

Presidential Meadows Commercial

MANOR, TX



"The 290 frontage on this project, and its proximity to Manor's rooftops and commuters says it all."

DESC.	PARCEL	ACRES	\$/SQFT	PRICE
Commercial 1	B	7.16	\$4.00	\$1,247,558
Commercial 1	BB	1.60	\$12.00	\$836,352
Commercial 2	BB	2.17	\$7.00	\$661,676
Commercial 3	BB	1.59	SOLD	SOLD
Commercial 4	BB	1.82	\$6.00	\$475,675
Commercial 5	BB	1.82	\$5.00	\$396,396
Commercial 6	BB	4.07	\$5.00	\$886,446
Commercial 7	BB	4.59	\$5.00	\$999,702
Commercial 8	BB	2.44	\$7.00	\$744,005
Commercial 9	BB	7.18	\$3.50	\$1,094,663
Commercial 10	BB	9.19	\$2.75	\$1,100,870



All information regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price, terms, prior sale or other disposition or withdrawal without notice.

DESCRIPTION: Presidential Meadows Commercial consists of approximately 45 acres subdivided into 10 commercial lots ranging from 1.6 to 9.2 acres out of the Master Land Plan. The lots are located within the Cottonwood Creek Municipal Utility District #1. The commercial development is adjacent to the Presidential Meadows residential subdivision consisting of more than 3,000 residents.

PROPERTY TYPE: Commercial frontage

TOTAL AVAILABLE AREA: up to 280,000 s.f.

LOCATION: Located just east of FM 973 on Hwy 290 East. The commercial properties have approximately 3/4 of a mile frontage on Hwy 290 East.

ZONING: The property is located in Manor's ETJ, therefore, it is not zoned.

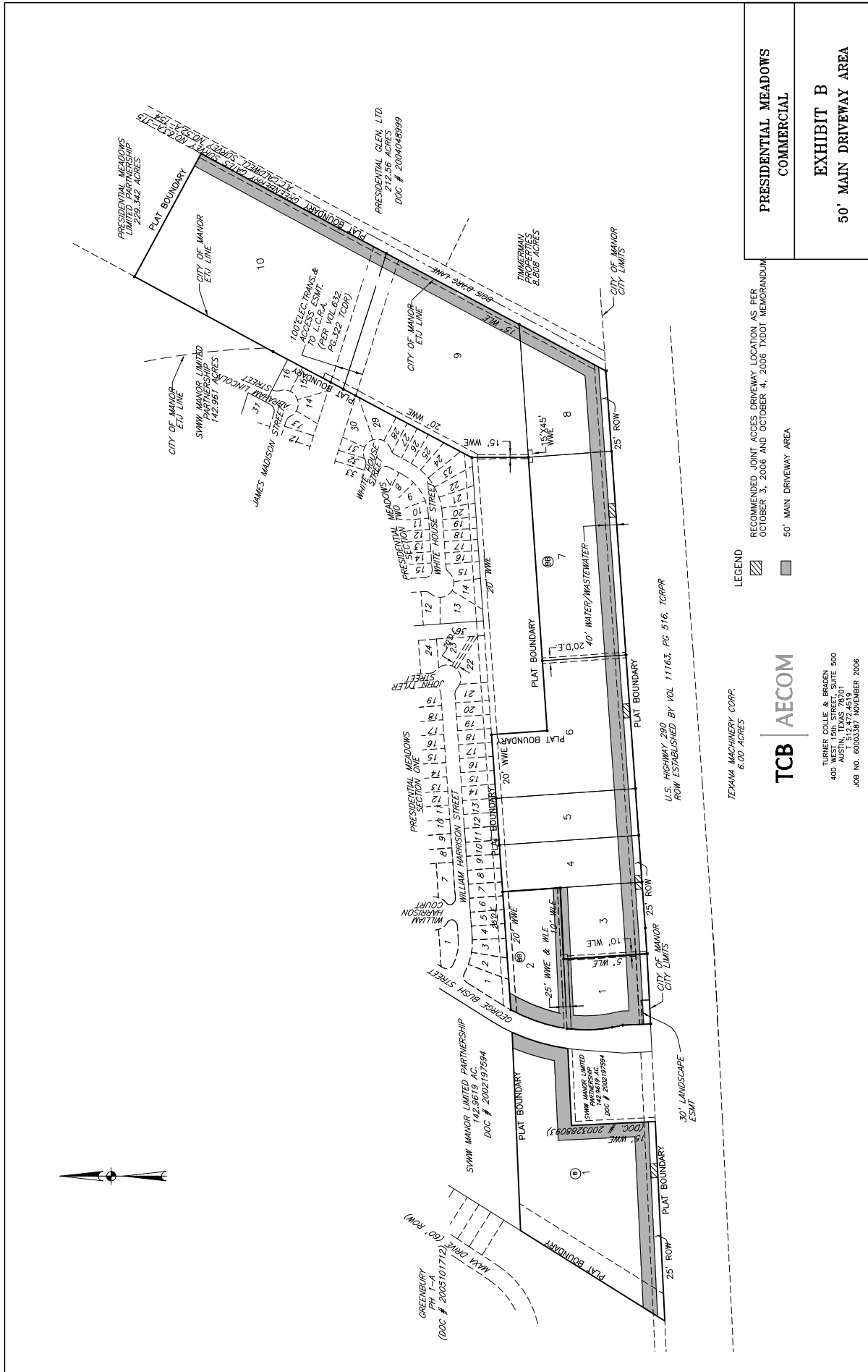
PRICING: \$2.75-12.00/s.f.

TERRAIN: Clear with minimal topography.

UTILITIES: Water and Sewer:
Cottonwood Creek MUD #1
Electric: Bluebonnet Electric
Cable: Time Warner
Telephone: SBC

TAXES:

Cottonwood Creek MUD #1	.896800
Travis County	.412200
Travis County Healthcare District	.067900
Manor ISD	1.53500
Austin Comm. College District	.095400
Travis County ESD No. 12	.10000



LEGEND

- RECOMMENDED JOINT ACCESS DRIVEWAY LOCATION AS PER OCTOBER 3, 2006 AND OCTOBER 4, 2006 TADOT MEMORANDUM
- 50' MAIN DRIVEWAY AREA

TEXAMA MACHINERY CORP.
6.00 ACRES

TCB AECOM

TURNER COLLIE & BRADEN
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AUSTIN, TEXAS 78701
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JOB NO. 60003387 NOVEMBER 2006

PRESIDENTIAL MEADOWS
COMMERCIAL

EXHIBIT B
50' MAIN DRIVEWAY AREA

