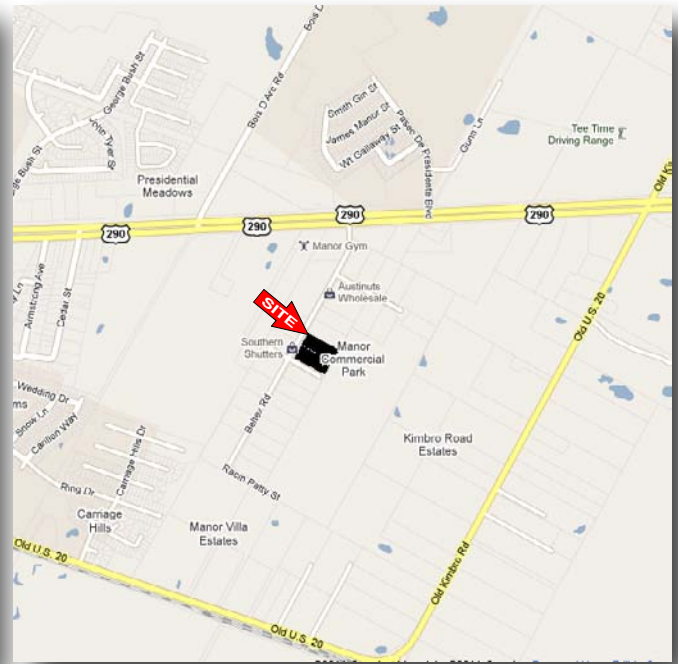
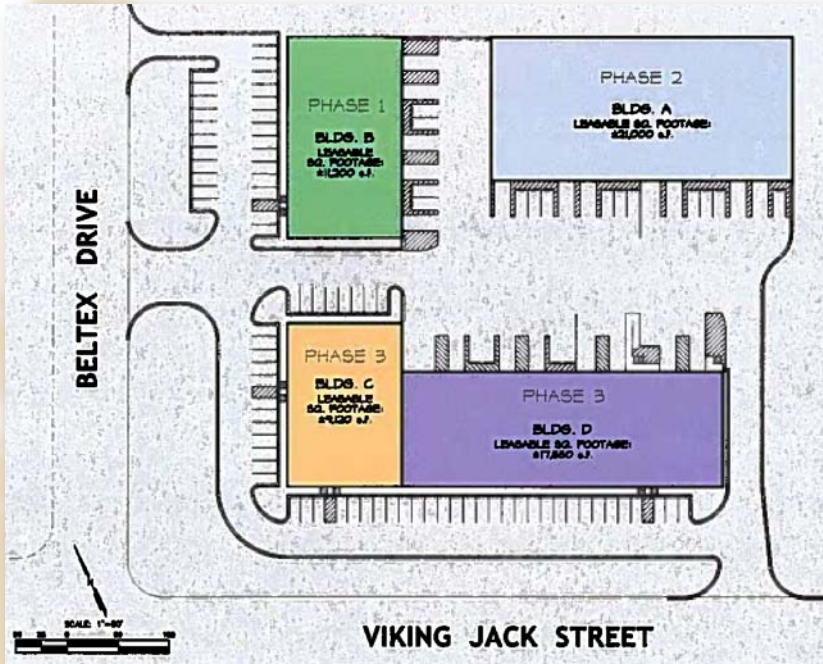


JOINT VENTURE – BUILD to SUIT - SALE

12805 and 12809 Beltex Drive Manor, Texas 78653



IMPROVEMENTS:

- 60,000SF Building foot print approved by Travis County. Permit is in place and can be transferred to new owner.
- Complete architectural/engineering plans and specifications for construction.
- Plans show four flex-space industrial buildings totaling 60,000SF. See www.manorindustrial.com for building details/aerials.
- Any one or all of the buildings can be erected.
- One building (approx. 21,000SF) with 24' eave height ideal for stacked storage. Dock high loading.
- Metal building construction allowed. Must meet Travis County fire marshal approval.
- Manor Commercial Park NOT in city limits. In Travis County.
- 2 Blocks off East HW290—easy trucking access to East or West.
- Five miles East of Tollway 130. Minutes from Austin Airport. Circuit of America's race and technology center.
- 12" high pressure water line runs on site. 150 PSI allows for fire sprinkler systems.
- Corner lot allows for multiple access.
- Ideal for Warehouse, Professional/Medical Offices, Distribution Center, Craft and Trade Shops, Light industrial, Product Showrooms, Manufacturing and Assembly, Yard storage.

SIZE:

Approximately 4 acres

LOCATION:

Presidential Glen Subdivision is directly across the highway from this location.

UTILITIES:

Manville - 12" Water Line at corner of Beltex Dr. and Viking Jack St., Bluebonnet Electric

ZONING:

Unzoned

SCHOOL DISTRICT:

Manor ISD

PRICE:

\$566,280.00

COMMENTS:

Travis County Building Permit Secured

URL:

For further information, go to www.manorindustrial.com

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

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