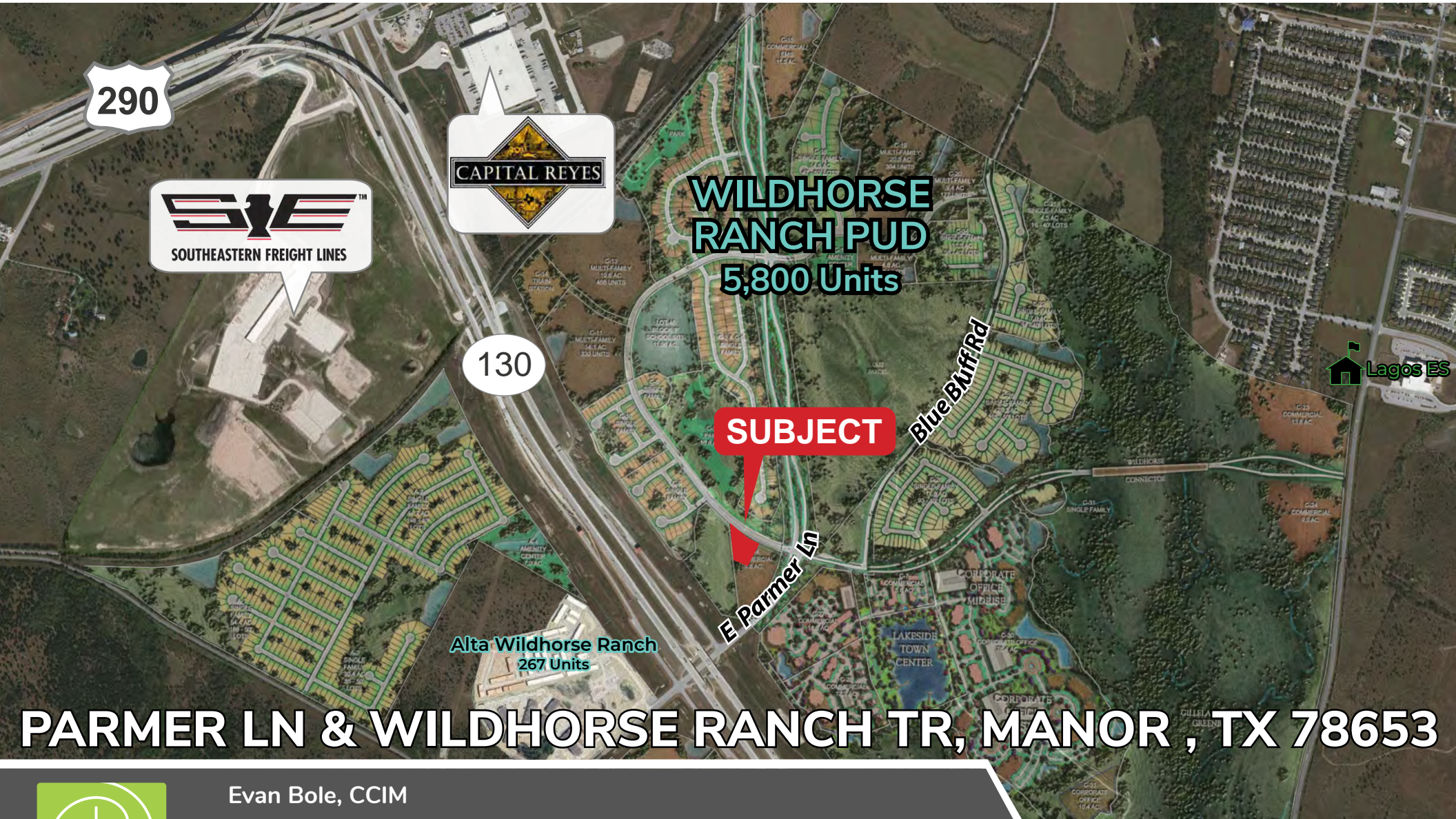


FOR SALE

1.38 ACRE RETAIL PAD SITE AT WILDHORSE



PARMER LN & WILDHORSE RANCH TR, MANOR, TX 78653



CIP

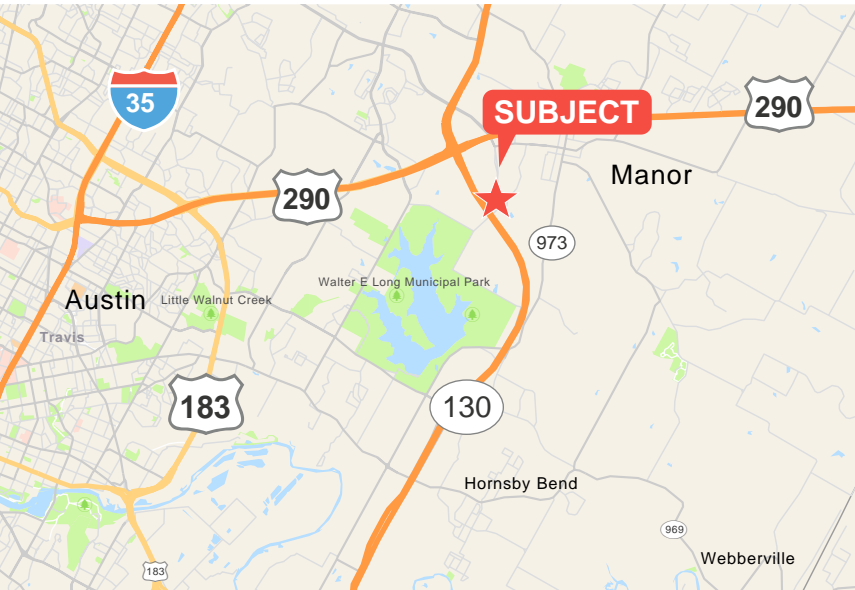
Evan Bole, CCIM

Senior Associate

evan@cipaustin.com | 512 277 0078

512 682 1000

9130 Jollyville Rd.
Suite 300
Austin, TX 78759
ciptexas.com



LOCATION: Wildhorse Ranch Tr and Blue Bluff Rd

[Google Map](#)

SIZE: 1.38 acres

FLOODPLAIN: None

PRICE: Call Broker

UTILITIES: Site will be delivered platted, with utilities, and off site detention.

WATERSHED: Walnut Creek

ZONING: C-4

PROPERTY: The Property is in the Wildhorse Ranch PUD, an 1800+ acre residential community currently under construction. The first phase of 300+ homes is well into construction immediately across Parmer Lane. At full buildout, there will be more than 5,800 residential units.

MAJOR EMPLOYERS: The Property is in the middle of tremendous growth on the east side of Austin. Here are a few of the major employers in the area:

- **Capitol Reyes** occupies 442,000± sq. ft. facility within Wildhorse on the SEC of Hwy 290 @ SH-130 and employs 700± workers.
- The Property is less than 5 miles from the existing **Samsung** facility, which employs nearly 9,000 people.
- **Applied Materials** and its 4,500+ employees is only 2.5 miles from the site.
- **Tesla's** Gigafactory on 2,000-acres, which will ultimately employ 10,000 people, is only 7 miles south on SH-130.
- The future \$17 billion **Samsung** campus in Taylor is only a 20-minute drive (18 miles).

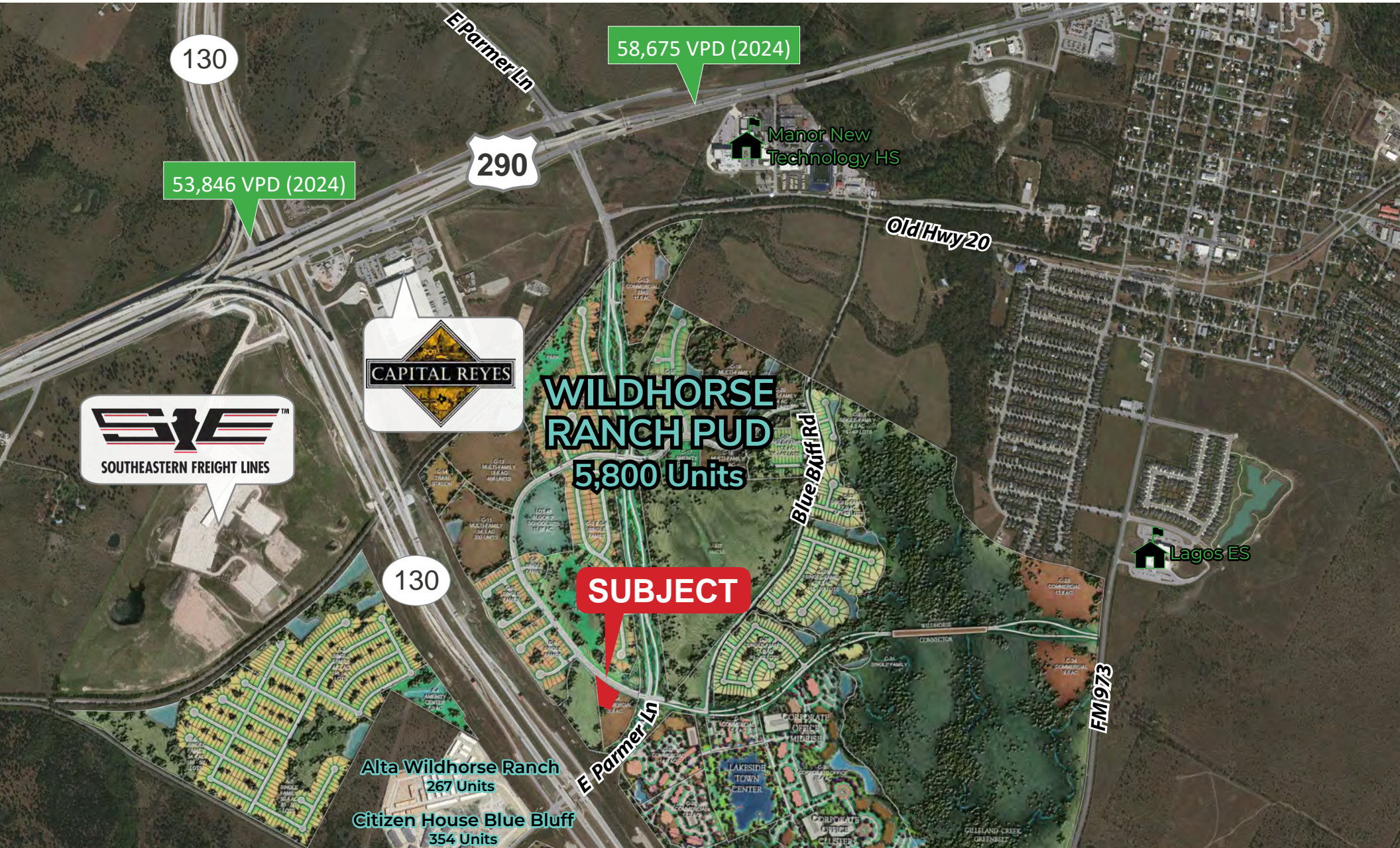
RESIDENTIAL ACTIVITY: In addition to being within the 5,800-unit Wildhorse Ranch, the Property is surrounded by several large communities, including:

- Harris Branch is a 2,000± acre mixed use development that is nearly built out with 3,800± single family homes and 600± apartment units.
- Shadow Glen is a 1,400± acre project in Manor with 3,300± homes and apartment units.
- Whisper Valley, a 2,000± acre project, is under construction and will have 7,500± residential units at buildout.

FOR SALE

AERIAL MAP

Parmer Ln & Wildhorse Ranch Tr | Manor, TX 78653



FOR SALE

AREA MAP

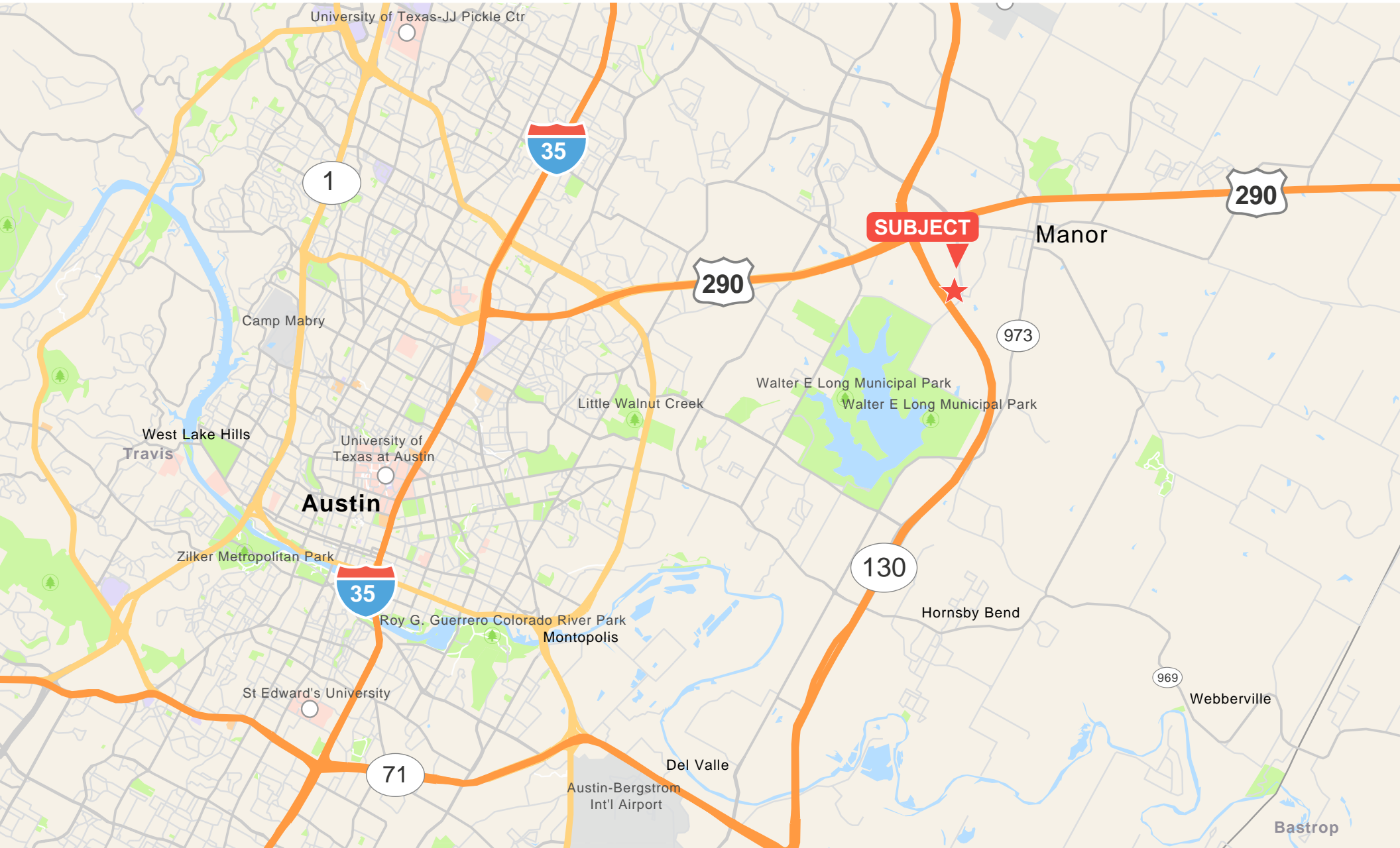
Parmer Ln & Wildhorse Ranch Tr | Manor, TX 78653



FOR SALE

METRO MAP

Parmer Ln & Wildhorse Ranch Tr | Manor, TX 78653



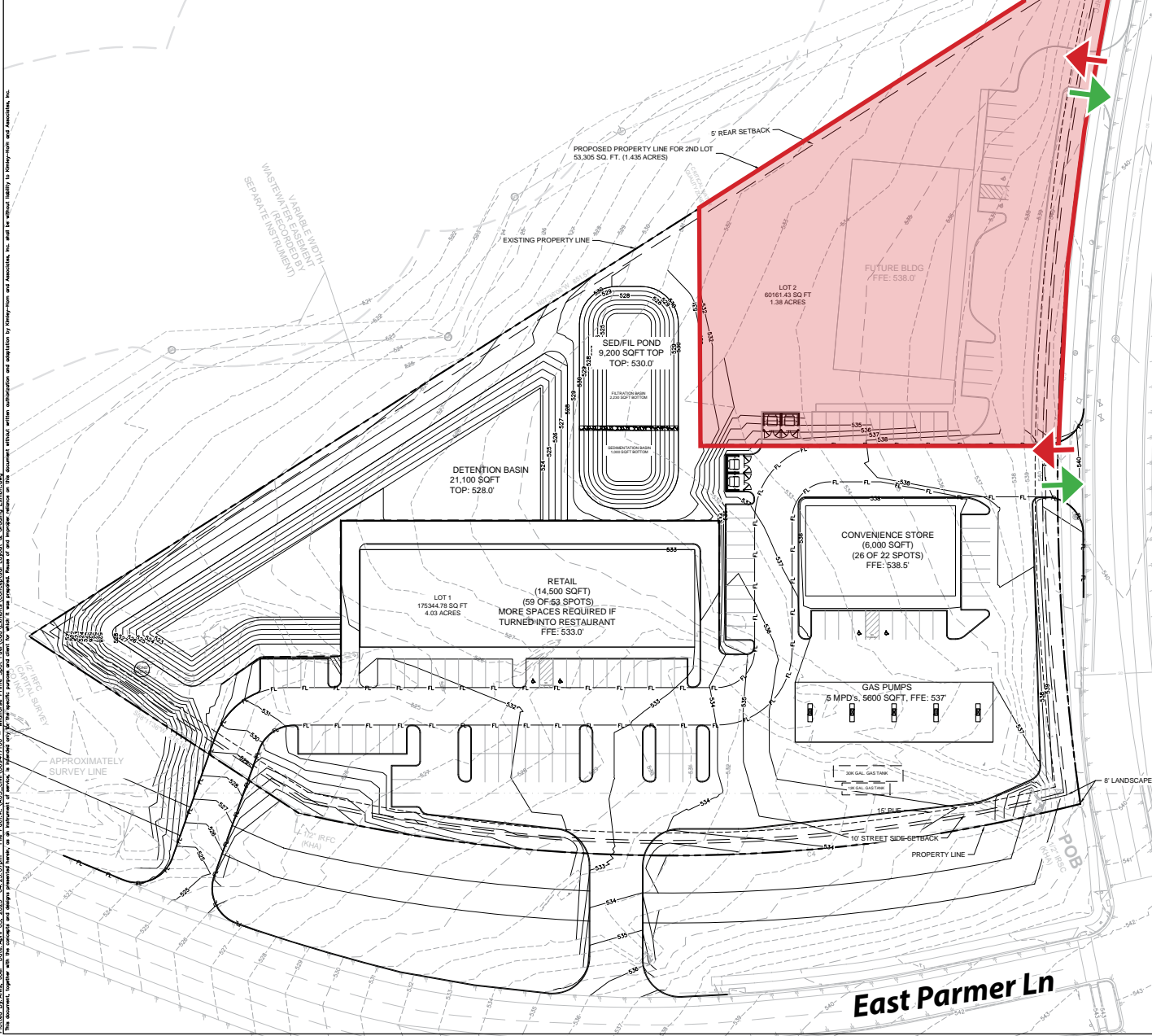
Evan Bole, CCIM evan@cipaustin.com

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SITE PLAN

Parmer Ln & Wildhorse Ranch Tr | Manor, TX 78653



LEGEND

---	PROPERTY LINE
- - - -	PROPOSED WASTEWATER LINE
- - - -	PROPOSED WATER LINE
○	PROPOSED WASTEWATER MANHOLE
○	PROPOSED WASTEWATER CLEANOUT
○	PROPOSED FIRE HYDRANT
○	PROPOSED TAPPING SLEEVE & VALVE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING POWER POLE
○	EXISTING FIRE HYDRANT
○	EXISTING WATER METER
○	EXISTING WASTEWATER MANHOLE
---	ADA ROUTE

SOIL IMPORT/EXPORT
 CUT FACTOR: 1.0
 FILL FACTOR: 1.1
 CUT VOLUME: 4,550 CU. YD.
 FILL VOLUME: 21,850 CU. YD.
 NET VOLUME: 17,300 CU. YD. (FILL)

ADDITIONAL CONSIDERATIONS:
 UTILITY & STORM LINES: 200 CU. YD. (CUT)
 FUEL STORAGE TANKS: 500 CU. YD. (CUT)
 BUILDING FOUNDATIONS (2 FT): 1,500 CU. YD. (CUT)
 PAVEMENT/BASE: 2,500 CU. YD. (CUT)
 LOT 2 SHARE: 4,000 CU. YD. (CUT)

NET VOLUME: 8,600 CU. YD. (FILL)

LOT 2 FUTURE NEEDS: +/-10,000 CY YD. (FILL)

PROPOSED IMPERVIOUS COVER
 LOT 1: 105,961 / 175,344 = 60.4%
 SITE: 105,961 / 235,506 = 45.0% (80% ALLOWABLE)

NO.	REVISIONS	DATE	BY
<p>Kimley-Horn 1084 JULYVILLE ROAD, AVONON, IL 60009, ILL. USA PHONE: 815-418-7779 FAX: 815-418-1791 WWW.KIMLEY-HORN.COM © 2020 Kimley-Horn & Associates, Inc. License No. 028</p>			
<p>CONCEPTUAL LAYOUT & GRADING EXHIBIT</p>		<p>WILDHORSE PRIME SPOT FUEL CITY OF AUSTIN TRAVIS COUNTY, TEXAS</p>	
7			



All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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FOR SALE

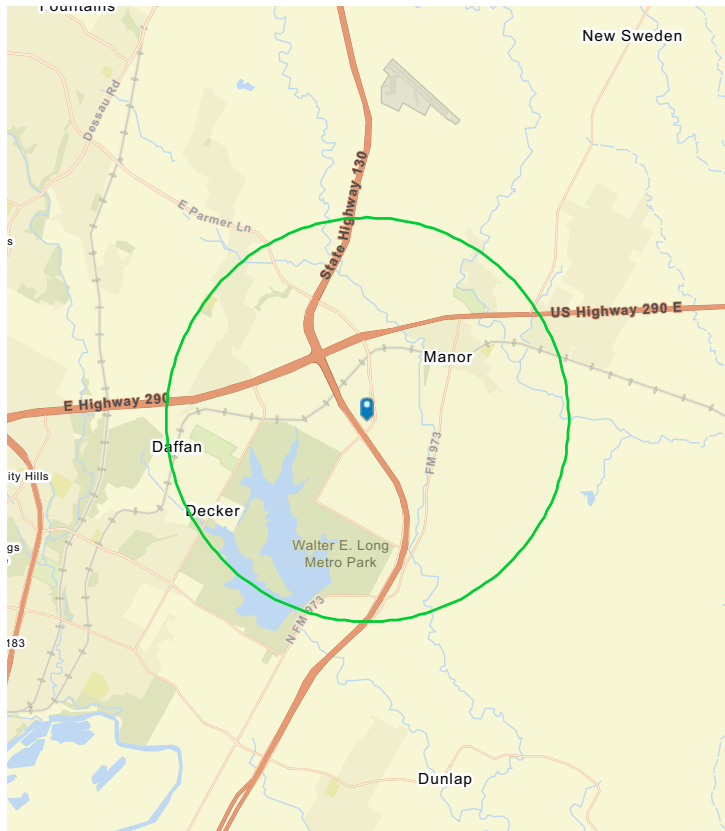
DEMOGRAPHICS

Parmer Ln & Wildhorse Ranch Tr | Manor, TX 78653

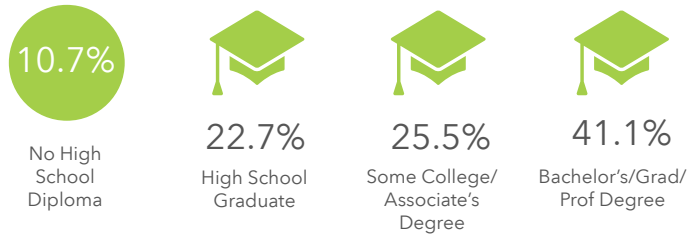
DEMOGRAPHIC PROFILE

10901-10977 Wildhorse Ranch Trl

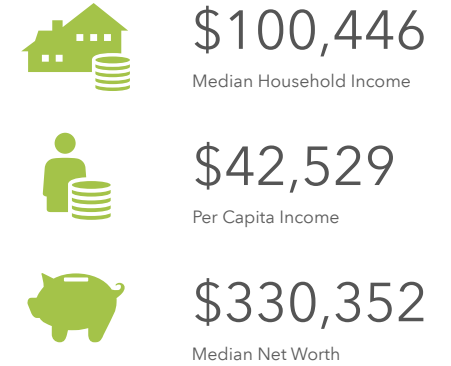
Ring of 3 miles



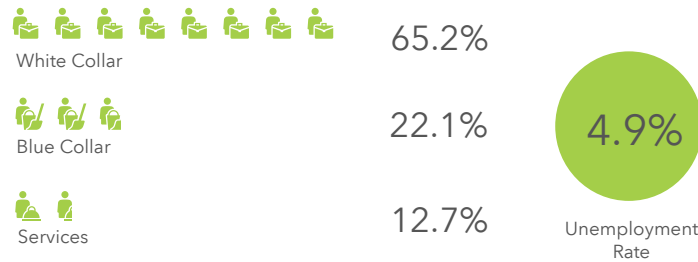
EDUCATION



INCOME



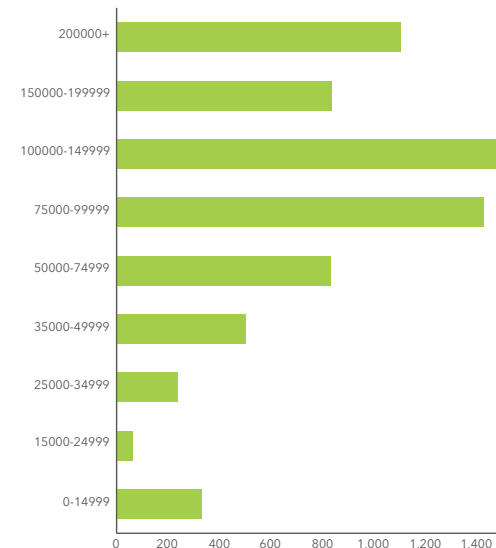
EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2024, 2029).

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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.

<u>Commercial Industrial Properties, LLC</u> Licensed Broker / Broker Firm Name or Primary Assumed Business Name	<u>9007597</u> License No.	<u>info@cipaustin.com</u> Email	<u>(512) 682-1000</u> Phone
<u>Robert Springer</u> Designated Broker of Firm	<u>627720</u> License No.	<u>bob@cipaustin.com</u> Email	<u>(512) 682-1001</u> Phone

<u>Robby Eaves</u> Licensed Supervisor of Sales Agent/ Associate	<u>588199</u> License No.	<u>robby@cipaustin.com</u> Email	<u>(512) 682-1003</u> Phone
<u>Evan Bole</u> Sales Agent/ Associate's Name	<u>756417</u> License No.	<u>evan@cipaustin.com</u> Email	<u>(512) 682-1017</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date