



# FOR LEASE

13700 N FM 973  
Manor, Texas 78653

## STUDIOS AT SHADOWGLEN



### Property Description

- Located 1 mile N of 290 East on FM973, next to the Chevron Station
- Backs to the award winning ShadowGlen Community
- Lots of parking
- Some tenant improvements available, see Agent
- Shell Spaces, ready for your business and creativity
- Metal/stucco buildings with covered entries
- Great location and visibility on FM 973 N
- Beautiful store fronts with 2-overhead doors & 2 standard entry doors
- 5-year lease term preferred

**FOR LEASE**

**Bldg. B  
Bldg. C  
Suite 201-302  
4,200 / SF**

Jordan Dwyer  
512-965-4256  
Jdwyer@dwyerrealty.com



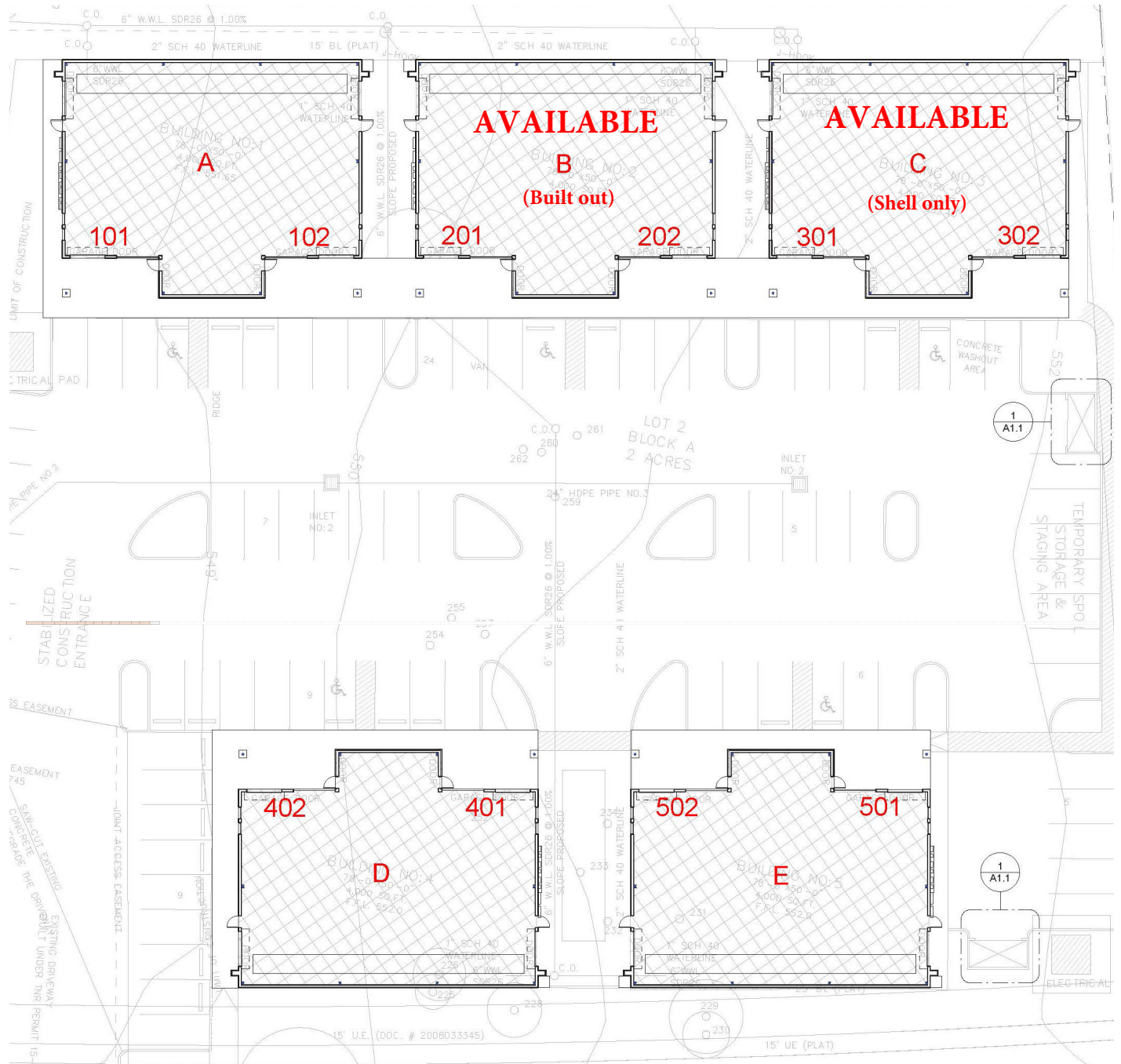
9900 Highway 290 East | Manor, Texas 78653 | p: 512.327.7415 | f: 512.327.5819 | [dwyerrealty.com](http://dwyerrealty.com)  
All information regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price, terms, prior sale or other disposition or withdrawal without notice. REV. 08/16/2023



# FOR LEASE

13700 N FM 973  
Manor, Texas 78653

## SITE PLAN



Jordan Dwyer  
512-965-4256  
Jdwyer@dwyerrealty.com



9900 Highway 290 East | Manor, Texas 78653 | p: 512.327.7415 | f: 512.327.5819 | dwyerrealty.com

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. REV. 08/16/2023





# FOR LEASE

13700 N FM 973  
Manor, Texas 78653

LOCAL AREA RETAILERS

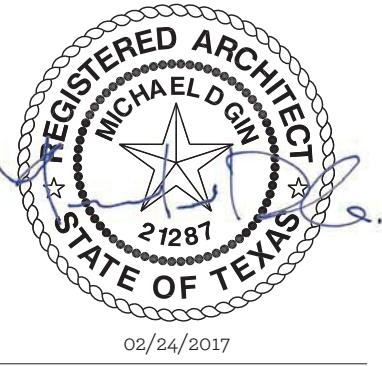


Jordan Dwyer  
512-965-4256  
Jdwyer@dwyerrealty.com

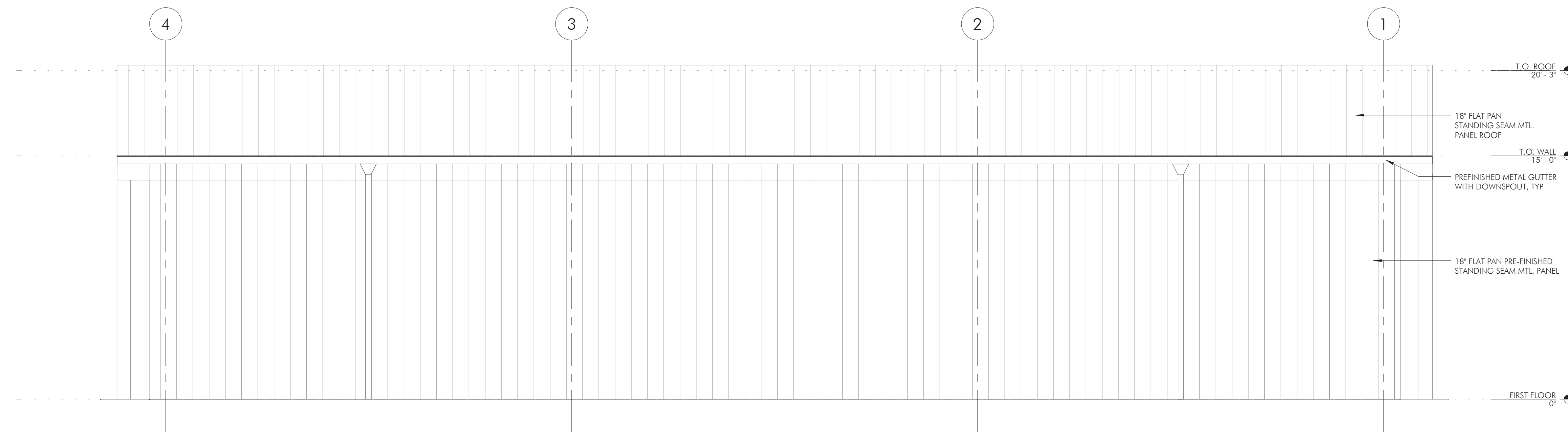


9900 Highway 290 East | Manor, Texas 78653 | p: 512.327.7415 | f: 512.327.5819 | dwyerrealty.com

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. REV. 08/16/2023



**FIELD INSPECTION REQUIRED**  
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

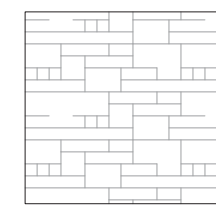


**2 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**LEGEND**

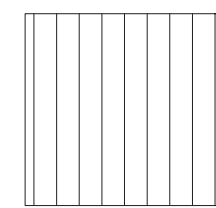
**MASONRY VENEER**

DESCRIPTION: LIMESTONE VENEER, ASHLAR PATTERN  
SOURCE: VARIES  
SIZE: CORDOVA CREAM  
JOINTS: 3/8" CONCAVE



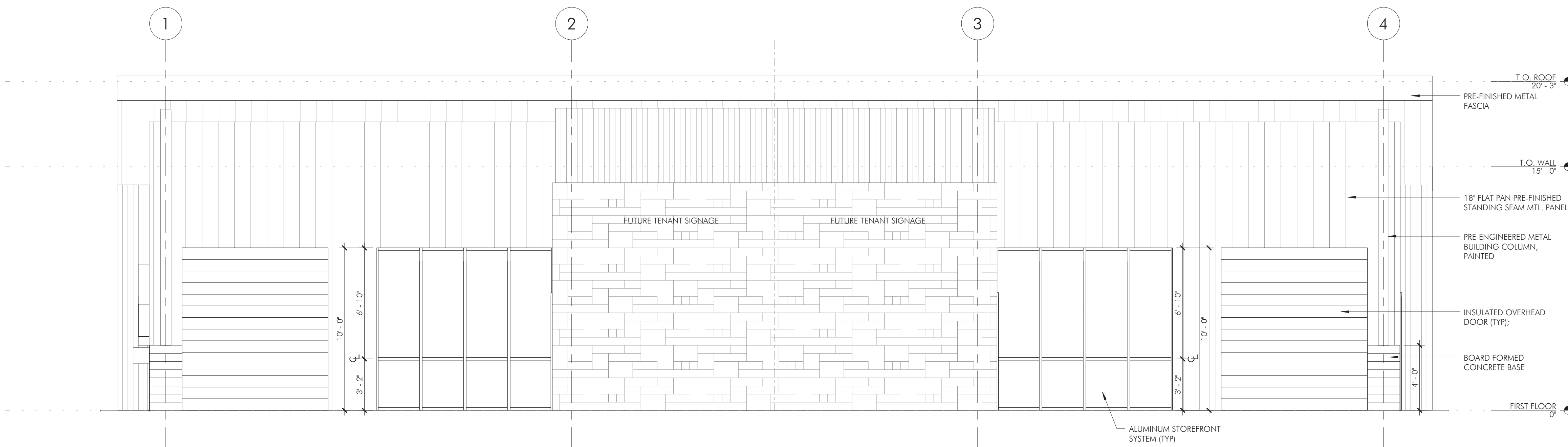
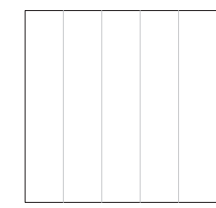
**METAL PANEL**

DESCRIPTION: INTERLOCKING PANEL SYSTEM  
SOURCE: BY PEMB SUPPLIER  
SIZE: THICKNESS:  
COLOR: STANDARD COLOR AS SELECTED BY ARCHITECT



**METAL ROOF**

DESCRIPTION: INTERLOCKING PANEL SYSTEM  
SOURCE: BY PEMB SUPPLIER  
SIZE: THICKNESS:  
COLOR: STANDARD COLOR AS SELECTED BY ARCHITECT



**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**The Studios at ShadowGlen Trace**  
13700 N FM 973 RD  
Manor, TX 78653

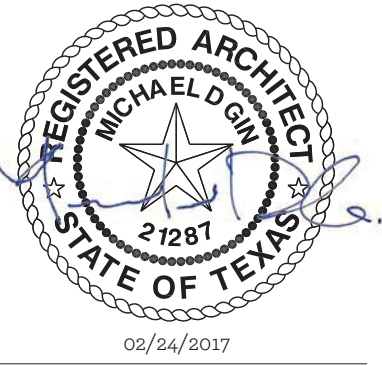
# DATE ISSUED FOR  
02/24/2017 Permit & Pricing

PROJECT NUMBER: L5023

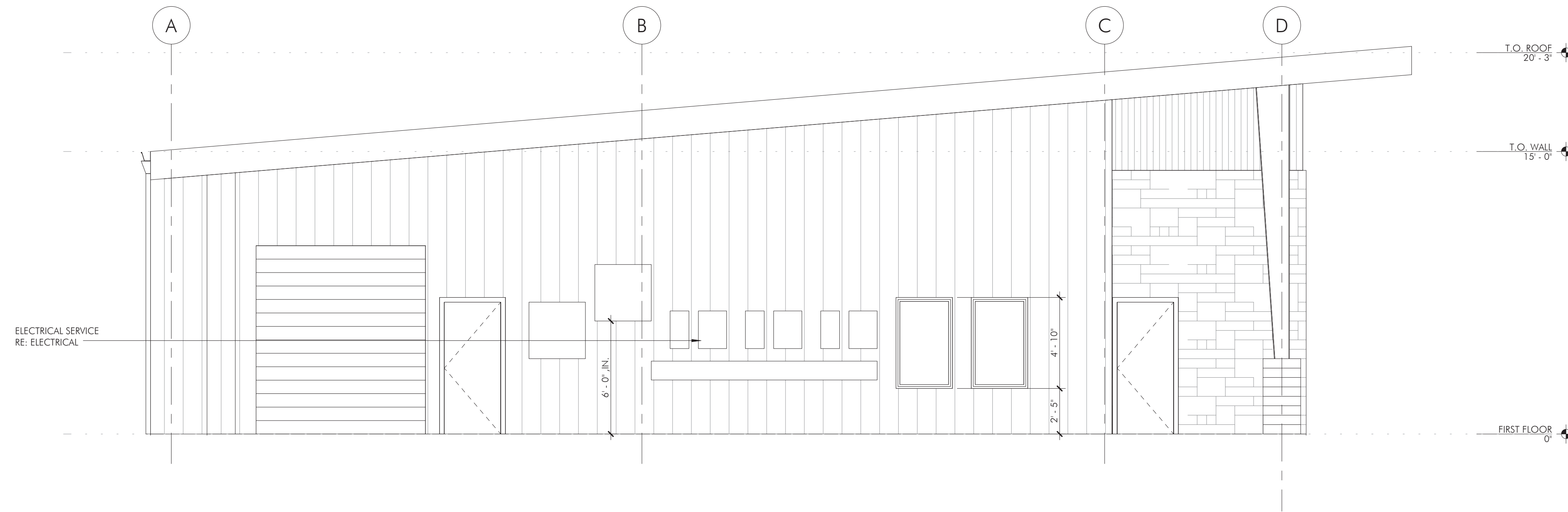
© 2017 LEVY Architects

EXTERIOR ELEVATIONS

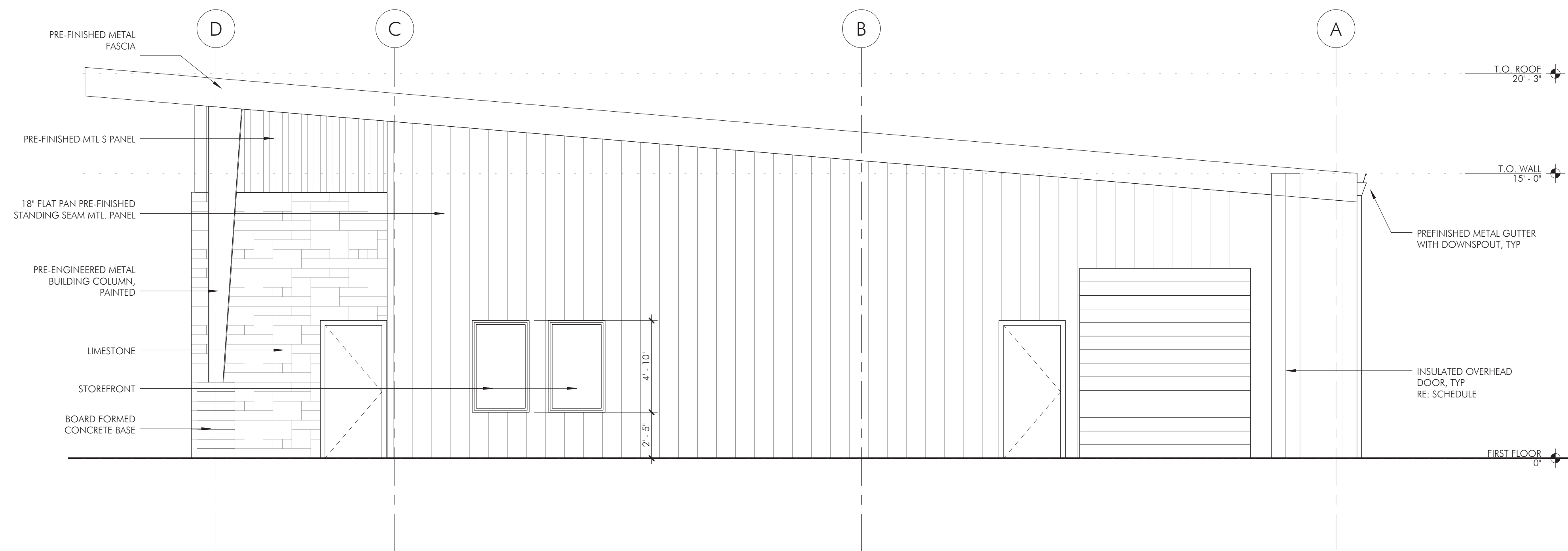
**A2.0**



**FIELD INSPECTION REQUIRED**  
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



**2 LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

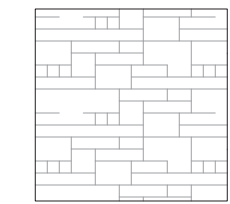


**1 RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**LEGEND**

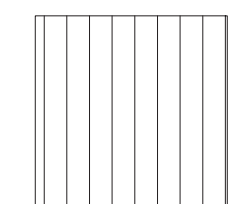
**MASONRY VENEER**

DESCRIPTION: LIMESTONE VENEER, ASHLAR PATTERN  
SOURCE: VARIES  
SIZE: CORDOVA CREAM  
COLOR: 3/8" CONCAVE



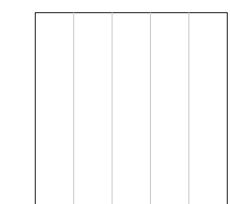
**METAL PANEL**

DESCRIPTION: INTERLOCKING PANEL SYSTEM  
SOURCE: BY PEMB SUPPLIER  
SIZE: THICKNESS:  
COLOR: STANDARD COLOR AS SELECTED BY ARCHITECT



**METAL ROOF**

DESCRIPTION: INTERLOCKING PANEL SYSTEM  
SOURCE: BY PEMB SUPPLIER  
SIZE: THICKNESS:  
COLOR: STANDARD COLOR AS SELECTED BY ARCHITECT



**The Studios at ShadowGlen Trace**

13700 N FM 973 RD  
Manor, TX 78663

# DATE ISSUED FOR  
02/24/2017 Permit & Pricing

PROJECT NUMBER: L5023

© 2017 LEVY Architects

EXTERIOR ELEVATIONS

**A2.1**





02/24/2017

**FIELD INSPECTION REQUIRED**

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

**GENERAL NOTES**

- ALL EXTERIOR WALLS ARE DIMENSIONED TO FINISHED FACE OF MASONRY/ EDGE OF SLAB, UNO.
- ALL EXTERIOR OPENINGS DIMENSIONS ARE TO THE ROUGH OPENING, UNO.
- ALL EXTERIOR METAL STUD WALLS TO BE INSULATED TO ACHIEVE R-16 MINIMUM THERMAL RATING PER ASHRAE 90.1, UNO.
- ALL INTERIOR PARTITIONS ARE DIMENSIONED TO THE FACE OF METAL STUD AND DO NOT INCLUDE INTERIOR WALL FINISHES, UNO.
- ALL DOOR JAMBS TO BE 6" FROM ADJACENT WALL OR CENTERED BETWEEN ADJACENT WALLS, U.N.O.
- ALL TYPE 'A' DOORS TO BE 3070 HOLLOW METAL DOORS
- ALL TYPE 'B' DOORS TO BE 9" WIDE X 10' TALL OVERHEAD ROLL UP DOORS
- ALL TYPE 'A' CURTAIN WALLS TO BE STORE FRONT SYSTEM, SINGLE GLAZED W/ HOLLOW METAL MULLIONS. RE: PLAN AND ELEVATIONS FOR SIZE OF OPENING
- ALL TYPE 'B' WINDOWS TO BE STORE FRONT SYSTEM, SINGLE GLAZED W/ HOLLOW METAL MULLIONS. RE: PLAN AND ELEVATIONS FOR SIZE OF OPENING

**DOOR NOTES**

- INSTALL DOORS PLUMB AND LEVEL.
- ALL EXTERIOR HOLLOW METAL DOORS TO BE PRIMED AND PAINTED AS SCHEDULED, UNO.
- PROVIDE 1/2" MAXIMUM CLEARANCE FROM BOTTOM OF ALL INTERIOR DOORS TO TOP OF FINISH FLOORING.

**FRAME NOTES**

- SET FRAMES PLUMB AND LEVEL, FREE FROM WARP OR TWIST.
- ALL EXTERIOR HOLLOW METAL FRAMES TO BE PRIMED AND PAINTED AS SCHEDULED, UNO.
- PROVIDE INTERNAL REINFORCEMENT FOR DOOR HARDWARE.
- FRAME FASTENERS SHALL NOT BE EXPOSED.
- ALL ALUMINUM FRAME CORNERS AND INTERSECTIONS TO BE FLUSH WITH HAIRLINE JOINTS.

**HARDWARE NOTES**

- INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ALL EXTERIOR DOOR HINGES TO BE NON-FERROUS AND HAVE NON-REMOVABLE PINS, UNO.
- PROVIDE WEATHER TIGHT GASKETS FOR ALL EXTERIOR DOOR HEAD, JAMB AND RAISED THRESHOLDS, UNO.
- INSTALL LOCKSETS, CLOSERS, AND TRIM AFTER FINISH PAINTING.
- MOUNT CLOSER SO THAT CLOSER AND CLOSER ARM ARE NOT VISIBLE ON CORRIDOR SIDE.
- ALL LEVER HANDLES (LOCKSETS AND LATCHSETS) TO BE MOUNTED AT 36" AFF TO THE CENTERLINE, UNO.
- ALL LOCKSETS TO BE OPERABLE FROM THE INSIDE.
- PROVIDE A DOOR STOP FOR EACH DOOR. USE FLOOR MOUNTED STOPS WHERE POSSIBLE.
- COORDINATE HARDWARE FUNCTIONS WITH OWNER.

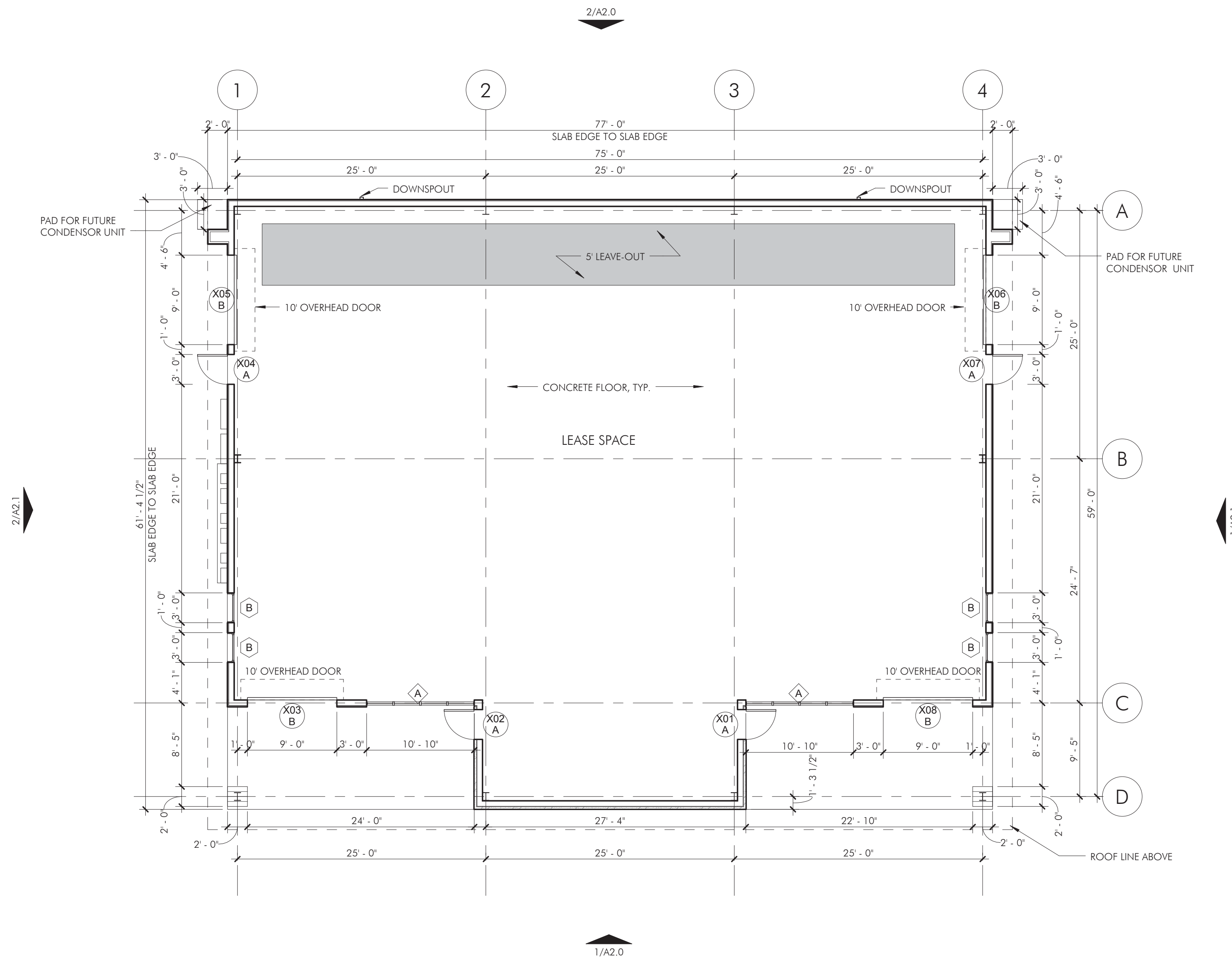
**DOOR HARDWARE SETS:**

A) EACH HOLLOW METAL DOOR TO HAVE THE FOLLOWING MINIMUM HARDWARE. NOTE THAT ALL HARDWARE COMPONENTS MAY NOT BE LISTED. BASIS OF DESIGN AS FOLLOWS:

DESCRIPTION	MANUFACTURER	MODEL	FINISH
CONTINUOUS HINGE	IVES	224HD	CLEAR
TOUCH BAR EXIT DEVICE	FALCON	25-R SERIES	US26D
RIM CYLINDER HOUSING	FALCON	C953 (7-PIN)	US26D
CONSTRUCTION CORE	FALCON	C607CCA (7-PIN)	626
CLOSER WITH STOP	FALCON	SC71 SERIES	689
ADA THRESHOLD	NGP	8965	A
PERIMETER SEAL	NGP	9002A	A
DRIP STRIP	NGP	16A	A
SWEEP	NGP	102VA	A
KICK PLATE	IVES	8400 SERIES	US32D
ONE-WAY VIEWER	IVES	698	626

**STOREFRONT NOTES:**

- GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- ALL DIMENSIONS ARE NOMINAL OR ROUGH OPENING DIMENSIONS, U.N.O.
- ALL EXTERIOR ALUMINUM STOREFRONT FRAMING TO BE 4-1/2" DEEP WITH A 2" SIGHTLINE, CENTER GLAZED, U.N.O. ALUMINUM FRAME FINISH: BLACK ANODIZED
- ALL EXTERIOR GLASS TO BE 1" INSULATED, DOUBLE GLAZED, 1/4" CLEAR FLOAT GLASS (OUTER LITE) AND 1/4" CLEAR FLOAT GLASS, LOW-E TYPE COATING, U.N.O.
- ( T ) = SAFETY GLAZING
- GENERAL CONTRACTOR TO COMPLY WITH IDENTIFICATION AND TEMPERING REQUIREMENTS WITH NATIONAL AND LOCAL BUILDING CODES.



**The Studios at ShadowGlen Trace**

13700 N FM 973 RD  
Manor, TX 78653

#	DATE	ISSUED FOR
	02/24/2017	Permit & Pricing

PROJECT NUMBER: L5023

© 2017 LEVY Architects

FLOOR PLAN

**A1.2**

PLAN NORTH  
1  
**FIRST FLOOR**  
SCALE: 1/8" = 1'-0"









# 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:
  - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
--	----------------------	----------------	----------------

_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
------------------------------------	----------------------	----------------	----------------

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
---	----------------------	----------------	----------------

_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
---------------------------------------	----------------------	----------------	----------------

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

\_\_\_\_\_  
Date