



**126.7 Acres**  
**13600 Gregg Manor Road**  
**Manor, TX 78653**

**OFFERING MEMORANDUM**

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The Murphy Group

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# INVESTMENT OVERVIEW



The Murphy Commercial Group as part of NAI PARTNERS has been exclusively retained by the owners of the 126.7 Acre parcel of raw land located at 13600 Gregg Manor Road on the east side of State Highway 130 at Howard Lane. This parcel is located between the City of Manor and the City of Pflugerville in the Austin ETJ. The 2,000 Acre Tesla development is currently being built approximately 10 miles south of the subject property. Just 1.5 miles north of US Highway 290, this property is located less than a mile from Austin City Limits and less than 20 miles from Downtown Austin.

The SH 130 corridor is experiencing explosive growth and is positioned to be one of the fastest industrial growth submarket over the next several decades. The Tesla facility headlines the lineup of planned industrial developments in the area. This property is one of the premier industrial development sites along SH 130. With over 2,750 feet of SH 130 frontage and Howard Lane access at the midpoint of this property, the access and visibility are outstanding. The proposed Howard Lane expansion and the recently completed underpass, will further increase the desirability of this site.

The relatively level topography and the almost complete lack of large trees will maximize development potential and density. There are no flood plane issues with this parcel. Power and 5" water are currently available at this location.

## INVESTMENT HIGHLIGHTS

- Trophy State Highway 130 Location (60k+ VPD)
- 2,750+ Feet of State Highway 130 Frontage
- Howard Lane Underpass at Midpoint of Property
- Howard Lane Expansion Planned Through Property
- Outside City Limits – Inside Austin ETJ
- 126.7 Acres of Cleared, Level Development Land
- Direct Access to Hill Lane

# EXECUTIVE SUMMARY

## OFFERING SUMMARY

ASKING PRICE	\$17,000,000
LOT SIZE (SF)	5,519,008
PRICE PER SQ FT	\$3.08
LOT SIZE	126.7 AC
PRICE PER ACRE	\$134,175
GEOGRAPHIC ID	0245520102
TYPE OF OWNERSHIP	Fee Simple

## DEMOGRAPHICS



### Population - 2020

1 mile	3 miles
62	16,537



### Average household Income

1 mile	3 miles
\$74,999	\$87,782



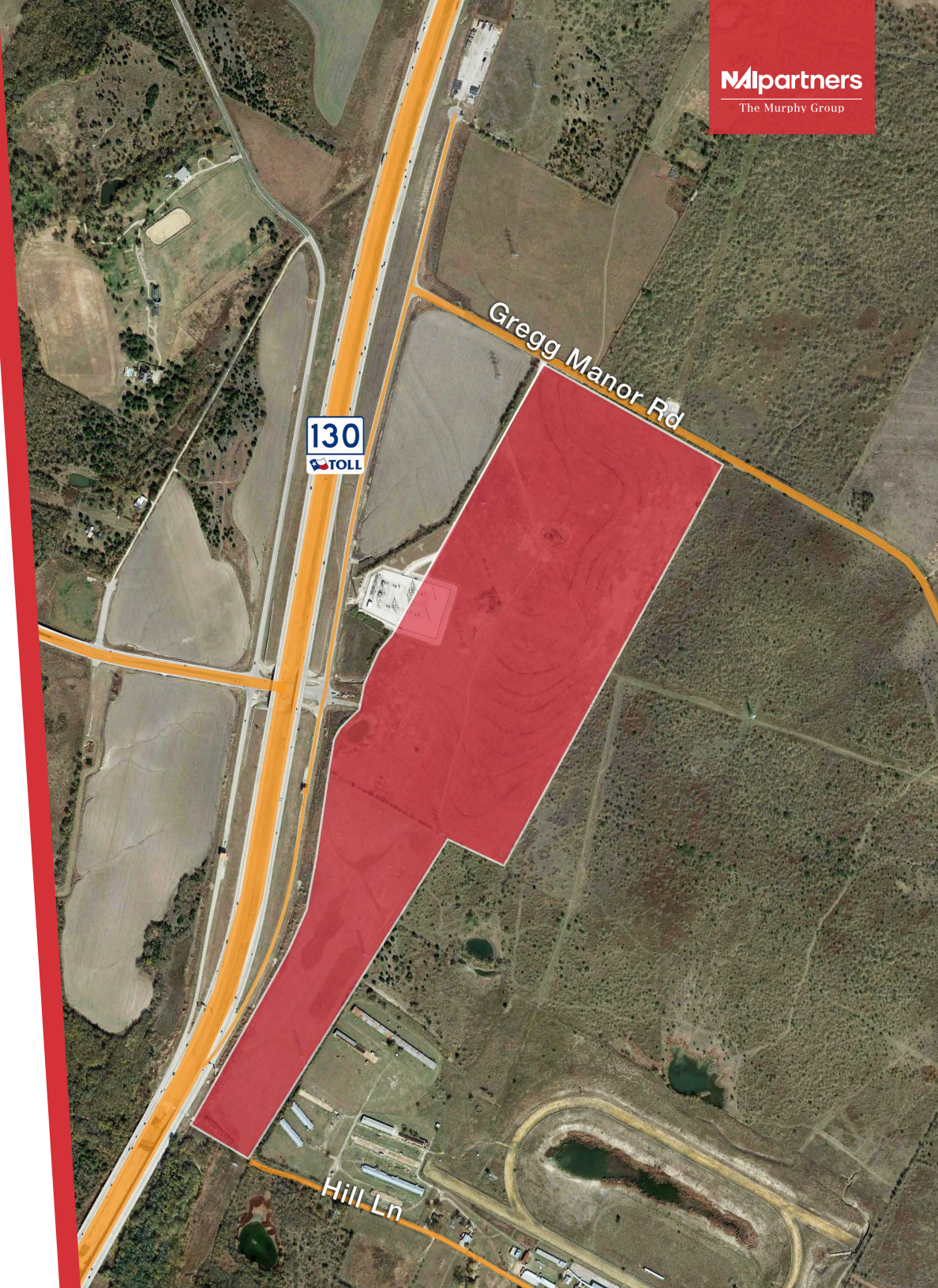
### Vehicles Per Day

Toll 130 & 290W	Hill Ln & Gregg Manor
53,106	1,818

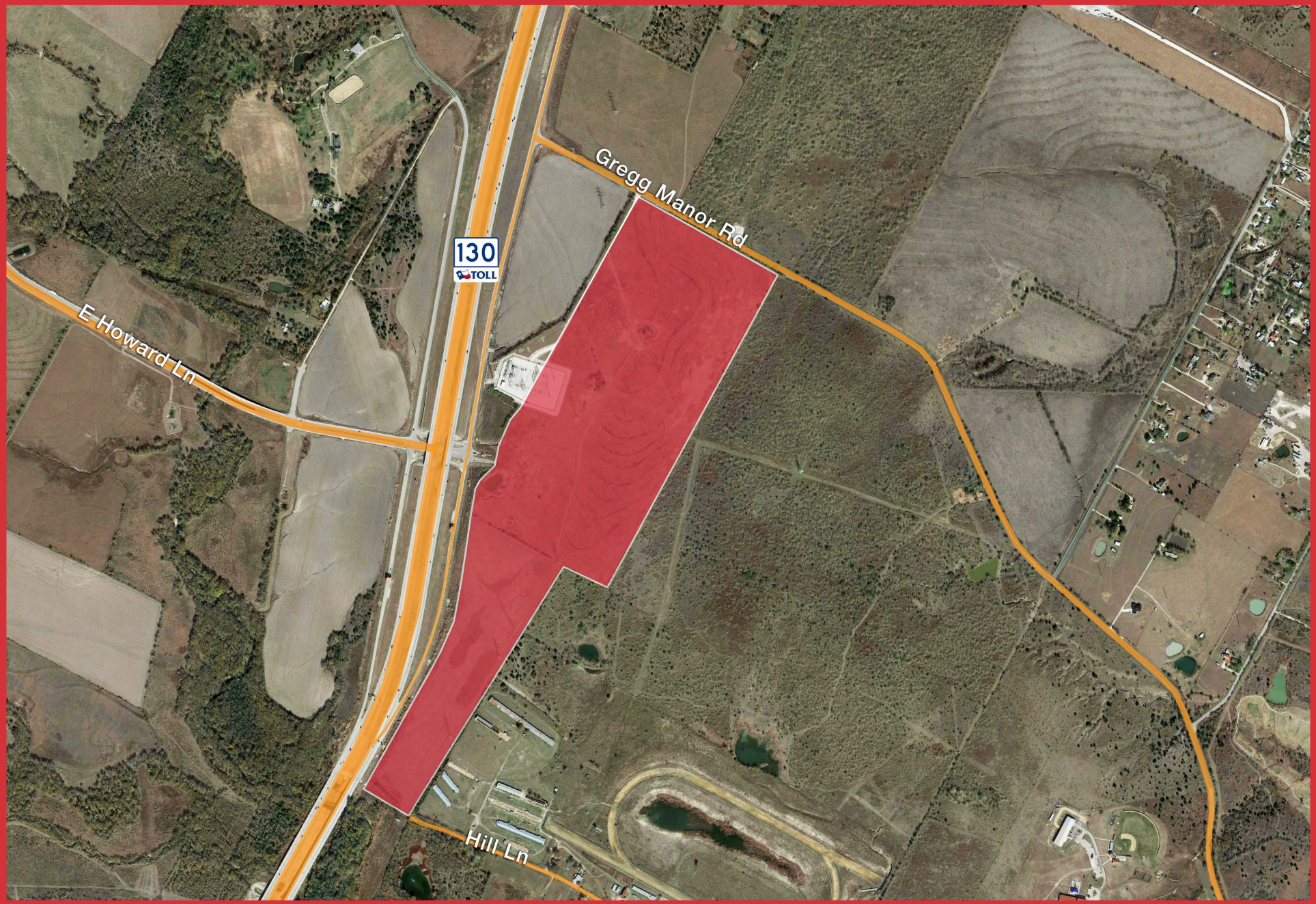


### Population Growth 2020-2025

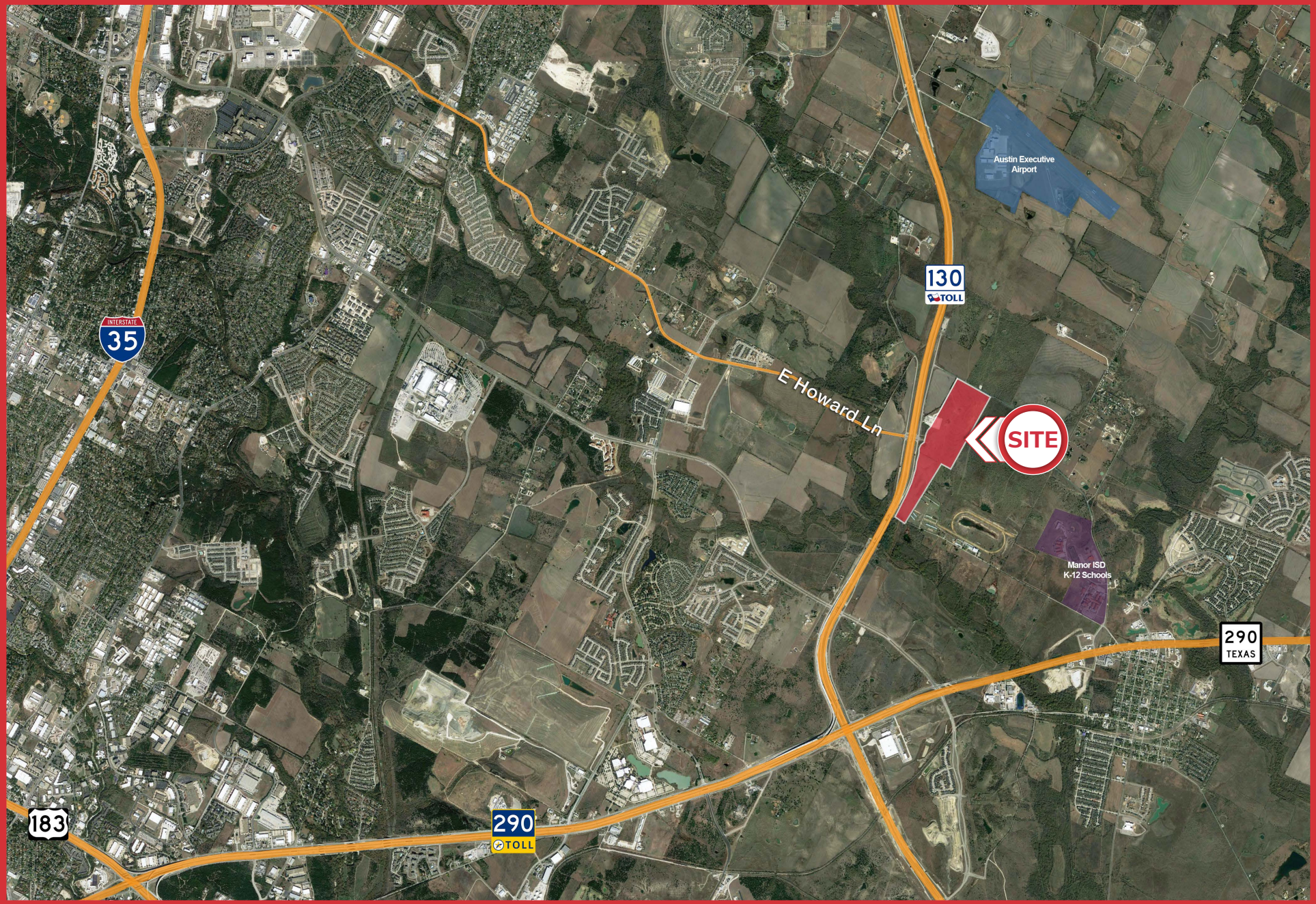
1 mile	3 miles
^11.29%	^11.79%



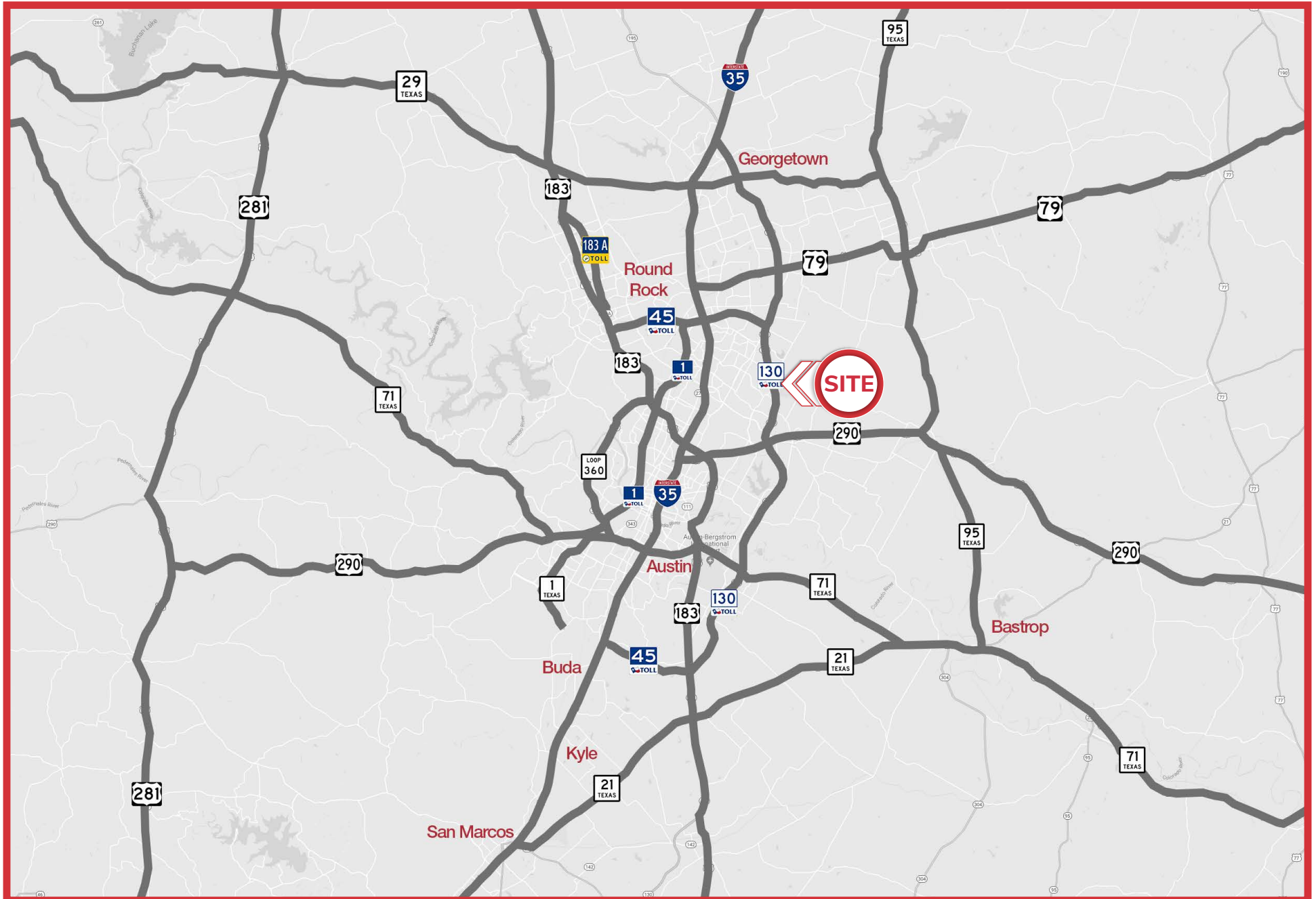
# Aerial Map



# Aerial Overview



# Regional Map



# COMPLETE PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.3693/-97.5797

RFULL9

13600 Gregg Manor Rd Manor, TX 78653	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
<b>Population</b>				
Estimated Population (2020)	-	15,381	66,057	51,128
Projected Population (2025)	-	17,042	73,357	57,174
Census Population (2010)	-	8,391	43,459	39,411
Census Population (2000)	-	2,911	17,699	23,335
Projected Annual Growth (2020-2025)	- -	1,661 2.2%	7,300 2.2%	6,046 2.4%
Historical Annual Growth (2010-2020)	- -	6,990 8.3%	22,598 5.2%	11,717 3.0%
Historical Annual Growth (2000-2010)	- -	5,480 18.8%	25,761 14.6%	16,076 6.9%
Estimated Population Density (2020)	- psm	544 psm	841 psm	895 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	57.1 sq mi
<b>Households</b>				
Estimated Households (2020)	-	5,272	23,376	18,197
Projected Households (2025)	-	5,886	26,090	20,363
Census Households (2010)	-	2,728	14,816	13,485
Census Households (2000)	-	987	5,900	7,912
Projected Annual Growth (2020-2025)	- -	614 2.3%	2,715 2.3%	2,166 2.4%
Historical Annual Change (2000-2020)	- -	4,284 21.7%	17,475 14.8%	10,285 6.5%
<b>Average Household Income</b>				
Estimated Average Household Income (2020)	-	\$87,296	\$84,317	\$85,674
Projected Average Household Income (2025)	-	\$92,755	\$88,925	\$90,606
Census Average Household Income (2010)	-	\$73,238	\$65,327	\$58,736
Census Average Household Income (2000)	-	\$71,058	\$65,973	\$55,149
Projected Annual Change (2020-2025)	- -	\$5,459 1.3%	\$4,608 1.1%	\$4,933 1.2%
Historical Annual Change (2000-2020)	- -	\$16,239 1.1%	\$18,344 1.4%	\$30,525 2.8%
<b>Median Household Income</b>				
Estimated Median Household Income (2020)	-	\$87,367	\$77,289	\$70,803
Projected Median Household Income (2025)	-	\$101,883	\$89,653	\$81,894
Census Median Household Income (2010)	-	\$66,039	\$57,653	\$50,334
Census Median Household Income (2000)	-	\$58,466	\$57,736	\$47,100
Projected Annual Change (2020-2025)	- -	\$14,515 3.3%	\$12,364 3.2%	\$11,091 3.1%
Historical Annual Change (2000-2020)	- -	\$28,901 2.5%	\$19,554 1.7%	\$23,703 2.5%
<b>Per Capita Income</b>				
Estimated Per Capita Income (2020)	-	\$29,934	\$29,847	\$30,506
Projected Per Capita Income (2025)	-	\$32,047	\$31,636	\$32,284
Census Per Capita Income (2010)	-	\$23,812	\$22,271	\$20,097
Census Per Capita Income (2000)	-	\$24,646	\$21,976	\$18,611
Projected Annual Change (2020-2025)	- -	\$2,113 1.4%	\$1,789 1.2%	\$1,777 1.2%
Historical Annual Change (2000-2020)	- -	\$5,287 1.1%	\$7,871 1.8%	\$11,895 3.2%
Estimated Average Household Net Worth (2020)	-	\$759,254	\$609,532	\$584,219

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RFULL9

## 13600 Gregg Manor Rd

Manor, TX 78653

1 mi radius      3 mi radius      5 mi radius      10 min drivetime

### Race and Ethnicity

Total Population (2020)	-	15,381		66,057		51,128	
White (2020)	-	9,074	59.0%	36,863	55.8%	26,114	51.1%
Black or African American (2020)	-	2,764	18.0%	11,354	17.2%	10,272	20.1%
American Indian or Alaska Native (2020)	-	110	0.7%	465	0.7%	446	0.9%
Asian (2020)	-	810	5.3%	5,429	8.2%	3,852	7.5%
Hawaiian or Pacific Islander (2020)	-	15	-	58	-	47	-
Other Race (2020)	-	2,035	13.2%	9,480	14.4%	8,421	16.5%
Two or More Races (2020)	-	572	3.7%	2,408	3.6%	1,977	3.9%
Population < 18 (2020)	-	3,974	25.8%	16,446	24.9%	12,876	25.2%
White Not Hispanic	-	1,248	31.4%	4,342	26.4%	2,503	19.4%
Black or African American	-	722	18.2%	2,975	18.1%	2,580	20.0%
Asian	-	176	4.4%	1,057	6.4%	764	5.9%
Other Race Not Hispanic	-	168	4.2%	596	3.6%	451	3.5%
Hispanic	-	1,660	41.8%	7,475	45.5%	6,578	51.1%
Not Hispanic or Latino Population (2020)	-	10,034	65.2%	42,031	63.6%	29,784	58.3%
Not Hispanic White	-	5,977	59.6%	23,263	55.3%	14,762	49.6%
Not Hispanic Black or African American	-	2,705	27.0%	10,988	26.1%	9,833	33.0%
Not Hispanic American Indian or Alaska Native	-	34	0.3%	154	0.4%	106	0.4%
Not Hispanic Asian	-	793	7.9%	5,307	12.6%	3,762	12.6%
Not Hispanic Hawaiian or Pacific Islander	-	15	0.1%	42	0.1%	35	0.1%
Not Hispanic Other Race	-	183	1.8%	969	2.3%	368	1.2%
Not Hispanic Two or More Races	-	327	3.3%	1,308	3.1%	918	3.1%
Hispanic or Latino Population (2020)	-	5,347	34.8%	24,026	36.4%	21,345	41.7%
Hispanic White	-	3,097	57.9%	13,600	56.6%	11,352	53.2%
Hispanic Black or African American	-	59	1.1%	365	1.5%	440	2.1%
Hispanic American Indian or Alaska Native	-	76	1.4%	310	1.3%	339	1.6%
Hispanic Asian	-	17	0.3%	122	0.5%	90	0.4%
Hispanic Hawaiian or Pacific Islander	-	-	-	16	-	12	-
Hispanic Other Race	-	1,852	34.6%	8,512	35.4%	8,053	37.7%
Hispanic Two or More Races	-	245	4.6%	1,100	4.6%	1,059	5.0%
Not Hispanic or Latino Population (2010)	-	5,335	63.6%	26,334	60.6%	22,164	56.2%
Hispanic or Latino Population (2010)	-	3,056	36.4%	17,126	39.4%	17,247	43.8%
Not Hispanic or Latino Population (2000)	-	2,189	75.2%	13,223	74.7%	14,957	64.1%
Hispanic or Latino Population (2000)	-	722	24.8%	4,476	25.3%	8,377	35.9%
Not Hispanic or Latino Population (2025)	-	11,183	65.6%	47,130	64.2%	33,766	59.1%
Hispanic or Latino Population (2025)	-	5,859	34.4%	26,228	35.8%	23,408	40.9%
Projected Annual Growth (2020-2025)	-	513	-	2,202	-	2,063	-
Historical Annual Growth (2000-2010)	-	2,334	32.3%	12,650	28.3%	8,870	10.6%

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RFULL9

## 13600 Gregg Manor Rd

Manor, TX 78653

1 mi radius      3 mi radius      5 mi radius      10 min drivetime

### Total Age Distribution (2020)

Total Population	-	-	15,381		66,057		51,128	
Age Under 5 Years	-	-	1,135	7.4%	4,590	6.9%	3,776	7.4%
Age 5 to 9 Years	-	-	1,127	7.3%	4,666	7.1%	3,691	7.2%
Age 10 to 14 Years	-	-	1,147	7.5%	4,774	7.2%	3,610	7.1%
Age 15 to 19 Years	-	-	907	5.9%	4,029	6.1%	3,139	6.1%
Age 20 to 24 Years	-	-	565	3.7%	2,921	4.4%	2,569	5.0%
Age 25 to 29 Years	-	-	1,031	6.7%	5,327	8.1%	4,515	8.8%
Age 30 to 34 Years	-	-	1,612	10.5%	6,671	10.1%	5,254	10.3%
Age 35 to 39 Years	-	-	1,490	9.7%	6,032	9.1%	4,589	9.0%
Age 40 to 44 Years	-	-	1,232	8.0%	5,189	7.9%	3,900	7.6%
Age 45 to 49 Years	-	-	1,064	6.9%	4,671	7.1%	3,446	6.7%
Age 50 to 54 Years	-	-	975	6.3%	4,137	6.3%	3,020	5.9%
Age 55 to 59 Years	-	-	844	5.5%	3,594	5.4%	2,634	5.2%
Age 60 to 64 Years	-	-	769	5.0%	3,170	4.8%	2,370	4.6%
Age 65 to 69 Years	-	-	627	4.1%	2,524	3.8%	1,868	3.7%
Age 70 to 74 Years	-	-	403	2.6%	1,789	2.7%	1,261	2.5%
Age 75 to 79 Years	-	-	220	1.4%	982	1.5%	740	1.4%
Age 80 to 84 Years	-	-	121	0.8%	555	0.8%	414	0.8%
Age 85 Years or Over	-	-	112	0.7%	434	0.7%	332	0.6%
Median Age	-	-	34.6		34.3		33.2	
Age 19 Years or Less	-	-	4,315	28.1%	18,059	27.3%	14,216	27.8%
Age 20 to 64 Years	-	-	9,583	62.3%	41,714	63.1%	32,298	63.2%
Age 65 Years or Over	-	-	1,483	9.6%	6,284	9.5%	4,614	9.0%

### Female Age Distribution (2020)

Female Population	-	-	7,859	51.1%	33,412	50.6%	25,675	50.2%
Age Under 5 Years	-	-	564	7.2%	2,267	6.8%	1,845	7.2%
Age 5 to 9 Years	-	-	580	7.4%	2,312	6.9%	1,827	7.1%
Age 10 to 14 Years	-	-	545	6.9%	2,287	6.8%	1,769	6.9%
Age 15 to 19 Years	-	-	452	5.8%	2,004	6.0%	1,534	6.0%
Age 20 to 24 Years	-	-	283	3.6%	1,487	4.5%	1,295	5.0%
Age 25 to 29 Years	-	-	537	6.8%	2,733	8.2%	2,236	8.7%
Age 30 to 34 Years	-	-	840	10.7%	3,403	10.2%	2,615	10.2%
Age 35 to 39 Years	-	-	785	10.0%	2,990	8.9%	2,290	8.9%
Age 40 to 44 Years	-	-	618	7.9%	2,646	7.9%	1,932	7.5%
Age 45 to 49 Years	-	-	528	6.7%	2,272	6.8%	1,698	6.6%
Age 50 to 54 Years	-	-	482	6.1%	2,062	6.2%	1,506	5.9%
Age 55 to 59 Years	-	-	420	5.3%	1,831	5.5%	1,338	5.2%
Age 60 to 64 Years	-	-	409	5.2%	1,669	5.0%	1,220	4.8%
Age 65 to 69 Years	-	-	330	4.2%	1,348	4.0%	1,013	3.9%
Age 70 to 74 Years	-	-	229	2.9%	984	2.9%	694	2.7%
Age 75 to 79 Years	-	-	122	1.6%	521	1.6%	409	1.6%
Age 80 to 84 Years	-	-	63	0.8%	321	1.0%	232	0.9%
Age 85 Years or Over	-	-	73	0.9%	273	0.8%	219	0.9%
Female Median Age	-	-	34.8		34.7		33.6	
Age 19 Years or Less	-	-	2,140	27.2%	8,871	26.6%	6,975	27.2%
Age 20 to 64 Years	-	-	4,902	62.4%	21,094	63.1%	16,132	62.8%
Age 65 Years or Over	-	-	816	10.4%	3,447	10.3%	2,568	10.0%

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RFULL9

## 13600 Gregg Manor Rd

Manor, TX 78653

1 mi radius      3 mi radius      5 mi radius      10 min drivetime

### Male Age Distribution (2020)

Male Population	-	-	7,522	48.9%	32,645	49.4%	25,453	49.8%
Age Under 5 Years	-	-	571	7.6%	2,322	7.1%	1,931	7.6%
Age 5 to 9 Years	-	-	547	7.3%	2,354	7.2%	1,864	7.3%
Age 10 to 14 Years	-	-	602	8.0%	2,487	7.6%	1,842	7.2%
Age 15 to 19 Years	-	-	454	6.0%	2,025	6.2%	1,604	6.3%
Age 20 to 24 Years	-	-	281	3.7%	1,434	4.4%	1,274	5.0%
Age 25 to 29 Years	-	-	494	6.6%	2,594	7.9%	2,279	9.0%
Age 30 to 34 Years	-	-	772	10.3%	3,268	10.0%	2,639	10.4%
Age 35 to 39 Years	-	-	705	9.4%	3,042	9.3%	2,299	9.0%
Age 40 to 44 Years	-	-	615	8.2%	2,543	7.8%	1,969	7.7%
Age 45 to 49 Years	-	-	536	7.1%	2,400	7.4%	1,748	6.9%
Age 50 to 54 Years	-	-	493	6.6%	2,075	6.4%	1,513	5.9%
Age 55 to 59 Years	-	-	425	5.6%	1,763	5.4%	1,296	5.1%
Age 60 to 64 Years	-	-	360	4.8%	1,501	4.6%	1,150	4.5%
Age 65 to 69 Years	-	-	297	3.9%	1,176	3.6%	854	3.4%
Age 70 to 74 Years	-	-	174	2.3%	805	2.5%	567	2.2%
Age 75 to 79 Years	-	-	98	1.3%	461	1.4%	330	1.3%
Age 80 to 84 Years	-	-	58	0.8%	234	0.7%	181	0.7%
Age 85 Years or Over	-	-	40	0.5%	161	0.5%	113	0.4%
Male Median Age	-	-	34.3		34.0		32.8	
Age 19 Years or Less	-	-	2,174	28.9%	9,188	28.1%	7,241	28.4%
Age 20 to 64 Years	-	-	4,681	62.2%	20,620	63.2%	16,166	63.5%
Age 65 Years or Over	-	-	667	8.9%	2,837	8.7%	2,046	8.0%

### Males per 100 Females (2020)

Overall Comparison	-	-	96		98		99	
Age Under 5 Years	-	-	101	50.3%	102	50.6%	105	51.1%
Age 5 to 9 Years	-	-	94	48.5%	102	50.4%	102	50.5%
Age 10 to 14 Years	-	-	110	52.5%	109	52.1%	104	52.1%
Age 15 to 19 Years	-	-	100	50.1%	101	50.3%	105	51.1%
Age 20 to 24 Years	-	-	99	49.8%	96	49.1%	98	49.6%
Age 25 to 29 Years	-	-	92	47.9%	95	48.7%	102	50.5%
Age 30 to 34 Years	-	-	92	47.9%	96	49.0%	101	50.2%
Age 35 to 39 Years	-	-	90	47.3%	102	50.4%	100	50.1%
Age 40 to 44 Years	-	-	99	49.9%	96	49.0%	102	50.5%
Age 45 to 49 Years	-	-	101	50.4%	106	51.4%	103	50.7%
Age 50 to 54 Years	-	-	102	50.6%	101	50.1%	100	50.1%
Age 55 to 59 Years	-	-	101	50.3%	96	49.1%	97	49.2%
Age 60 to 64 Years	-	-	88	46.8%	90	47.4%	94	48.5%
Age 65 to 69 Years	-	-	90	47.3%	87	46.6%	84	45.7%
Age 70 to 74 Years	-	-	76	43.3%	82	45.0%	82	45.0%
Age 75 to 79 Years	-	-	80	44.4%	88	46.9%	81	44.7%
Age 80 to 84 Years	-	-	93	48.2%	73	42.2%	78	43.9%
Age 85 Years or Over	-	-	55	35.3%	59	37.1%	52	34.0%
Age 19 Years or Less	-	-	102	50.4%	104	50.9%	104	50.9%
Age 20 to 39 Years	-	-	92	47.9%	97	49.3%	101	50.2%
Age 40 to 64 Years	-	-	99	49.7%	98	49.5%	100	49.9%
Age 65 Years or Over	-	-	82	44.9%	82	45.1%	80	44.3%

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### Household Type (2020)

Total Households	-	5,272		23,376		18,197	
Households with Children	-	2,422	45.9%	9,917	42.4%	7,644	42.0%
Average Household Size	-	2.9		2.8		2.8	
Household Density per Square Mile	-	187		298		318	
Population Family	-	13,876	90.2%	57,451	87.0%	43,486	85.1%
Population Non-Family	-	1,490	9.7%	8,538	12.9%	7,557	14.8%
Population Group Quarters	-	15	-	69	0.1%	85	0.2%
Family Households	-	4,130	78.4%	16,766	71.7%	12,555	69.0%
Married Couple Households	-	3,225	78.1%	12,401	74.0%	8,579	68.3%
Other Family Households with Children	-	905	21.9%	4,365	26.0%	3,976	31.7%
Family Households with Children	-	2,406	58.2%	9,840	58.7%	7,569	60.3%
Married Couple with Children	-	1,808	75.2%	6,861	69.7%	4,848	64.1%
Other Family Households with Children	-	597	24.8%	2,979	30.3%	2,721	35.9%
Family Households No Children	-	1,725	41.8%	6,926	41.3%	4,986	39.7%
Married Couple No Children	-	1,417	82.2%	5,540	80.0%	3,731	74.8%
Other Family Households No Children	-	308	17.8%	1,386	20.0%	1,255	25.2%
Non-Family Households	-	1,141	21.6%	6,610	28.3%	5,642	31.0%
Non-Family Households with Children	-	16	1.4%	77	1.2%	74	1.3%
Non-Family Households No Children	-	1,125	98.6%	6,532	98.8%	5,567	98.7%
Average Family Household Size	-	3.4		3.4		3.5	
Average Family Income	-	\$91,066		\$87,398		\$91,060	
Median Family Income	-	\$95,853		\$86,969		\$80,819	
Average Non-Family Household Size	-	1.3		1.3		1.3	

### Marital Status (2020)

Population Age 15 Years or Over	-	11,973		52,027		40,050	
Never Married	-	3,608	30.1%	18,331	35.2%	14,147	35.3%
Currently Married	-	5,956	49.7%	22,856	43.9%	16,973	42.4%
Previously Married	-	2,409	20.1%	10,839	20.8%	8,930	22.3%
Separated	-	590	24.5%	2,960	27.3%	2,554	28.6%
Widowed	-	439	18.2%	1,731	16.0%	1,355	15.2%
Divorced	-	1,379	57.3%	6,148	56.7%	5,022	56.2%

### Educational Attainment (2020)

Adult Population Age 25 Years or Over	-	10,502		45,077		34,343	
Elementary (Grade Level 0 to 8)	-	627	6.0%	3,720	8.3%	3,292	9.6%
Some High School (Grade Level 9 to 11)	-	868	8.3%	3,069	6.8%	2,930	8.5%
High School Graduate	-	2,158	20.6%	10,004	22.2%	7,707	22.4%
Some College	-	2,081	19.8%	9,285	20.6%	6,425	18.7%
Associate Degree Only	-	1,034	9.8%	3,912	8.7%	2,669	7.8%
Bachelor Degree Only	-	2,376	22.6%	10,088	22.4%	7,532	21.9%
Graduate Degree	-	1,357	12.9%	4,998	11.1%	3,788	11.0%
Any College (Some College or Higher)	-	6,848	65.2%	28,283	62.7%	20,414	59.4%
College Degree + (Bachelor Degree or Higher)	-	3,732	35.5%	15,086	33.5%	11,320	33.0%

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# COMPLETE PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

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Lat/Lon: 30.3693/-97.5797

RFULL9

## 13600 Gregg Manor Rd

Manor, TX 78653

1 mi radius      3 mi radius      5 mi radius      10 min drivetime

### Housing

Total Housing Units (2020)	-	5,409		24,001		18,780	
Total Housing Units (2010)	-	2,882		15,910		14,437	
Historical Annual Growth (2010-2020)	-	2,527	8.8%	8,091	5.1%	4,342	3.0%
Housing Units Occupied (2020)	-	5,272	97.5%	23,376	97.4%	18,197	96.9%
Housing Units Owner-Occupied	-	4,696	89.1%	17,349	74.2%	11,062	60.8%
Housing Units Renter-Occupied	-	576	10.9%	6,026	25.8%	7,135	39.2%
Housing Units Vacant (2020)	-	138	2.5%	626	2.6%	583	3.1%

### Household Size (2020)

Total Households	-	5,272		23,376		18,197	
1 Person Households	-	869	16.5%	5,087	21.8%	4,297	23.6%
2 Person Households	-	1,742	33.0%	7,261	31.1%	5,341	29.4%
3 Person Households	-	996	18.9%	3,925	16.8%	3,123	17.2%
4 Person Households	-	852	16.2%	3,516	15.0%	2,593	14.2%
5 Person Households	-	453	8.6%	1,883	8.1%	1,475	8.1%
6 Person Households	-	208	3.9%	891	3.8%	713	3.9%
7 or More Person Households	-	152	2.9%	813	3.5%	654	3.6%

### Household Income Distribution (2020)

HH Income \$200,000 or More	-	511	9.7%	1,501	6.4%	1,153	6.3%
HH Income \$150,000 to \$199,999	-	427	8.1%	1,720	7.4%	1,274	7.0%
HH Income \$125,000 to \$149,999	-	423	8.0%	1,689	7.2%	1,047	5.8%
HH Income \$100,000 to \$124,999	-	761	14.4%	2,777	11.9%	1,943	10.7%
HH Income \$75,000 to \$99,999	-	1,014	19.2%	4,167	17.8%	3,003	16.5%
HH Income \$50,000 to \$74,999	-	911	17.3%	4,977	21.3%	3,642	20.0%
HH Income \$35,000 to \$49,999	-	527	10.0%	2,643	11.3%	2,396	13.2%
HH Income \$25,000 to \$34,999	-	216	4.1%	1,390	5.9%	1,211	6.7%
HH Income \$15,000 to \$24,999	-	123	2.3%	994	4.3%	1,030	5.7%
HH Income \$10,000 to \$14,999	-	106	2.0%	450	1.9%	525	2.9%
HH Income Under \$10,000	-	254	4.8%	1,067	4.6%	973	5.3%

### Household Vehicles (2020)

Households 0 Vehicles Available	-	91	1.7%	443	1.9%	832	4.6%
Households 1 Vehicle Available	-	1,188	22.5%	6,471	27.7%	5,969	32.8%
Households 2 Vehicles Available	-	2,485	47.1%	10,263	43.9%	7,344	40.4%
Households 3 or More Vehicles Available	-	1,507	28.6%	6,199	26.5%	4,051	22.3%
Total Vehicles Available	-	11,139		47,937		34,407	
Average Vehicles per Household	-	2.1		2.1		1.9	
Owner-Occupied Household Vehicles	-	9,926	89.1%	37,440	78.1%	23,948	69.6%
Average Vehicles per Owner-Occupied Household	-	2.1		2.2		2.2	
Renter-Occupied Household Vehicles	-	1,213	10.9%	10,497	21.9%	10,459	30.4%
Average Vehicles per Renter-Occupied Household	-	2.1		1.7		1.5	

### Travel Time (2020)

Worker Base Age 16 years or Over	-	8,285		35,206		27,441	
Travel to Work in 14 Minutes or Less	-	966	11.7%	4,744	13.5%	4,174	15.2%
Travel to Work in 15 to 29 Minutes	-	2,950	35.6%	13,119	37.3%	10,631	38.7%
Travel to Work in 30 to 59 Minutes	-	2,796	33.8%	12,695	36.1%	8,708	31.7%
Travel to Work in 60 Minutes or More	-	442	5.3%	2,613	7.4%	2,147	7.8%
Work at Home	-	806	9.7%	2,096	6.0%	1,698	6.2%
Average Minutes Travel to Work	-	25.9		26.9		25.5	

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RFULL9

## 13600 Gregg Manor Rd

Manor, TX 78653

1 mi radius      3 mi radius      5 mi radius      10 min drivetime

### Transportation To Work (2020)

Worker Base Age 16 years or Over	-	8,285		35,206		27,441	
Drive to Work Alone	-	6,420	77.5%	27,892	79.2%	20,965	76.4%
Drive to Work in Carpool	-	877	10.6%	4,272	12.1%	3,496	12.7%
Travel to Work by Public Transportation	-	103	1.2%	492	1.4%	705	2.6%
Drive to Work on Motorcycle	-	4	-	21	-	20	-
Bicycle to Work	-	16	0.2%	90	0.3%	109	0.4%
Walk to Work	-	25	0.3%	230	0.7%	350	1.3%
Other Means	-	34	0.4%	113	0.3%	98	0.4%
Work at Home	-	806	9.7%	2,096	6.0%	1,698	6.2%

### Daytime Demographics (2020)

Total Businesses	-	282		848		1,047	
Total Employees	-	2,933		10,430		14,051	
Company Headquarter Businesses	-	-	-	6	0.7%	11	1.0%
Company Headquarter Employees	-	26	0.9%	1,458	14.0%	2,716	19.3%
Employee Population per Business	- to 1	10.4 to 1		12.3 to 1		13.4 to 1	
Residential Population per Business	- to 1	54.5 to 1		77.9 to 1		48.8 to 1	
Adj. Daytime Demographics Age 16 Years or Over	-	6,786		26,392		26,167	

### Labor Force

Labor Population Age 16 Years or Over (2020)	-	11,794		51,235		39,463	
Labor Force Total Males (2020)	-	5,724	48.5%	25,110	49.0%	19,527	49.5%
Male Civilian Employed	-	4,314	75.4%	18,955	75.5%	14,797	75.8%
Male Civilian Unemployed	-	229	4.0%	1,173	4.7%	852	4.4%
Males in Armed Forces	-	10	0.2%	15	-	19	-
Males Not in Labor Force	-	1,170	20.4%	4,967	19.8%	3,859	19.8%
Labor Force Total Females (2020)	-	6,070	51.5%	26,125	51.0%	19,936	50.5%
Female Civilian Employed	-	3,617	59.6%	16,303	62.4%	12,531	62.9%
Female Civilian Unemployed	-	330	5.4%	1,264	4.8%	1,020	5.1%
Females in Armed Forces	-	-	-	-	-	-	-
Females Not in Labor Force	-	2,123	35.0%	8,557	32.8%	6,386	32.0%
Unemployment Rate	-	559	4.7%	2,437	4.8%	1,872	4.7%

### Occupation (2020)

Occupation Population Age 16 Years or Over	-	7,931		35,259		27,328	
Occupation Total Males	-	4,314	54.4%	18,955	53.8%	14,797	54.1%
Occupation Total Females	-	3,617	45.6%	16,303	46.2%	12,531	45.9%
Management, Business, Financial Operations	-	1,384	-	5,829	16.5%	4,161	15.2%
Professional, Related	-	2,352	29.7%	8,564	24.3%	6,313	23.1%
Service	-	816	10.3%	4,975	14.1%	4,383	16.0%
Sales, Office	-	1,806	22.8%	8,342	23.7%	5,900	21.6%
Farming, Fishing, Forestry	-	-	-	10	-	5	-
Construction, Extraction, Maintenance	-	546	6.9%	3,312	9.4%	3,018	11.0%
Production, Transport, Material Moving	-	1,027	13.0%	4,227	12.0%	3,549	13.0%
White Collar Workers	-	5,542	69.9%	22,734	64.5%	16,374	59.9%
Blue Collar Workers	-	2,389	30.1%	12,524	35.5%	10,953	40.1%

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RFULL9

## 13600 Gregg Manor Rd

Manor, TX 78653

1 mi radius      3 mi radius      5 mi radius      10 min drivetime

### Units In Structure (2020)

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
Total Units	-	2,728	14,816	13,485
1 Detached Unit	-	4,570 167.5%	16,803 113.4%	10,767 79.8%
1 Attached Unit	-	111 4.1%	641 4.3%	693 5.1%
2 Units	-	48 1.7%	287 1.9%	363 2.7%
3 to 4 Units	-	25 0.9%	229 1.5%	545 4.0%
5 to 9 Units	-	35 1.3%	575 3.9%	877 6.5%
10 to 19 Units	-	56 2.0%	1,232 8.3%	1,417 10.5%
20 to 49 Units	-	36 1.3%	510 3.4%	654 4.9%
50 or More Units	-	83 3.0%	925 6.2%	1,205 8.9%
Mobile Home or Trailer	-	308 11.3%	2,169 14.6%	1,671 12.4%
Other Structure	-	-	4	3

### Homes Built By Year (2020)

Homes Built 2014 or later	-	778 14.4%	2,965 12.4%	1,725 9.2%
Homes Built 2010 to 2013	-	648 12.0%	2,111 8.8%	1,189 6.3%
Homes Built 2000 to 2009	-	2,179 40.3%	8,924 37.2%	5,517 29.4%
Homes Built 1990 to 1999	-	677 12.5%	3,218 13.4%	2,773 14.8%
Homes Built 1980 to 1989	-	371 6.9%	3,161 13.2%	2,640 14.1%
Homes Built 1970 to 1979	-	284 5.2%	1,430 6.0%	1,916 10.2%
Homes Built 1960 to 1969	-	170 3.1%	799 3.3%	1,570 8.4%
Homes Built 1950 to 1959	-	87 1.6%	338 1.4%	554 3.0%
Homes Built 1940 to 1949	-	16 0.3%	107 0.4%	70 0.4%
Homes Built Before 1939	-	62 1.1%	322 1.3%	241 1.3%
Median Age of Homes	- yrs	17.6 yrs	19.5 yrs	24.2 yrs

### Home Values (2020)

Owner Specified Housing Units	-	4,696	17,349	11,062
Home Values \$1,000,000 or More	-	65 1.4%	277 1.6%	159 1.4%
Home Values \$750,000 to \$999,999	-	129 2.7%	480 2.8%	290 2.6%
Home Values \$500,000 to \$749,999	-	313 6.7%	1,391 8.0%	751 6.8%
Home Values \$400,000 to \$499,999	-	356 7.6%	1,190 6.9%	843 7.6%
Home Values \$300,000 to \$399,999	-	531 11.3%	2,256 13.0%	1,529 13.8%
Home Values \$250,000 to \$299,999	-	876 18.7%	2,747 15.8%	1,968 17.8%
Home Values \$200,000 to \$249,999	-	923 19.7%	3,060 17.6%	1,949 17.6%
Home Values \$175,000 to \$199,999	-	455 9.7%	1,445 8.3%	890 8.0%
Home Values \$150,000 to \$174,999	-	404 8.6%	1,410 8.1%	831 7.5%
Home Values \$125,000 to \$149,999	-	129 2.7%	678 3.9%	321 2.9%
Home Values \$100,000 to \$124,999	-	83 1.8%	395 2.3%	192 1.7%
Home Values \$90,000 to \$99,999	-	29 0.6%	130 0.7%	70 0.6%
Home Values \$80,000 to \$89,999	-	21 0.5%	115 0.7%	69 0.6%
Home Values \$70,000 to \$79,999	-	16 0.3%	100 0.6%	82 0.7%
Home Values \$60,000 to \$69,999	-	7 0.1%	84 0.5%	57 0.5%
Home Values \$50,000 to \$59,999	-	35 0.7%	95 0.6%	66 0.6%
Home Values \$35,000 to \$49,999	-	36 0.8%	293 1.7%	150 1.4%
Home Values \$25,000 to \$34,999	-	105 2.2%	440 2.5%	346 3.1%
Home Values \$10,000 to \$24,999	-	62 1.3%	348 2.0%	252 2.3%
Home Values Under \$10,000	-	64 1.4%	196 1.1%	118 1.1%
Owner-Occupied Median Home Value	-	\$254,664	\$246,003	\$247,390
Renter-Occupied Median Rent	-	\$1,190	\$1,144	\$1,039

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RFULL9

## 13600 Gregg Manor Rd

Manor, TX 78653

1 mi radius      3 mi radius      5 mi radius      10 min drivetime

### Total Annual Consumer Expenditure (2020)

Total Household Expenditure	-	\$337.87 M	\$1.46 B	\$1.15 B
Total Non-Retail Expenditure	-	\$177.47 M	\$764.66 M	\$605.13 M
Total Retail Expenditure	-	\$160.4 M	\$690.62 M	\$544.61 M
Apparel	-	\$12.05 M	\$51.68 M	\$40.85 M
Contributions	-	\$11.13 M	\$46.71 M	\$36.53 M
Education	-	\$10.4 M	\$43.11 M	\$33.9 M
Entertainment	-	\$19.47 M	\$82.78 M	\$64.9 M
Food and Beverages	-	\$49.7 M	\$215.24 M	\$170.53 M
Furnishings and Equipment	-	\$12.07 M	\$51.42 M	\$40.3 M
Gifts	-	\$8.33 M	\$35.03 M	\$27.5 M
Health Care	-	\$28.19 M	\$122 M	\$96.32 M
Household Operations	-	\$13.31 M	\$56.79 M	\$44.72 M
Miscellaneous Expenses	-	\$6.38 M	\$27.4 M	\$21.59 M
Personal Care	-	\$4.54 M	\$19.52 M	\$15.41 M
Personal Insurance	-	\$2.46 M	\$10.24 M	\$7.94 M
Reading	-	\$730.8 K	\$3.13 M	\$2.47 M
Shelter	-	\$70.42 M	\$305.81 M	\$243.03 M
Tobacco	-	\$1.91 M	\$8.71 M	\$7.08 M
Transportation	-	\$62.34 M	\$268.66 M	\$211.41 M
Utilities	-	\$24.43 M	\$107.06 M	\$85.27 M

### Monthly Household Consumer Expenditure (2020)

Total Household Expenditure	-	\$5,341	\$5,188	\$5,265
Total Non-Retail Expenditure	-	\$2,805	\$2,726	\$2,771
Total Retail Expenditures	-	\$2,536	\$2,462	\$2,494
Apparel	-	\$191	\$184	\$187
Contributions	-	\$176	\$167	\$167
Education	-	\$164	\$154	\$155
Entertainment	-	\$308	\$295	\$297
Food and Beverages	-	\$786	\$767	\$781
Furnishings and Equipment	-	\$191	\$183	\$185
Gifts	-	\$132	\$125	\$126
Health Care	-	\$446	\$435	\$441
Household Operations	-	\$210	\$202	\$205
Miscellaneous Expenses	-	\$101	\$98	\$99
Personal Care	-	\$72	\$70	\$71
Personal Insurance	-	\$39	\$36	\$36
Reading	-	\$12	\$11	\$11
Shelter	-	\$1,113	\$1,090	\$1,113
Tobacco	-	\$30	\$31	\$32
Transportation	-	\$985	\$958	\$968
Utilities	-	\$386	\$382	\$391

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**126.7 Acres**  
**13600 Gregg Manor Road**  
**Manor, TX 78653**

**OFFERING MEMORANDUM**

**Josh Murphy**

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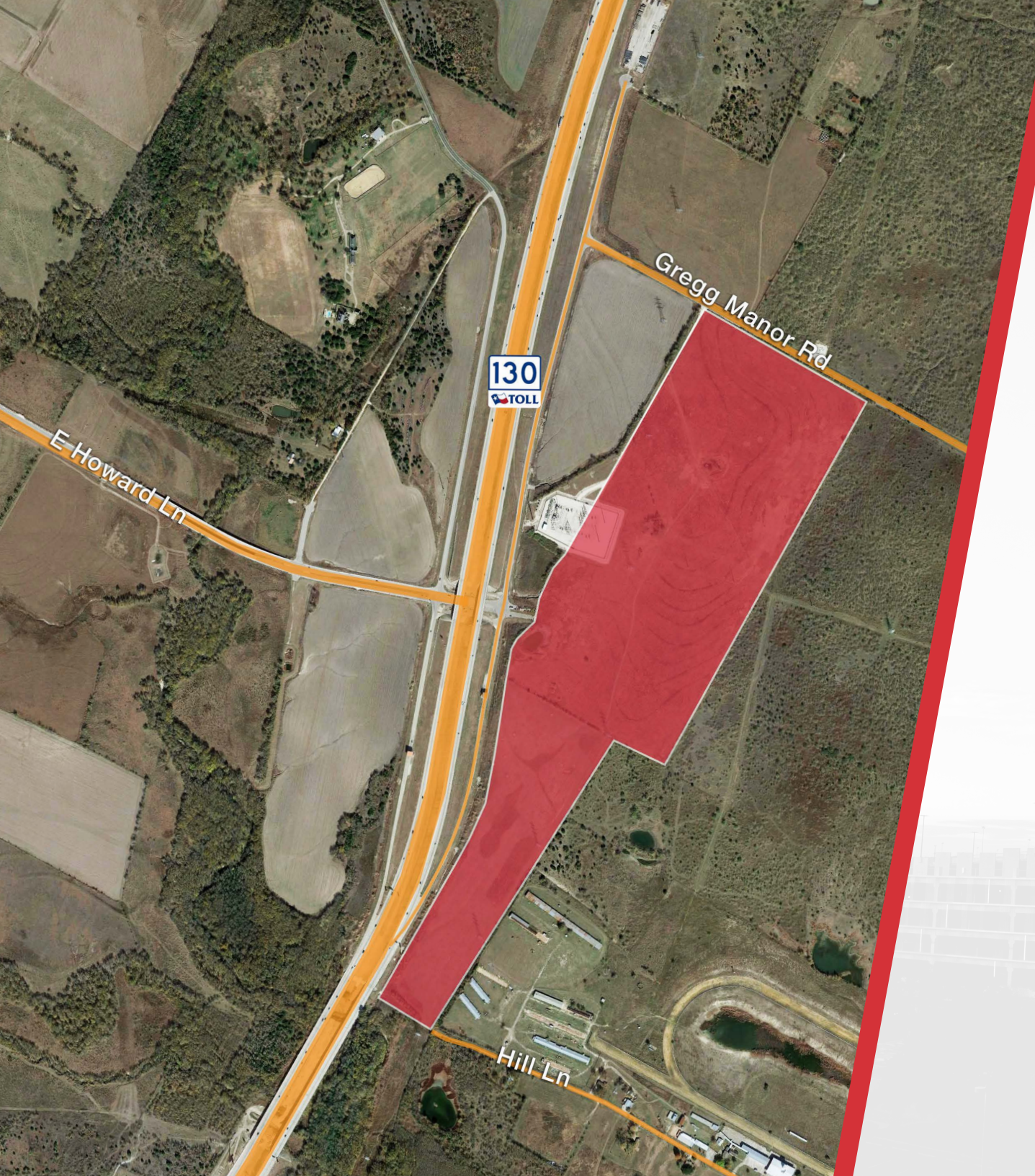
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**NAI**partners

The Murphy Group

**NAI Partners**

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San Antonio, TX 78209





# 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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

PCR Brokerage San Antonio, LLC dba NAI Partners

**9003952**

**licensing@naipartners.com**

**713-629-0500**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

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**Jon Silberman**

**389162**

**jon.silberman@naipartners.com**

**713-985-4626**

Designated Broker of Firm

License No.

Email

Phone

**Clare Flesher**

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**210-384-2342**

Licensed Supervisor of Sales Agent/ Associate

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Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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