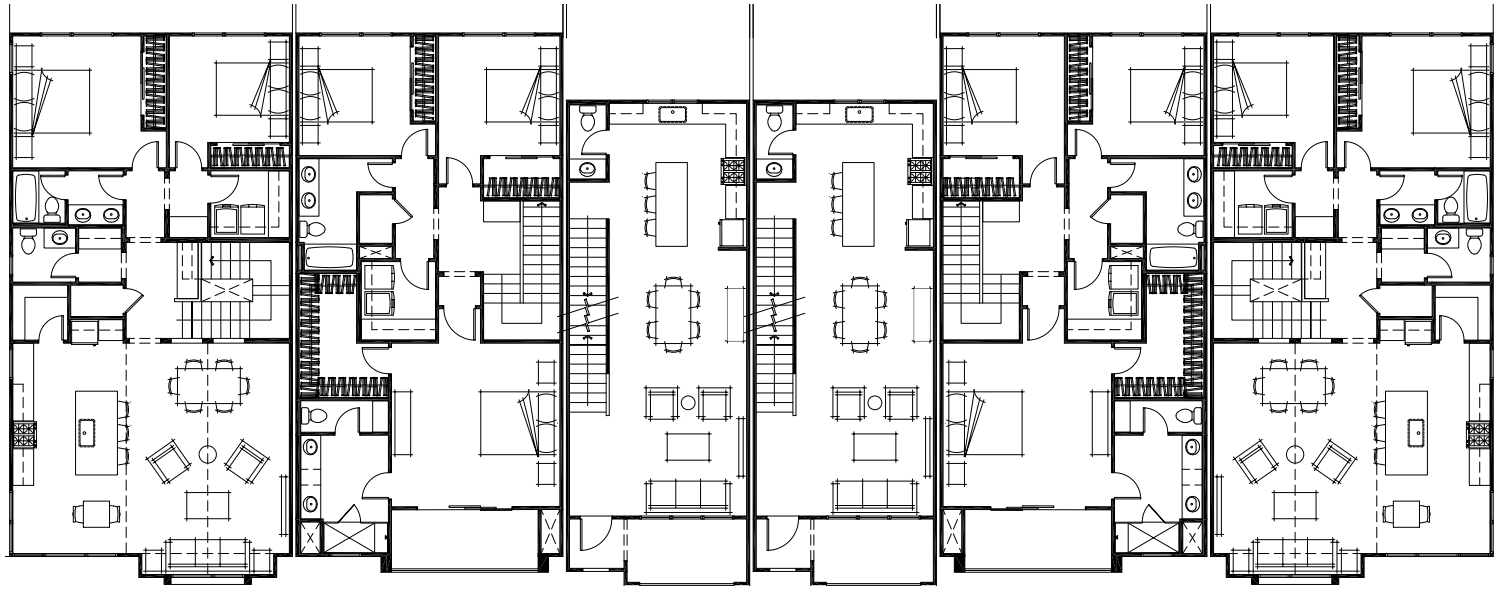
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Scale: 3/16" = 1'- 0"

SUBDIVISION PLAN



Third Floor



Second Floor

Scale: 3/16" = 1'- 0"

0' 4' 8' 16'

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SUBDIVISION PLAN

Unit Type	Original Unit Count	Proposed Unit Count	Difference	Unit Height	Unit SF
Plan 1 (17.5' x 45')	21	**11**	-10	3 Story	1,429 - 1,683
Plan 2 (25.5' x 50')	34	**15**	-19	3 Story	2,263
Plan 3 (27' x 50')	40	**16**	-24	2 Story	2,098
Plan 4 (20' x 38')	0	**68**	68	2 Story	1,470
Total	95	**110**	15		**183,192 - 185,986**

Sec. 14.02.007 - Residential development standards

(b) General development regulations for two-family district, townhome district, and multi-family districts, Townhome (TH) district on a Common Lot:

Setbacks

Front:	25' (w/ 15' Streetscape Yard)
Side	
Interior:	0' attached/10' detached
Exterior to Residential:	15'
Exterior to Non-Residential:	25'
Streetside Setback:	15' (w/ 15' Streetscape Yard)
Rear	
To Residential:	20' (w/ 15' Streetscape Yard)
To Non-Residential:	25' (w/ 15' Streetscape Yard)

Other Standards

Min lot area:	1/2 acre
Min lot width:	125'
Max Height:	35'
Bufferyard to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, TH:	25'
Max principle structure lot coverage:	50%
Max principle and accessory structure lot coverage:	60%
Min dwelling unit size:	1,500 sf (may be reduced to 1,000 sf)*
Max dwelling units:	12/acre
Max units per structure:	6

*(c)(2)(A)Properties located within the historic district may have minimum dwelling unit sizes 500 square feet less

**(c)(2)(A)Townhome (TH) district properties shall have a minimum of 70% front facade masonry and 60% overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

(d) Setback encroachments. With the exception of required bufferyard setback and streetscape landscaping areas, building setbacks can be encroached upon in a manner described in this subsection.
(2) Stairways, balconies, covered porches, mechanical equipment, bay or box windows or other building extensions approved by the building official that do not intrude more than six feet into the rear or street setback, provided they remain outside of all easements.

Sec. 15.02.004a - Off-street parking requirements

(d) Townhouse: Two spaces for each dwelling unit plus additional 20 percent of the total number of units for guests when developed on a common lot (covered parking not required)

Variance Required:

- None

NOTES:

- Proposed site plan shows 110 units.
- New Product: 20'x38' 2-Story townhomes.
- Plan 4 units do not have garages, but the provide surface parking in the front of the building.

Scale: 1" = 50' 0"
north
0' 25' 50' 100'

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

dtj DESIGN

Junction at Manor
Legacy

Concept Plan Overlays
Layout 2
September5,2024

LAND ADVISORS ORGANIZATION

SUBDIVISION PLAN

Ashcreek Townhomes
FRONT LOADED

BUILDER: BRIGHTON CORPORATION | ARCHITECT: DTJ DESIGN

BOISE, ID

UNIT SIZE: 1,470 SF

NO. UNITS	SITE	DENSITY	NET SITE	NET DENSITY
88	5.3 acres	15.1 du/ac	0.2 acres	20.0 du/ac

First Floor

Second Floor

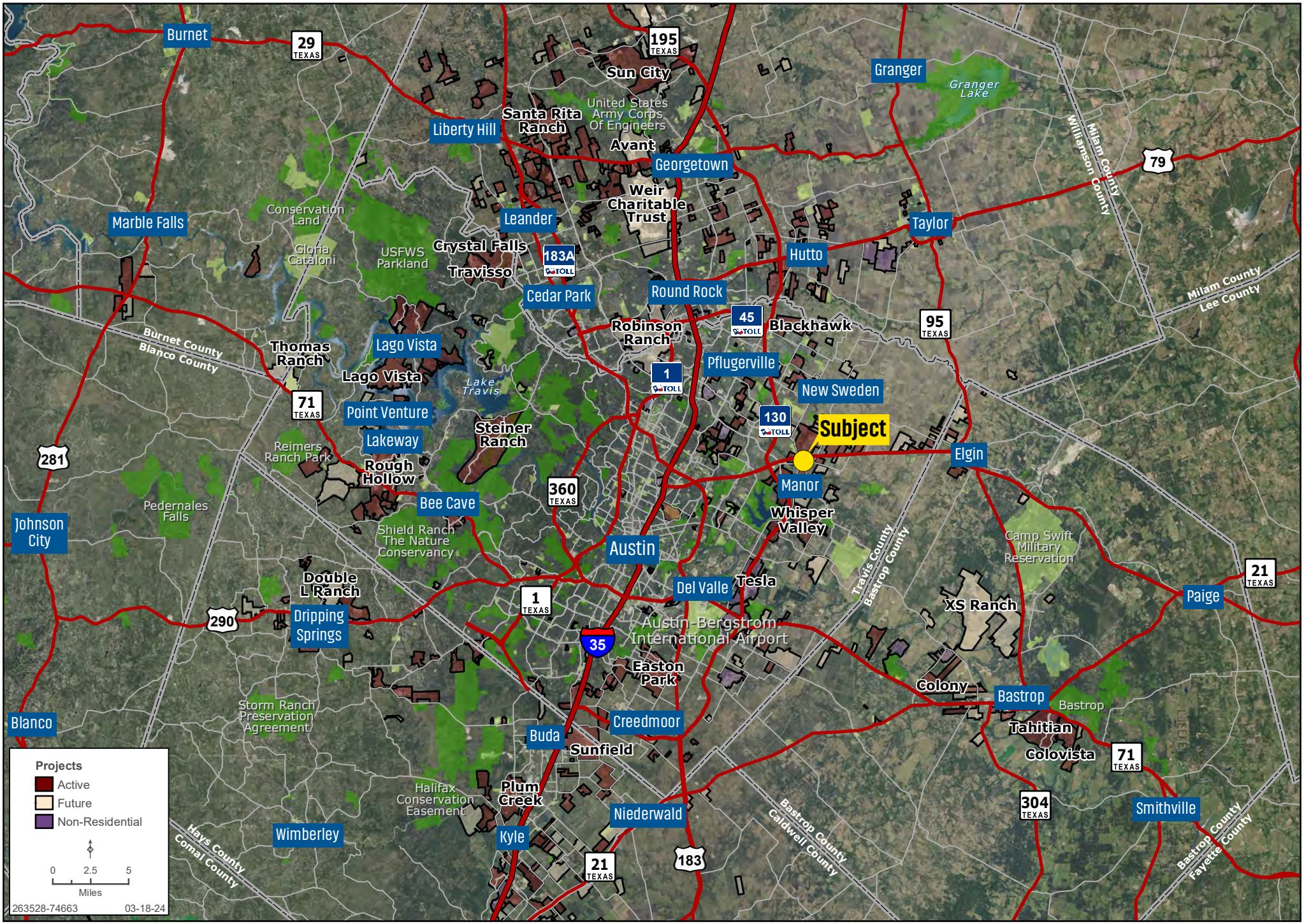
Prototype block patterning, not actual site plan

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REGIONAL MAP | THE JUNCTION

Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com

Land Advisors ORGANIZATION

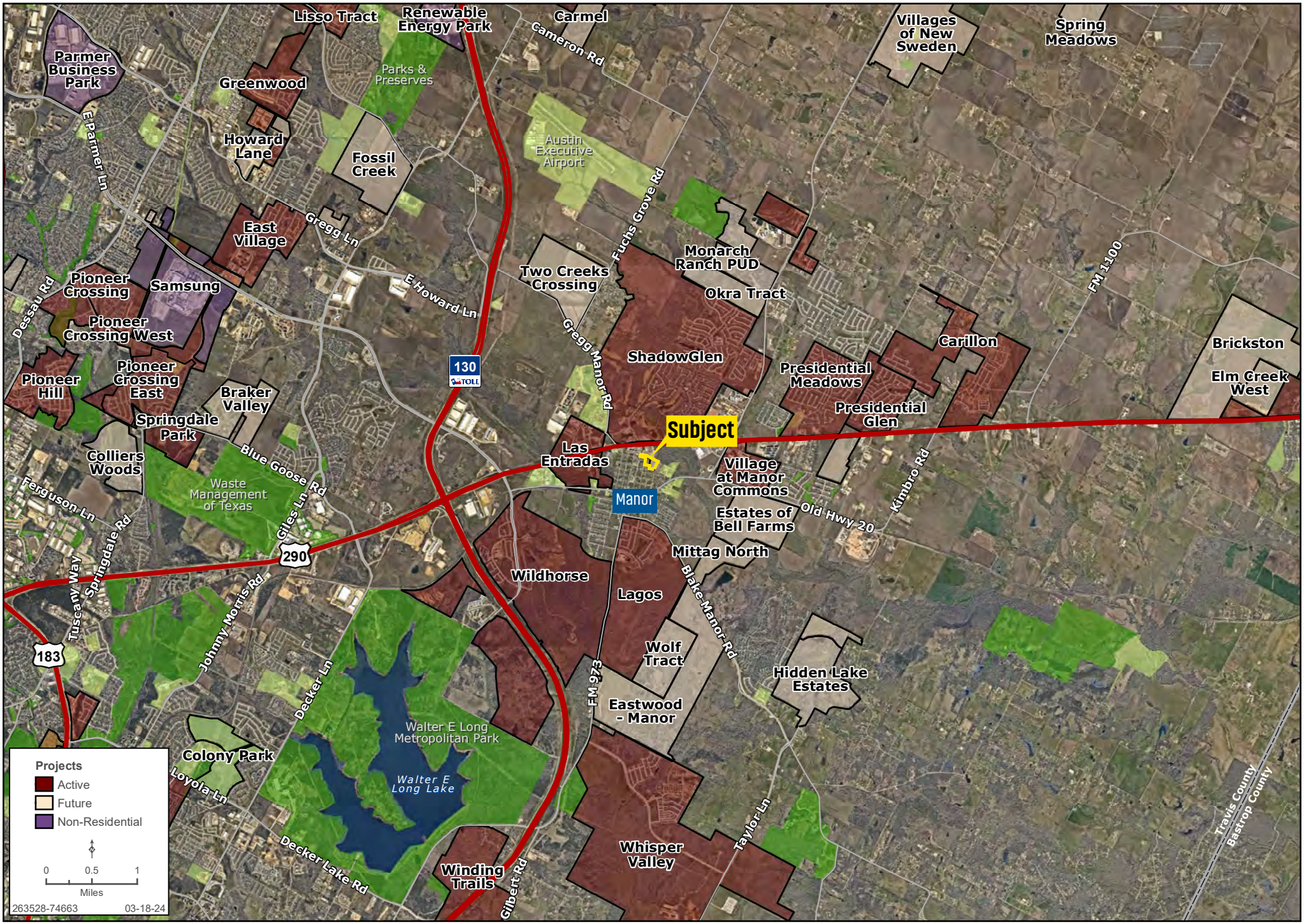


While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2024 The Land Advisors Organization. All rights reserved.

DEVELOPMENT MAP | THE JUNCTION

Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com

Land Advisors ORGANIZATION

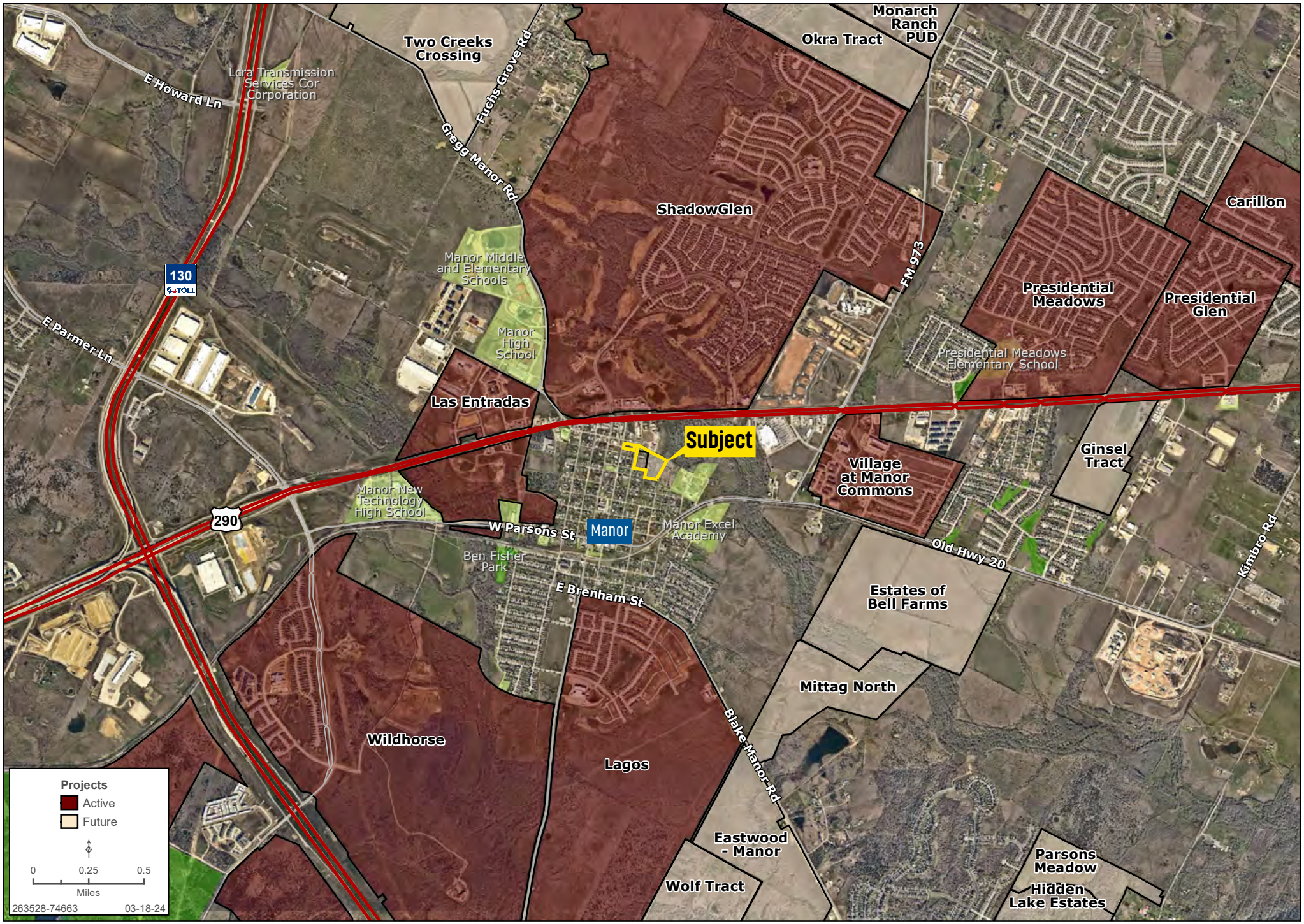


While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2024 The Land Advisors Organization. All rights reserved.

AREA MAP | THE JUNCTION

Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com

Land Advisors ORGANIZATION

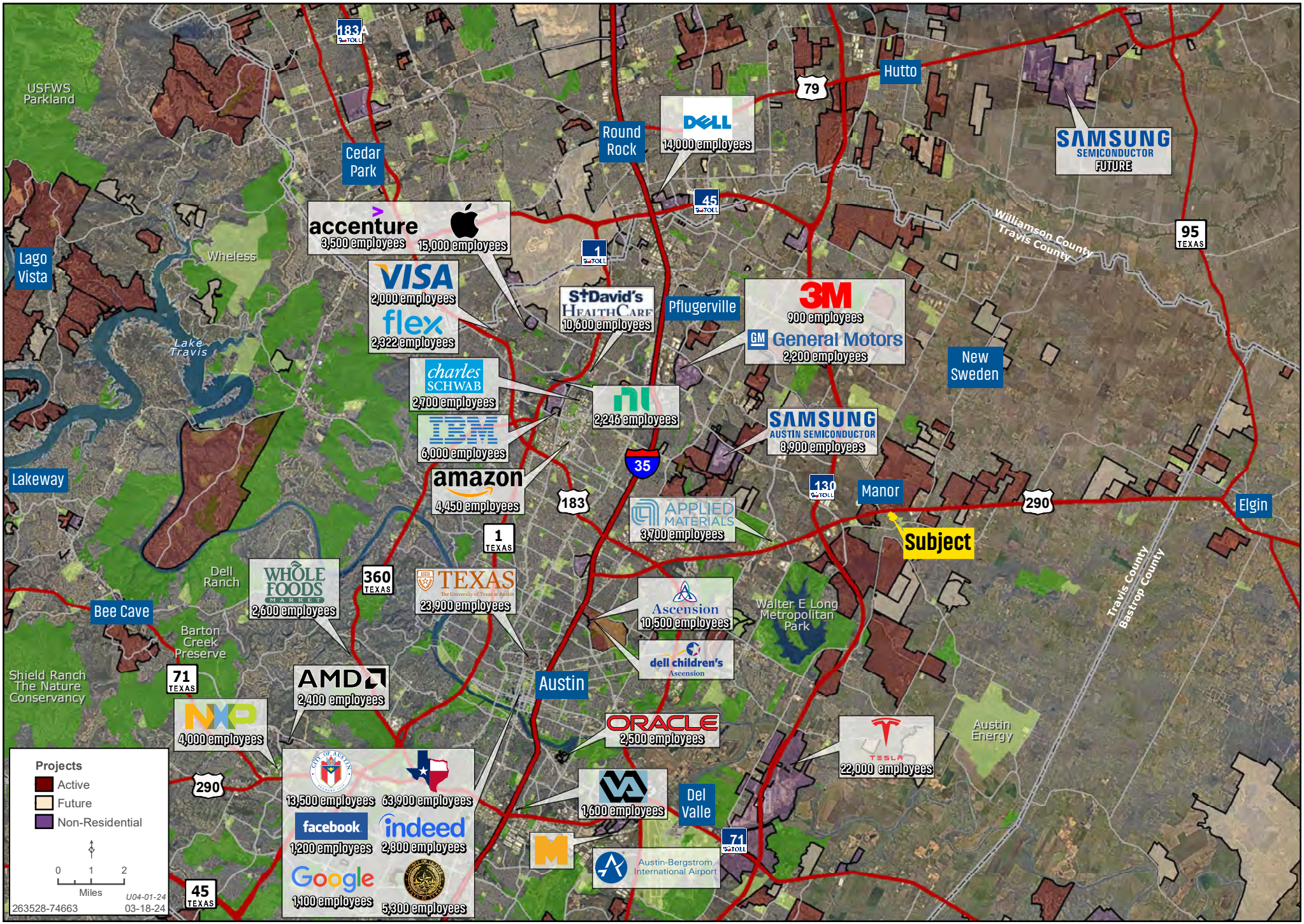


While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2023 The Land Advisors Organization. All rights reserved.

AUSTIN MAJOR EMPLOYMENT

Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com

Land Advisors ORGANIZATION

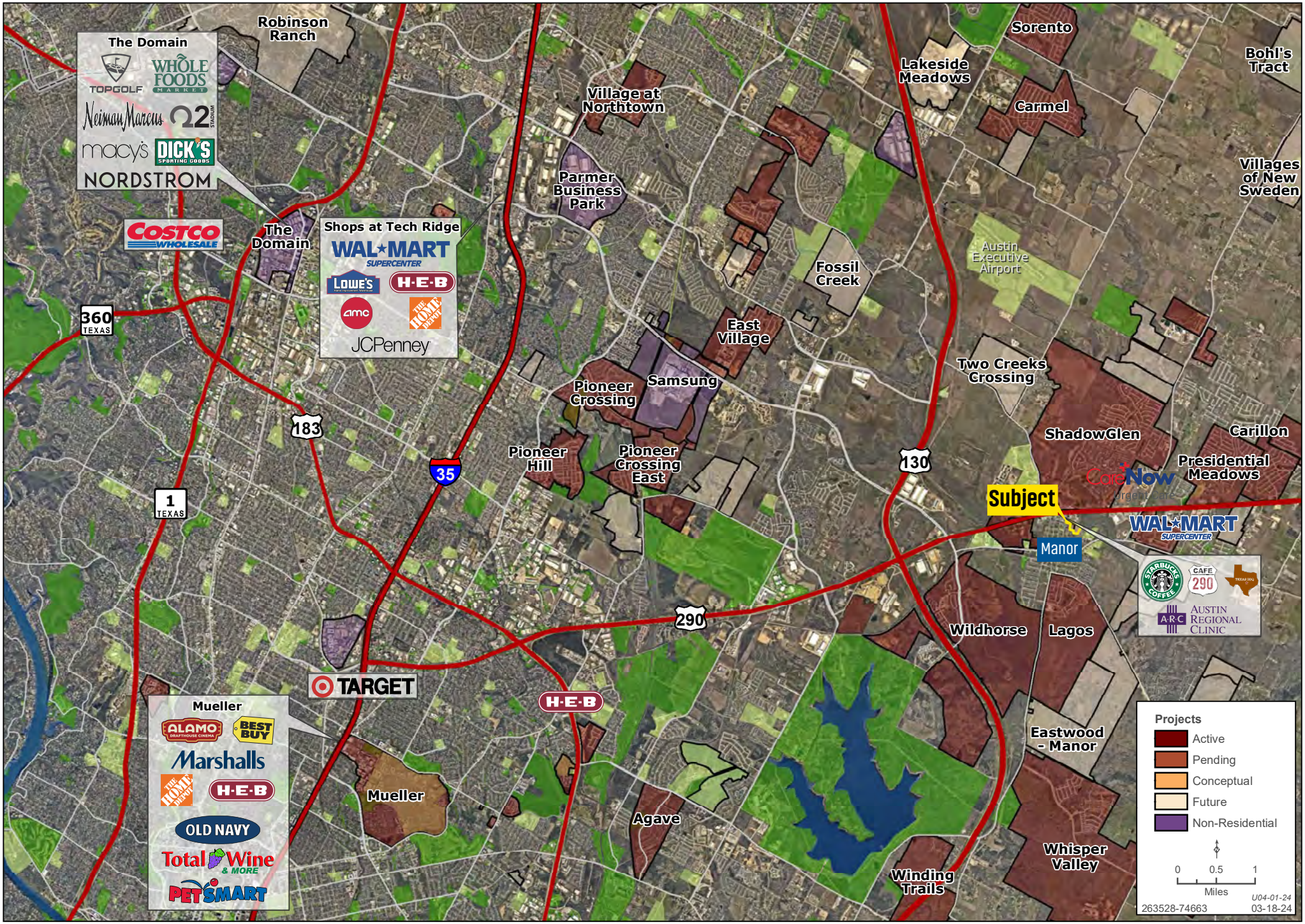


While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2024 The Land Advisors Organization. All rights reserved.

RETAIL MAP | THE JUNCTION

Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com

Land Advisors ORGANIZATION



While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2024 The Land Advisors Organization. All rights reserved.

SCHOOLS MAP | THE JUNCTION

Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com

Land Advisors ORGANIZATION

While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2023 The Land Advisors Organization. All rights reserved.

Land Advisors ORGANIZATION

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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Land Advisors Organization			
Designated Broker of Firm	License No.	Email	Phone
Kirk Laguarta	60656241	klaguarta@landadvisors.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Hal Guggolz	628945	hguggolz@landadvisors.com	210-416-6276

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. TXTravis263528 - 09.11.2026

Land Advisors®
ORGANIZATION

LandAdvisors.com