

3115 MANOR

3115 Manor Rd, Austin, TX 78723

OPPORTUNITY ZONE

Land For Sale



4.22 Acres of Land for Sale Proposed Multi-Family

New increased density is available on 3115 Manor Road
717 units in 1 building -or- 680 units in 2 buildings

RANDALL BEAMAN

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CapellaTX.com



Capella Commercial, LLC

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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Project Site



Project Rendering

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Property Highlights

- 3115 Manor Road is a 4.22
- Located on large-transit corridor of Manor Rd. and in an opportunity zone.
- Located near The University of Texas at Austin, Downtown Austin, Mueller, and many top Austin employers, attractions and entertainment.
- Potential for controlled access property with a tree-filled courtyard, lounge, pool, fitness center, and on site parking structure.



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3115 MANOR

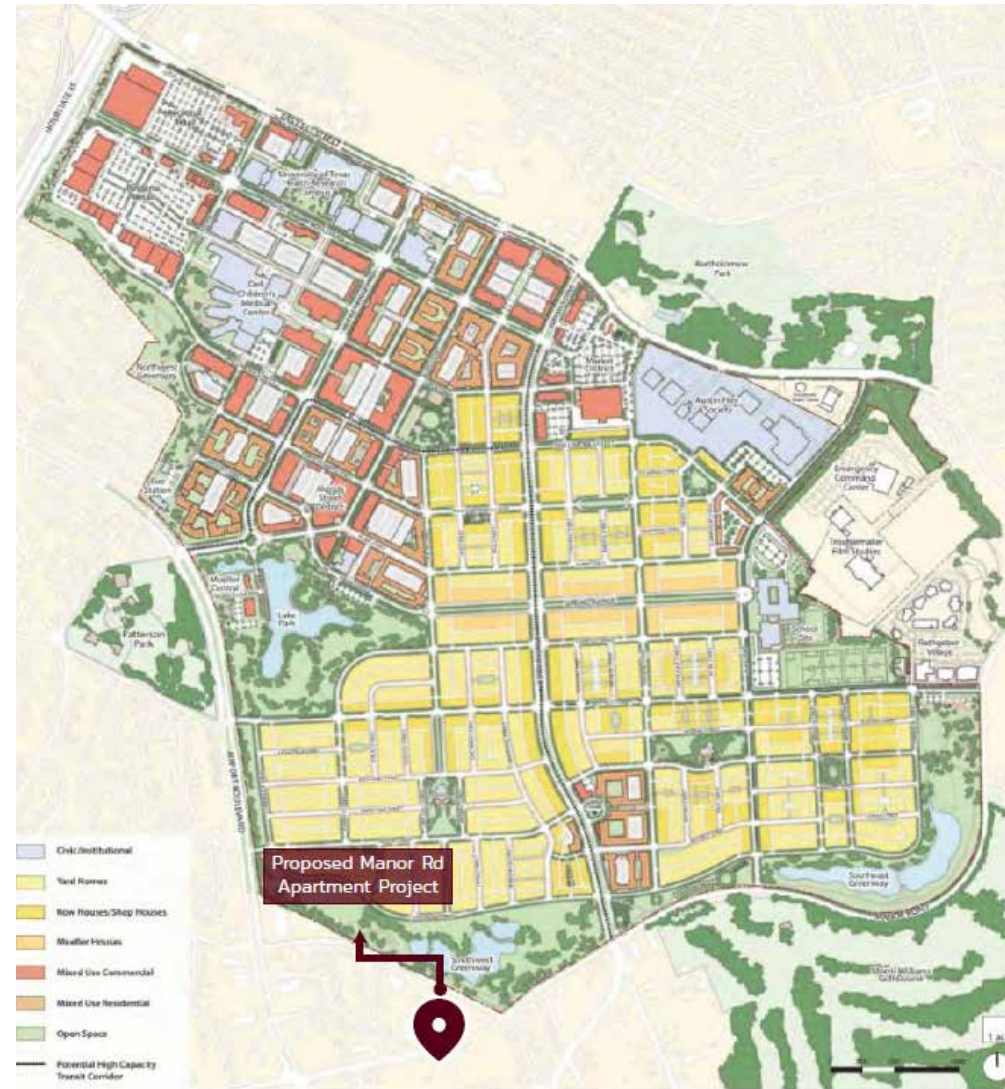
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Proposed Site Plans

SINGLE BUILDING OPTION



TWO BUILDING OPTION



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Proposed Site Option 2 Buildings Below Ground Parking

TWO BUILDING OPTION

BUILDING ONE	BUILDING TWO
7 LEVELS	7 LEVELS
350 UNITS TOTAL	330 UNITS TOTAL
8 LIVE WORKS	0 LIVE WORKS
462 PARKING SPOTS @ 1.32 (UNIT)	356 PARKING SPOTS @ 1.07 (UNIT)
2.5 LEVELS UNDERGROUND PARKING	2.5 LEVELS UNDERGROUND PARKING
AVG UNIT SIZE: 846 SQFT	AVG UNIT SIZE: 892 SQFT



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Proposed Site Option 1 Building Below Ground Parking

SINGLE BUILDING OPTION

SINGLE BUILDING

7 LEVELS

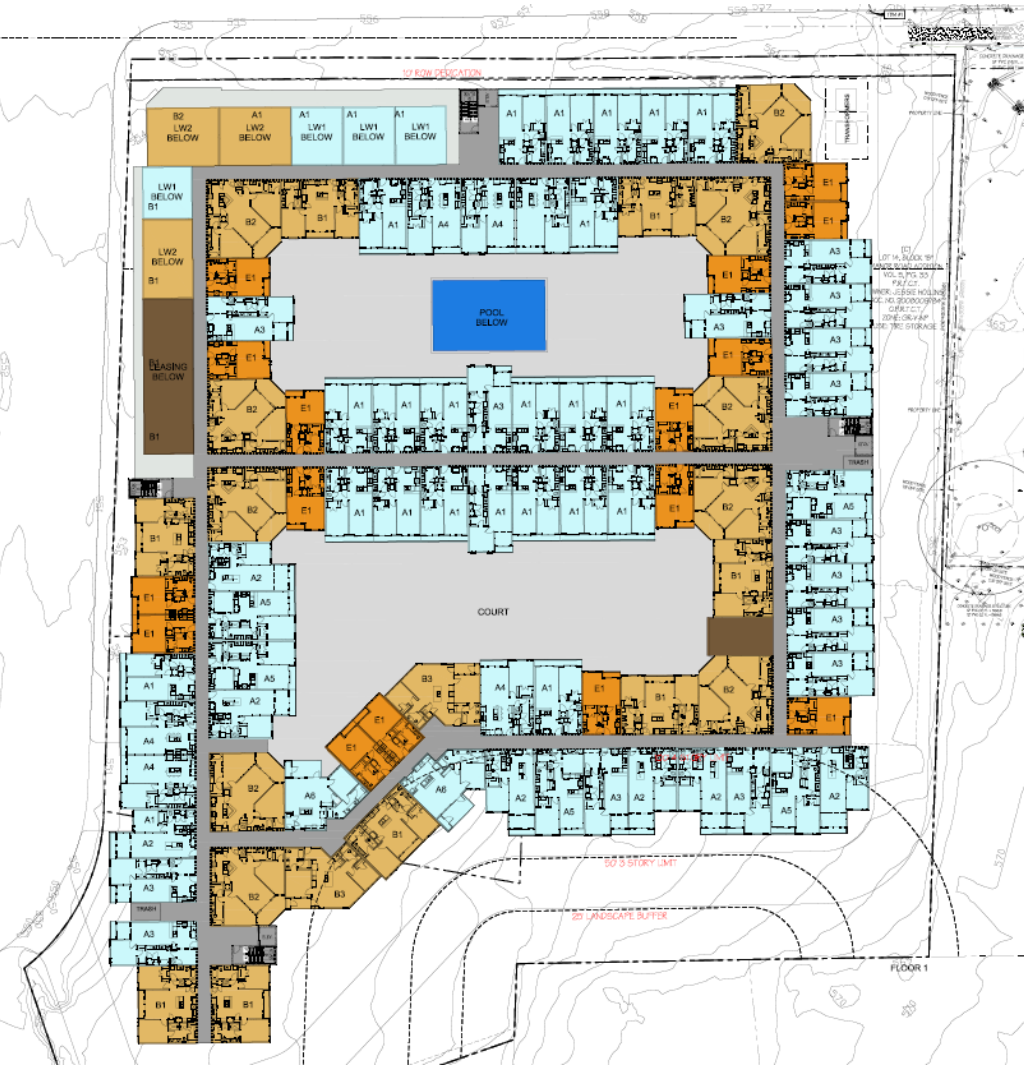
717 UNITS TOTAL

7 LIVE WORKS

927 PARKING SPACES @ 1.29 RATIO (UNIT)

2.5 LEVELS UNDERGROUND PARKING

AVG UNIT SIZE: 822 SQFT



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Property Description

Location	3115 Manor Rd., Austin, TX 78723, Travis County
Legal	LOT A THEO DRIVE & MANOR ROAD ADDN
Site Area	4.22 Acres
Zoning/NRA	CS-MU-V-NP & an Opportunity Zone (see page 10) Site plan options: 7 Levels @ 90' height 2.5 Levels below grade parking <ul style="list-style-type: none">• 1 Building w/ 717 units 927 Parking spaces ~or~ <ul style="list-style-type: none">• 2 Buildings w/ 350 units + 330 units = 680 units 927 Parking spaces
Frontage/Access	Frontage on Manor Rd. and Theo Dr.

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Property Location



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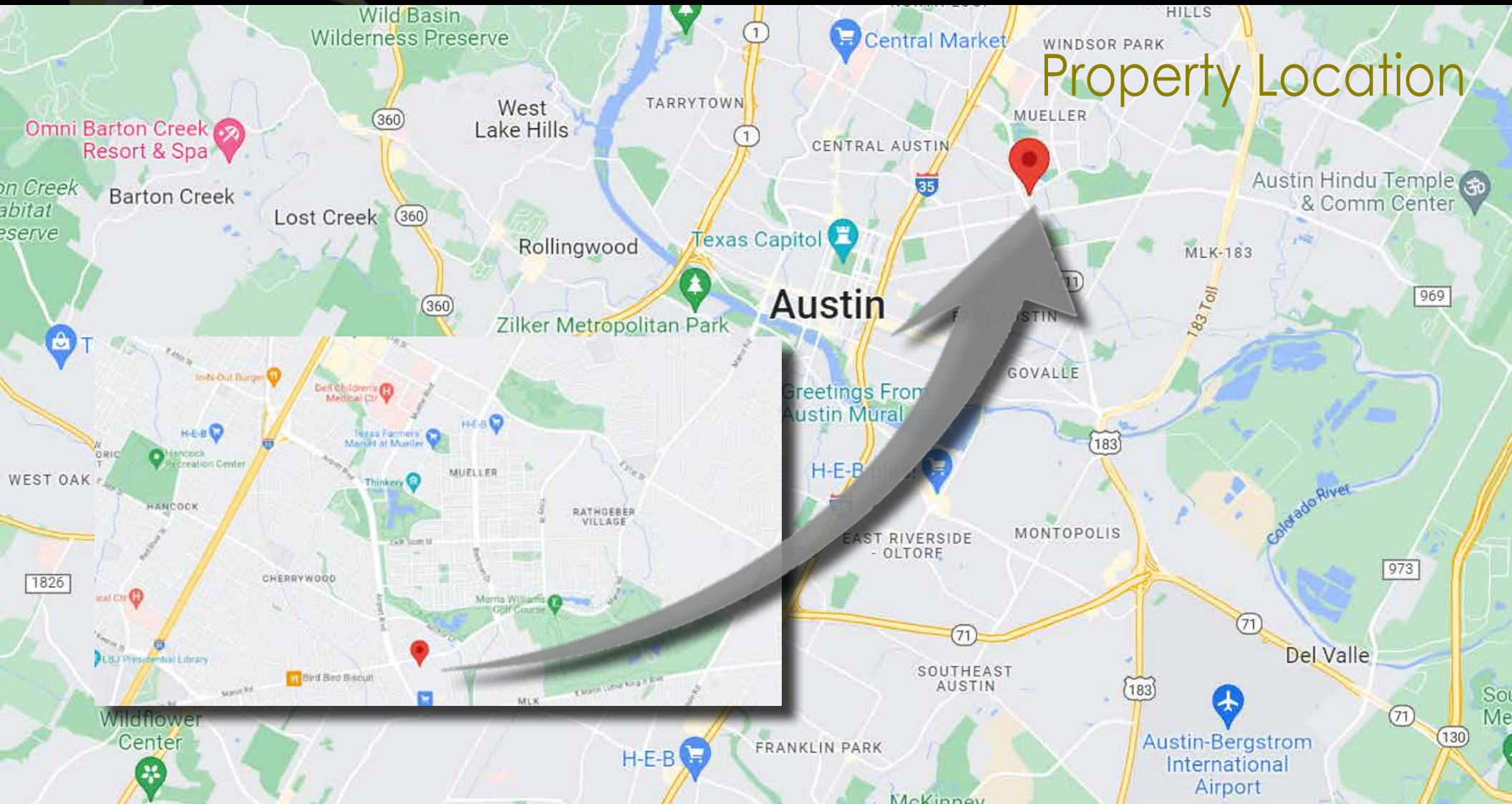


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Property Location

Austin

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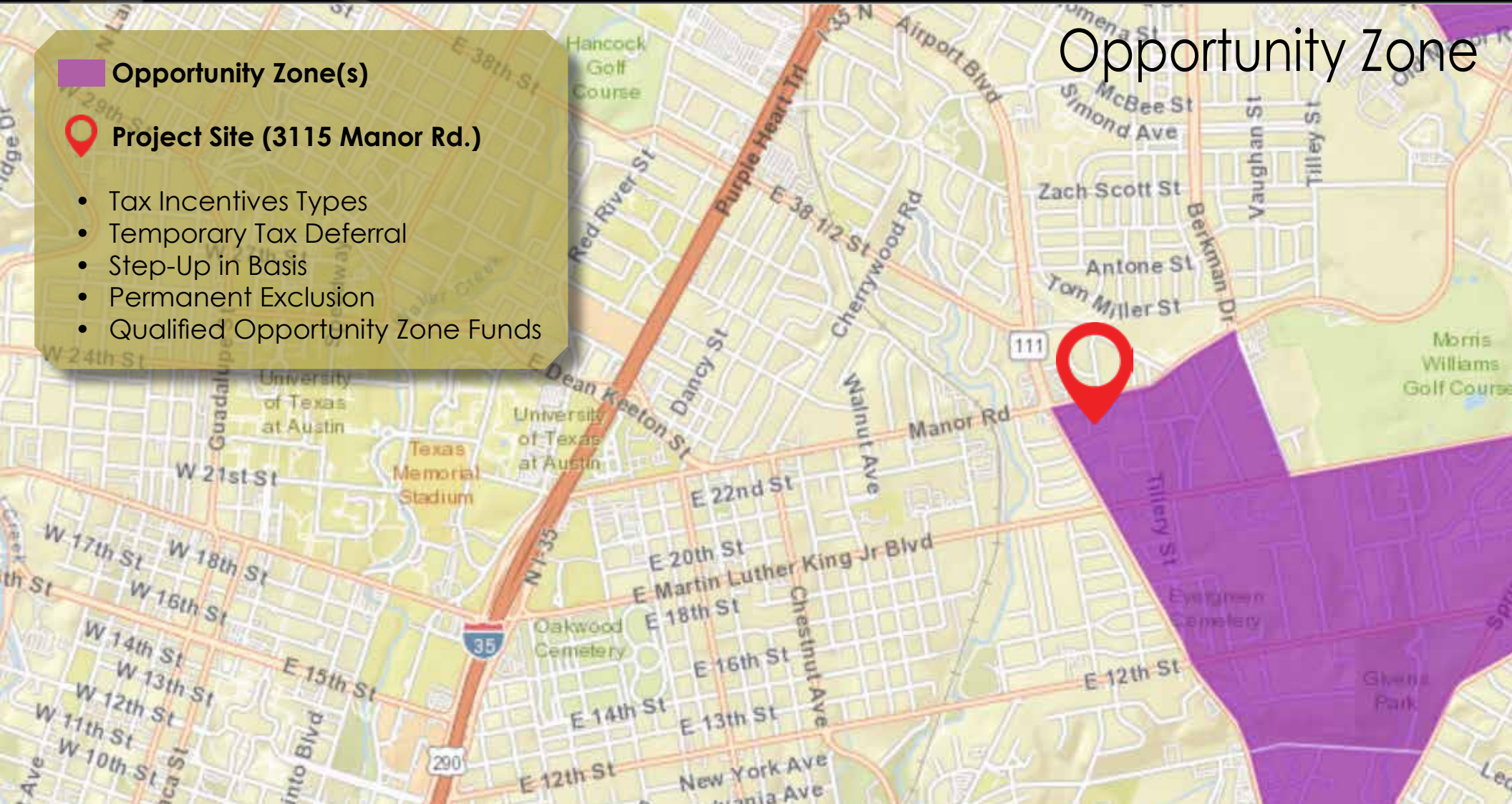
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Opportunity Zone

 Opportunity Zone(s)

 Project Site (3115 Manor Rd.)

- Tax Incentives Types
- Temporary Tax Deferral
- Step-Up in Basis
- Permanent Exclusion
- Qualified Opportunity Zone Funds



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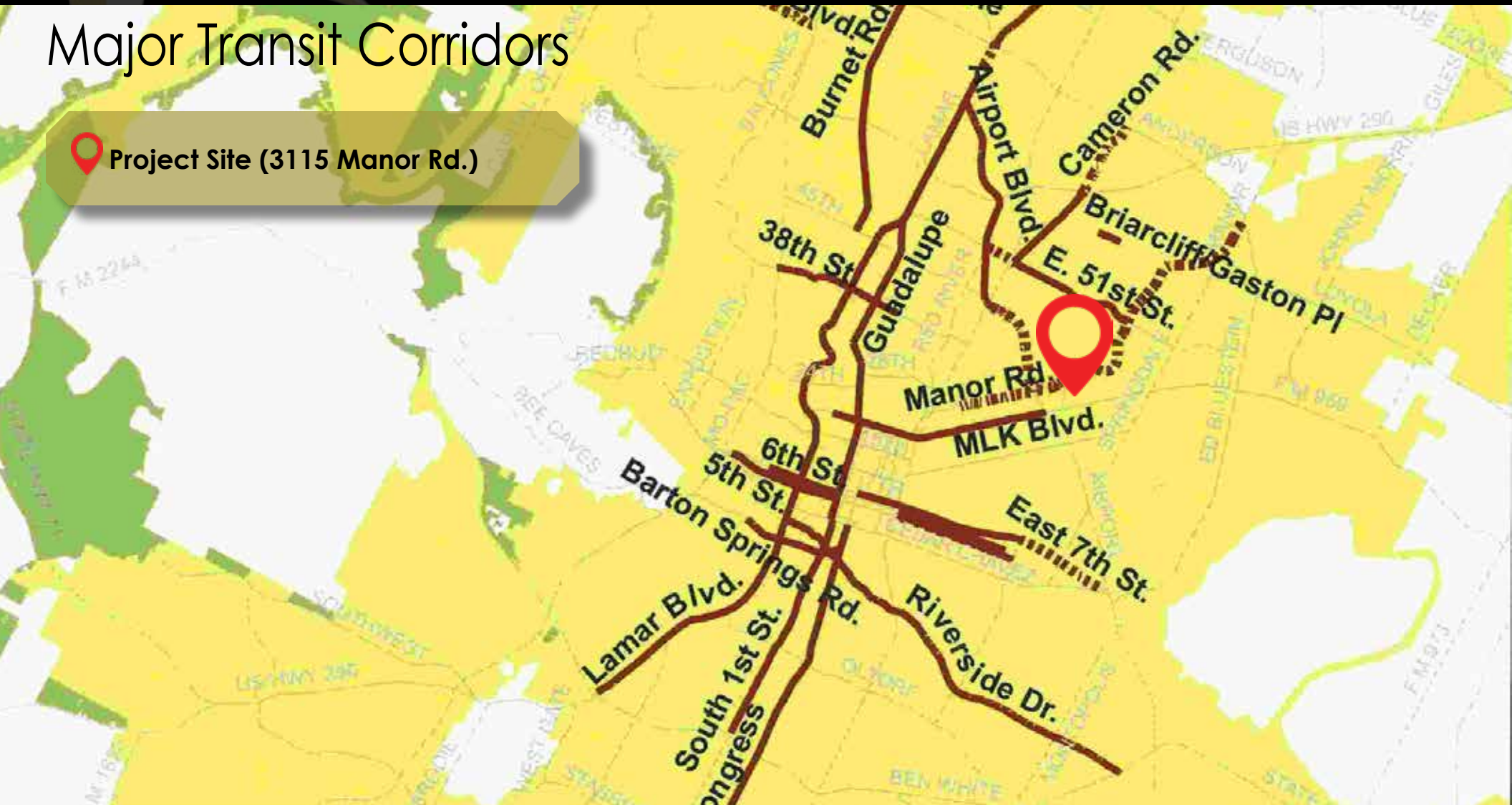
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Major Transit Corridors

 Project Site (3115 Manor Rd.)



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Austin Metro Area



Austin is a region defined by stunning growth, lower business and living costs, and a youthful, well-educated population. It offers reasonably priced housing, solid schools, charming, healthy and diverse neighborhoods, and big-city amenities at a small-town pace. This atmosphere is a major catalyst in the accelerated growth Austin has seen over the years. Located on the rim of the 32,000-square-mile Texas Hill Country, Austin is the capital of Texas and home of the state's flagship university, The University of Texas at Austin.

Located in Central Texas within 200 miles of three of the 10 largest U.S. cities (Dallas, Houston and San Antonio), Austin is the 11th most-populous city and 35th largest Metropolitan Statistical Area (MSA) in the nation according to the U.S. Census Bureau. The Austin MSA includes Travis, Hays, Williamson, Bastrop and Caldwell Counties. The Austin MSA has an estimated population of 2,300,000 (Sept 2021), making it the fastest-growing metropolitan area in the country. The diversified economy is based on state government, education, technology, manufacturing, research and development, and software.

The University of Texas, and 26 other public and private universities and colleges with a combined enrollment of nearly 172,500 provide an ample supply of well-educated workers to area employers. Within 100 miles of Austin, an additional 95 four-year colleges and universities enroll over 430,000 students. Over 46% of Austin area residents age 25 and over hold a bachelor's degree (compared to the national average of 33%).

Austin is recognized for its laid-back lifestyle, natural beauty and is legendary for being the "Live Music Capital of the World." Austin draws musicians and producers from around the world and showcases their talent in clubs, restaurants, and music venues in the heart of the downtown entertainment districts and all around the Austin area, including the renowned SXSW and ACL festivals. The City boasts a professional symphony, ballet, opera and theater, and dozens of galleries showcasing local, regional and international artists. Recreational activities flourish in the area with more than 18,900 acres of city parks and greenspace, 30 miles of hiking and biking trails, 26 golf courses, three lakes within the city limits, more than 100 swimming holes, and nine wilderness areas. All of these features contribute to Austin's high quality of life, while attracting young professionals and creating a buoyant economy with tremendous growth potential.



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Austin Metro Area Austin Accolades

Among other accolades, Austin is the best place to live in the U.S. (U.S. News and World Report), America's Best Place to Start a Business according to CNBC, and the fastest growing city by Forbes. Employers have gravitated to Austin to take advantage of this well-educated labor pool as well as the unique quality of life.



A central aerial photograph of the Austin skyline, featuring the Colorado River and various skyscrapers. Surrounding the image are 15 callout boxes, each containing a ranking and the source of the accolade.

- #5 Most Recession Resistant City - *Smartasset*
- #1 Most Affordable Startup City - *Clever*
- #1 Best Job Market - *Wall Street Journal*
- #8 Safest Large City In The U.S. - *Safewise*
- #2 Hottest City For Commercial Real Estate - *Forbes*
- #5 Concentration Of College Educated Adults - *Citylab*
- #1 Fastest Growing Major Metro - *Wallethub*
- #3 Best Metro For Stem Professionals - *Wallethub*
- #9 Best City For A Staycation - *Wallethub*
- #2 Best City For Young Professionals - *Smartasset*
- #1 Best Place To Start A Business - *Inc.*
- #9 Best Educated Major Metro U.S. - *Census Bureau*
- #9 Hardest Working City In U.S. - *Wallethub*
- #1 Best State Capital To Live In - *Wallethub*
- #11 Healthiest City In America - *Wallethub*
- #3 Best Place To Live In The U.S. - *U.S. News & World*

Rankings
Compiled By
Heritage Title
Company of
Austin, Inc.

With its high quality and low cost of living, Austin is a desirable city to live in and a mecca for creative, talented people pursuing challenging careers. The profitable business and charitable venture capitalist environments help start-ups nurture and grow aggressively, encouraging entrepreneurs to relocate here.

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DISCLAIMER

Randy Beanman (Broker) has been authorized to present this Offering Memorandum regarding the sale of 3115 Manor Rd. Austin, TX, 78723.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not necessarily purport to provide an accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Broker and Owner, and therefore are subject to variation. No representation is made by Broker or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Broker and Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has not been a change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective Purchaser.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Neither the Offering Memorandum, nor any offer or inquiry made by any entity reviewing the Offering Memorandum, nor any negotiations or discussions among Owner, Broker or any such entity, shall be deemed to create a binding contract between Owner and such entity. If Owner accepts an offer made by any such entity, it is expected that a written contract for the purchase of the Property will be negotiated between the parties. All legal rights and obligations between such entity, on the one hand, and Owner, on the other hand, will come into existence only when such a purchase contract is fully executed, delivered and approved by owner and its legal counsel, and any conditions to Owner's obligations there under have been satisfied or waived, and the legal rights and obligations of the parties shall at that time be only those which are set forth in the purchase contract and other documents specifically referred to in the purchase contract.

This Offering Memorandum and the contents, except information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you obtained an agreement of confidentiality) without the prior written authorization of Owner, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or Broker.

If you have no interest in the Property at this time, please return the Offering Memorandum forthwith.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 licensee 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 writting 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 over; and
 - any confidential information or any other information that a party specifically instructs the broker in writting 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>Capella Commercial, LLC</u>	<u>9001237</u>	<u>info@capellatx.com</u>	<u>512-617-6363</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Randy Beaman</u>	<u>39209</u>	<u>randy@capellatx.com</u>	<u>512-461-0851</u>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Randy Beaman</u>	<u>39209</u>	<u>randy@capellatx.com</u>	<u>512-461-0851</u>
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date		