



12340 Old Kimbro Rd Manor, TX

SHOVEL READY LAND SITE

12340 Old Kimbro Rd
Manor, TX 78653

LEASED BY:

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

SITE DETAILS



- 34.35 Acres
- Shovel Ready Site with 190,441 SF Planned
- Industrial Outside Storage Opportunity
- Ability to Modify Site Plan
- Manor ETJ
- Fully Approved Site Development Plan from Travis County
- 13 Septic Permits
- Sufficient LUEs Reserved from Manville water supply.
- Ability to connect to City of Manor public sewer.

Kimbrow Commerce Center is a 34.35-acre parcel of land that is shovel-ready and site plan approved.



APPROVED SITE PLAN



TOTAL SF: 190,441 SF
TOTAL ACREAGE: 34.35 AC

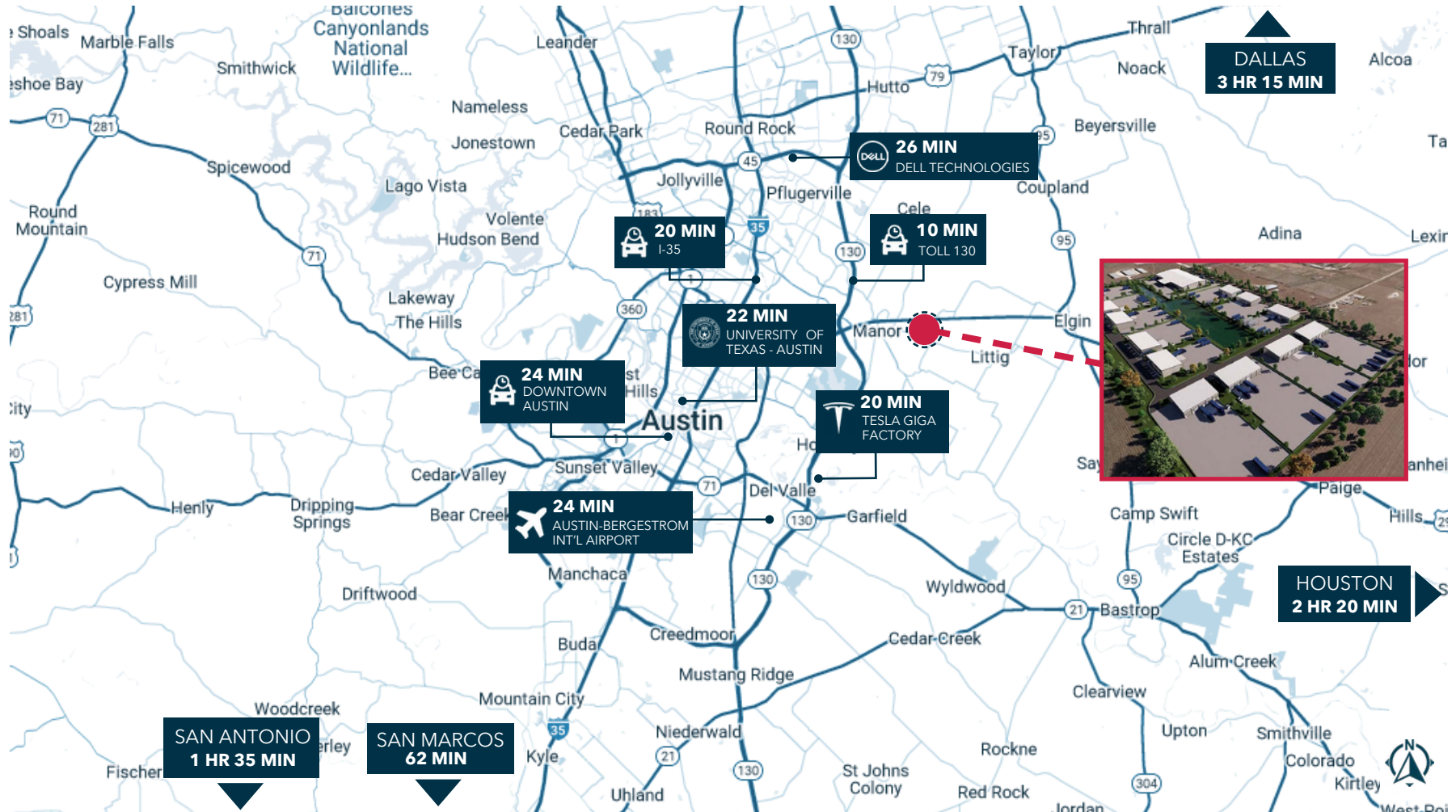
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|-------------------|-----------|-------------------|-----------|--------------------|-----------|
| BUILDING 1 | 70,441 SF | BUILDING 5 | 10,000 SF | BUILDING 9 | 10,000 SF |
| BUILDING 2 | 10,000 SF | BUILDING 6 | 10,000 SF | BUILDING 10 | 10,000 SF |
| BUILDING 3 | 10,000 SF | BUILDING 7 | 10,000 SF | BUILDING 11 | 10,000 SF |
| BUILDING 4 | 10,000 SF | BUILDING 8 | 10,000 SF | BUILDING 12 | 10,000 SF |
| | | | | BUILDING 13 | 10,000 SF |



PROJECT DETAILS



- Build-to-Suit in the Premier Growth Corridor Along Highway 290 and State Highway 130
- 290 East Toll Road Improvements and Old Hwy 20 Expansion and Widening
- Utilities to Site
- Great Access Into Downtown Austin
- Great Access to Austin-Bergstrom International Airport (AUS) and Austin Executive Airport Located in an Opportunity Zone
- Manor, TX is Ranked as the 7th Fastest Growing Suburb in the U.S
- Location Hotspot for Samsung & Tesla Providers, Including Han's Laser

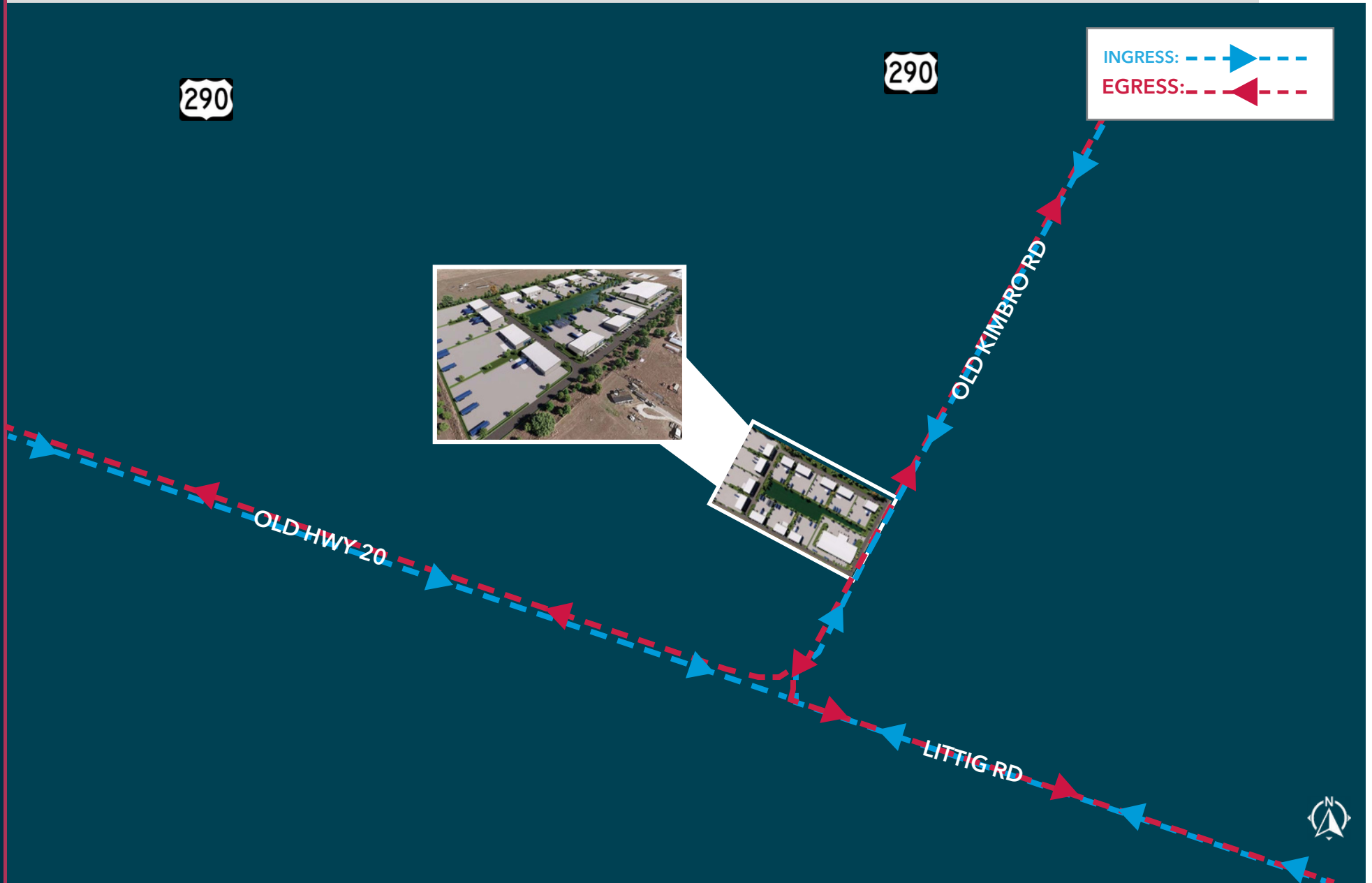


Location	Travel Time
Toll 130	10 MIN
Austin-Bergstrom International Airport	24 MIN
Downtown Austin	24 MIN
Tesla Giga Factory	20 MIN
Interstate 35	20 MIN
University of Texas - Austin	22 MIN
Dell Technologies	26 MIN
San Marcos	62 MIN

ACCESS MAP



12340 Old Kimbro Rd Manor, TX



CONCEPTUAL RENDERINGS





FOR LEASING INFORMATION, CONTACT:

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