

# Single-Family Vacant Land For Sale

## 13800 Klaus Lane, Manor, TX 78653



Listing ID: 2112723  
 Property Type: Vacant Land For Sale  
 Possible Use(s): Residential (Single Family), Retail  
 Sale Price: \$7,743 Per Acre  
 Unit Price: \$7,743 Per Acre  
 Land Available: 452 Acres  
 Sale Terms: Cash to Seller, Owner Financing, Other



### Property Overview

\* Master planned community site consisting of approximately 452 acres of single family/retail/commercial land. Located in Elgin city limits, this property is north of Hwy 290, south of FM 1100, east of Giese Lane, and west of Klaus Lane.

\* Plan combines residential, commercial, and public and semi-public uses, community land use, and facilities in several villages linked by a comprehensive, community-wide park, open space and greenbelt system.

\* Existing stock ponds and flood plain areas provide opportunities to create destination parks within the community together with an extensive pedestrian/bikeway system, allowing residents to access semi-public park and recreation facilities without use of a car.

\* Each neighborhood has a unique set of views, park access, housing price, square footage, and elevations, and as such, has the potential for a creative and distinctive identity.

\* The circulation system consists of a hierarchy of roads and trails that correspond to the traffic and pedestrian needs.

### More Information Online

<http://www.texascie.com/listing/2112723>



### QR Code

Scan this image with your mobile device:

\* The collector road links the overall community to the City of Elgin, connects the villages to one another, and also provides access to internal areas of Heritage Lakes.

\* Neighborhood streets or alleys provide direct access to dwelling units and community facilities.

\* The trail system will have a similar hierarchy of trails with a "linear park" collecting neighborhood residents to access community facilities.

### Property Details

#### General Information

Listing Name:	Single-Family Vacant Land For Sale	Gross Land Area - Maximum:	452 Acres
Development Name:	Heritage Lakes	Gross Land Area - Minimum:	
Possible Use(s):	Residential (Single Family), Retail, Other	Sale Price:	\$7,743 Per Acre
Zoning:	SF, C,R	Sale Terms:	Cash to Seller, Owner Financing, Other

#### Area & Location

Market Type:	Medium	Street Name:	Hw 290 E
Property Located Between:	Klaus Lane and Giese Lane	Transportation:	Highway
Side of Street:	North	Highway(s) Access:	Hwy. 290 east to Old Kimbro Rd., north to Giese Ln. on the west or take 290 to Klaus Ln. on the east.
Road Type:	Paved	Airports:	Austin Bergstrom International Airport
Property Visibility:	Good		
Legal Description:	City of Manor, County of Travis, State of Texas, Approximately 452 acres.		

Site Description: ENGINEERING REPORTS AVAILABLE: 1. Phase 1 Environmental Site assessment by Raba Kistner Consultants, Inc.; 2. Travis county Approved MUD No. 18; 3. Cultural Resources Assessment by Raba Kistner Consultants, Inc.; 4. Cultural Resources Archival Review by horizon Environmental Services, Inc.; 5. General Wetland Determination by Horizon Environmental services, Inc.; 6. Asbestos Survey by Raba kistner Consultants, Inc.; 7. Threatened and Endangered Species habitat Survey by Rabsa Kistner Consultants, Inc.; 8. Traffic Impact Analysis By Doucet & Associates, Inc.; 9. Opinion of Probable Infrastructure Construction Costs for the Proposed Heritage lakes Subdivision by Doucet & Associates, Inc.; Opportunities for Amenity Development by RVI Planning and Landscape Architecture. CONCEPTUAL DESIGN AND DEVELOPMENT PLAN: 1. Approval by City of Elgin issued on September 16, 2008; 2. Master Community Design Handbook by RVI Planning and Land use Design. This Plan combines residential, commercial and public and semi-public uses, community land use and facilities in several Villages linked by a comprehensive, community-wide park, open space and greenbelt system.

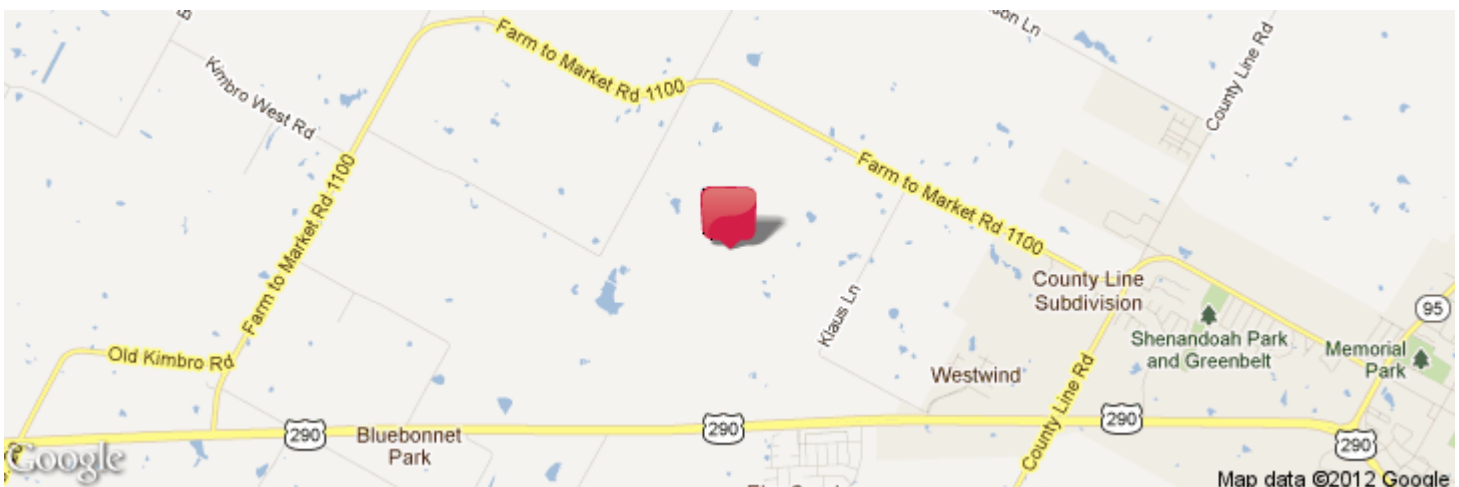
Area Description: \* WalMart recently announced that both Manor and Elgin would be the recipients of two new Super Stores to be developed this year. Heritage Lakes is convenient to IH-35(North-South), SH 130 (North-South Toll Road, US Hwy 290 (East-West), US Hwy 183 (North-South), Parmer Lane (East-West), FM 973 (Nort-South), SH 95 (North-South). Critical Distances: \* 19 miles east of Austin; \* 126 miles west of Houston; \* 90 miles south of Waco; \* 90 miles northeast of San Antonio; \* 180 miles south of Dallas.

### Land Related

Zoning Description:	Single-family, Commercial and Retail	Soil Type:	Clay
Topography:	Rolling	Available Utilities:	Electric, Water, Gas
Easements/Encumbrances Description:	Water by City of Elgin, MUD Approval Letter with Aqua Water Services and City of Elgin.		

### Location

Address:	13800 Klaus Lane Manor, TX 78653	County:	Travis
		MSA:	Austin-Round Rock-San Marcos



## Property Contacts



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