

MANOR INDUSTRIAL
12805 BELTEX DRIVE, MANOR, TX 78653



For Lease

Availability

Suite C3 - 3,040 SF

Suite D1 - 2,240 SF

Features

Parking 1.5/1,000

3 Phase Power / 480 V

Sprinklered

Easy access to Hwy 290, Toll 130,

Hwy. 183 & 35

New Construction

Flexible layouts

Manor Industrial Park is a brand new Industrial/flex project built in Manor, Texas, just off of Highway 290.

Call for pricing



For information please contact us:

Michael Weiss

mike@4mrealty.com

Nick Prater

nick@4mrealty.com

210-342-4242

Eric Weiss - JB Goodwin

210-215-5086

eric-weiss@jbgoodwin.com

4mrealty.com

BUILDING C

UNIT C1 3,040 SF
UNIT C2 3,040 SF
UNIT C3 3,040 SF

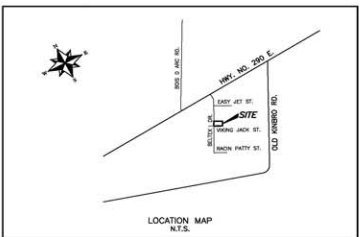
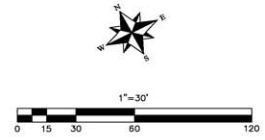
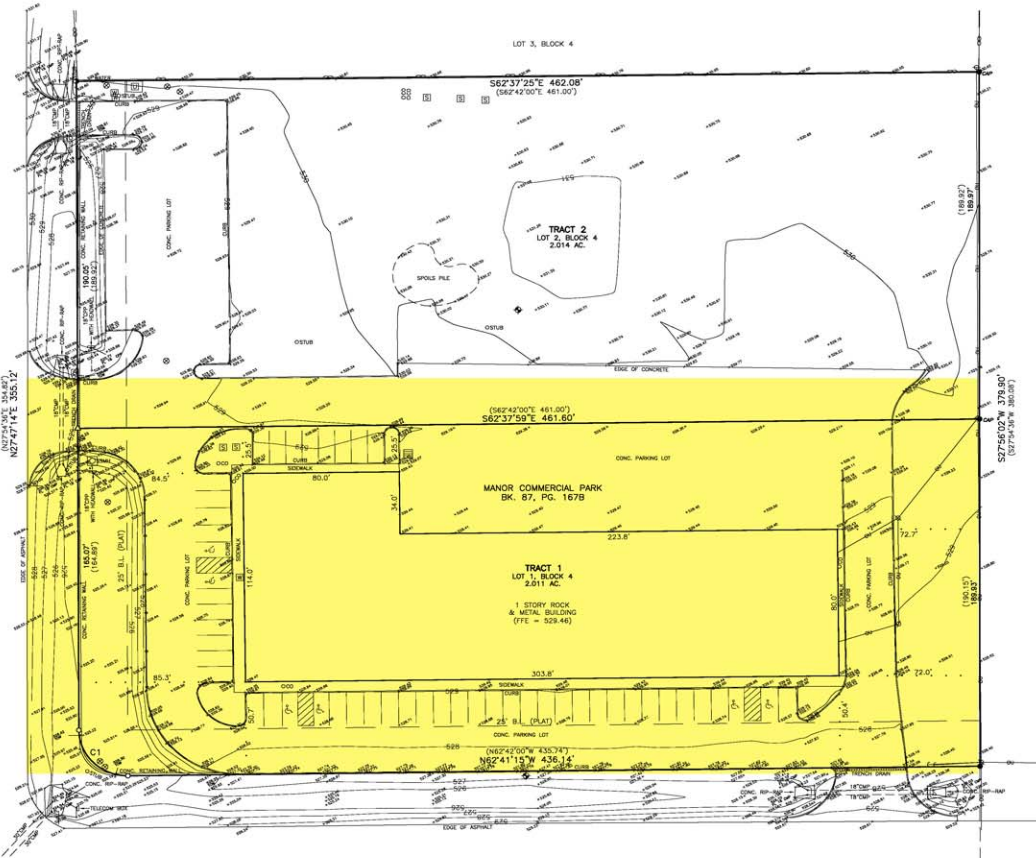
BUILDING D

UNIT D1 2,240 SF	UNIT D2 2,240 SF	UNIT D3 2,240 SF	UNIT D4 2,240 SF	UNIT D5 2,240 SF	UNIT D6 2,240 SF	UNIT D7 2,240 SF	UNIT D8 2,240 SF
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Leased

Leased

- LEGEND**
- 1/2" IRON ROD FOUND
 - IRON ROD WITH CAP FOUND
 - IRON ROD WITH GAR CAP SET
 - CALCULATED POINT
 - STORMSEWER MANHOLE
 - ORATE INLET
 - CLEANOUT
 - SEWER ACCESS LID
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - UTILITY VAULT
 - POWER POLE
 - GUY
 - OVERHEAD UTILITIES
 - TRAFFIC SIGN
 - CHAIN-LINK FENCE
 - WROUGHT IRON FENCE
 - RECORD INFORMATION



TITLE COMMITMENT NOTE:
 COMMITMENT FOR TITLE INSURANCE PREPARED BY:
 INDEPENDENCE TITLE COMPANY

FILE NO: 1509388-WSR DATE OF POLICY: JUNE 3, 2015

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY AND IS THE SAME PROPERTY DESCRIBED THEREIN. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS.

SCHEDULE "B" ITEMS CONTAINED THEREIN AND RE-LISTED BELOW WERE CONSIDERED:

1. RESTRICTIVE COVENANTS:
 - Volume 87, Page 1878, PLAT RECORDS, AND VOLUME 1066, PAGE 37 AND VOLUME 13018, PAGE 872, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS (AFFECTS).
 - 2b. BUILDING SETBACK LINE 25 FEET IN WIDTH ALONG THE BELTEX DRIVE AND VIKING JACK STREET PROPERTY LINES AS SHOWN ON PLAT RECORDED IN VOLUME 87, PAGE 1878, PLAT RECORDS, TRAVIS COUNTY, TEXAS. (AFFECTS, SHOWN HEREON).
 - 2b. EASEMENT:
 - RECORDED VOLUME 8641, PAGE 911, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.
 - TO: MANORVILLE WATER SUPPLY CORPORATION
 - PURPOSE: WATER PIPE LINE
 - (AFFECTS, BLANKET TYPE).

SURVEYOR'S CERTIFICATE:
 CERTIFIED TO:
 CALTEX COMMERCIAL I, LLC
 CALTEX COMMERCIAL II, LLC
 A+ FEDERAL CREDIT UNION
 INDEPENDENCE TITLE COMPANY
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

PROPERTY ADDRESS: 12805 BELTEX DRIVE (TRACT 2), MANOR, TEXAS.
 DATE OF SURVEY: JUNE 12, 2017
 BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83).
 ATTACHMENTS: NONE

1. ONLY SURFACE UTILITIES ARE SHOWN HEREON. UTILITY MAPS NOR LOCATE SERVICE WERE PROVIDED TO SURVEYOR.
2. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 ANNUAL STANDARD DETAIL REQUIREMENTS FOR ALTA/SURVEY AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 14, AND 16, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2017.

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 484530436J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PHILLIP L. McLAUGHLIN
 08-15-17
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5300



NO.	DELTA	INSIDE	ARC	CURVE BEARING	CHORD	RECORD CHORD
CT	90°07'14"	23.00'	39.32'	N17°05'18"W	35.39'	N17°22'42"W 35.34'

TRACT 1:
 LOT 1, BLOCK 4, MANOR COMMERCIAL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 87, PAGE 1878, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2:
 LOT 2, BLOCK 4, MANOR COMMERCIAL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 87, PAGE 1878, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

4M SURVEYING, LLC
 AUSTIN, TEXAS 78728
 PHONE (512) 287-7420
 FAX (512) 287-7420

12805 BELTEX DRIVE

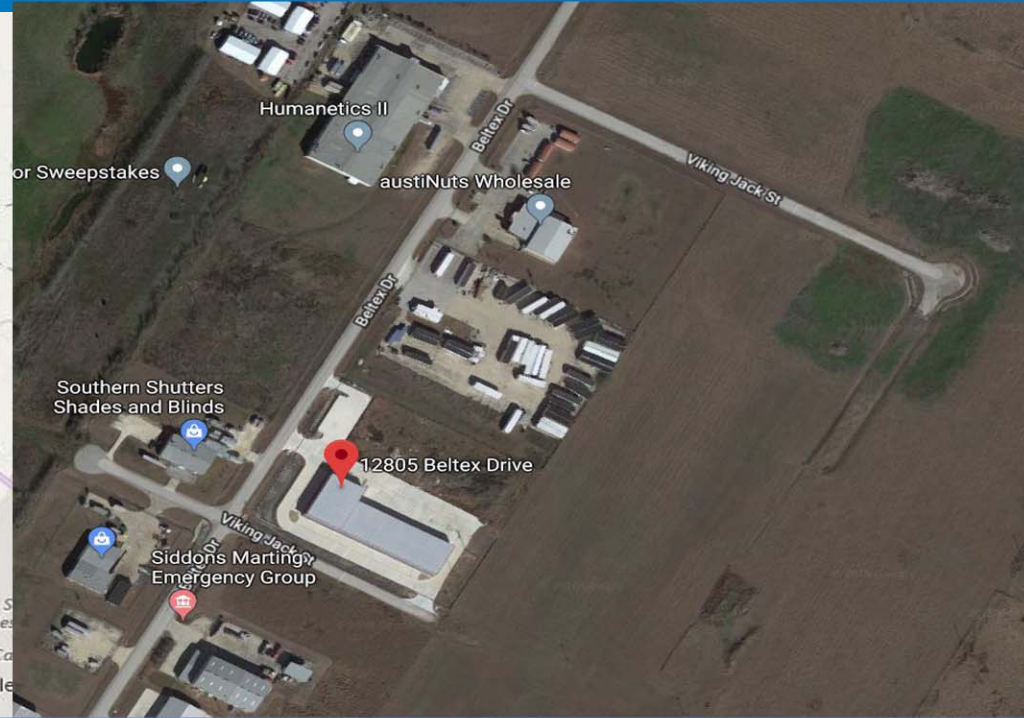
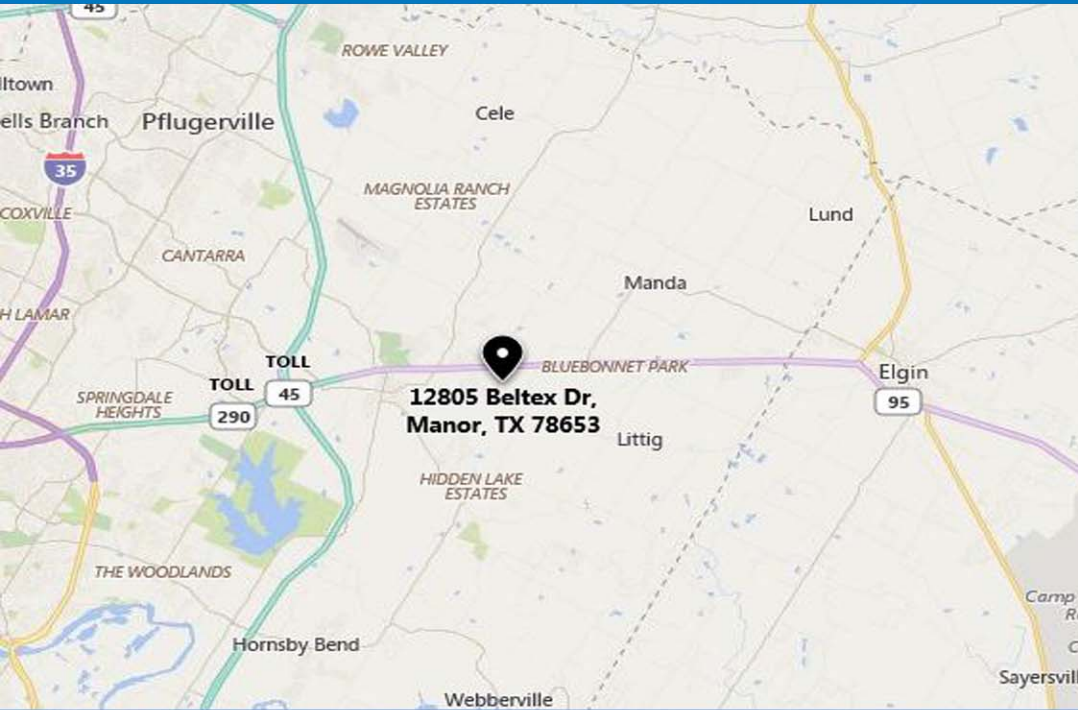
PLATING SCALE: 1" = 30'
 DRAWN BY: PMC
 REVIEWED BY: SC
 PROJECT NO: 17227
 L:\USERS\PMCW\17227_08-TITLE
 DATE: JUNE 12, 2017

ALTA/SURVEY
 LAND TITLE
 SURVEY

SHEET 1

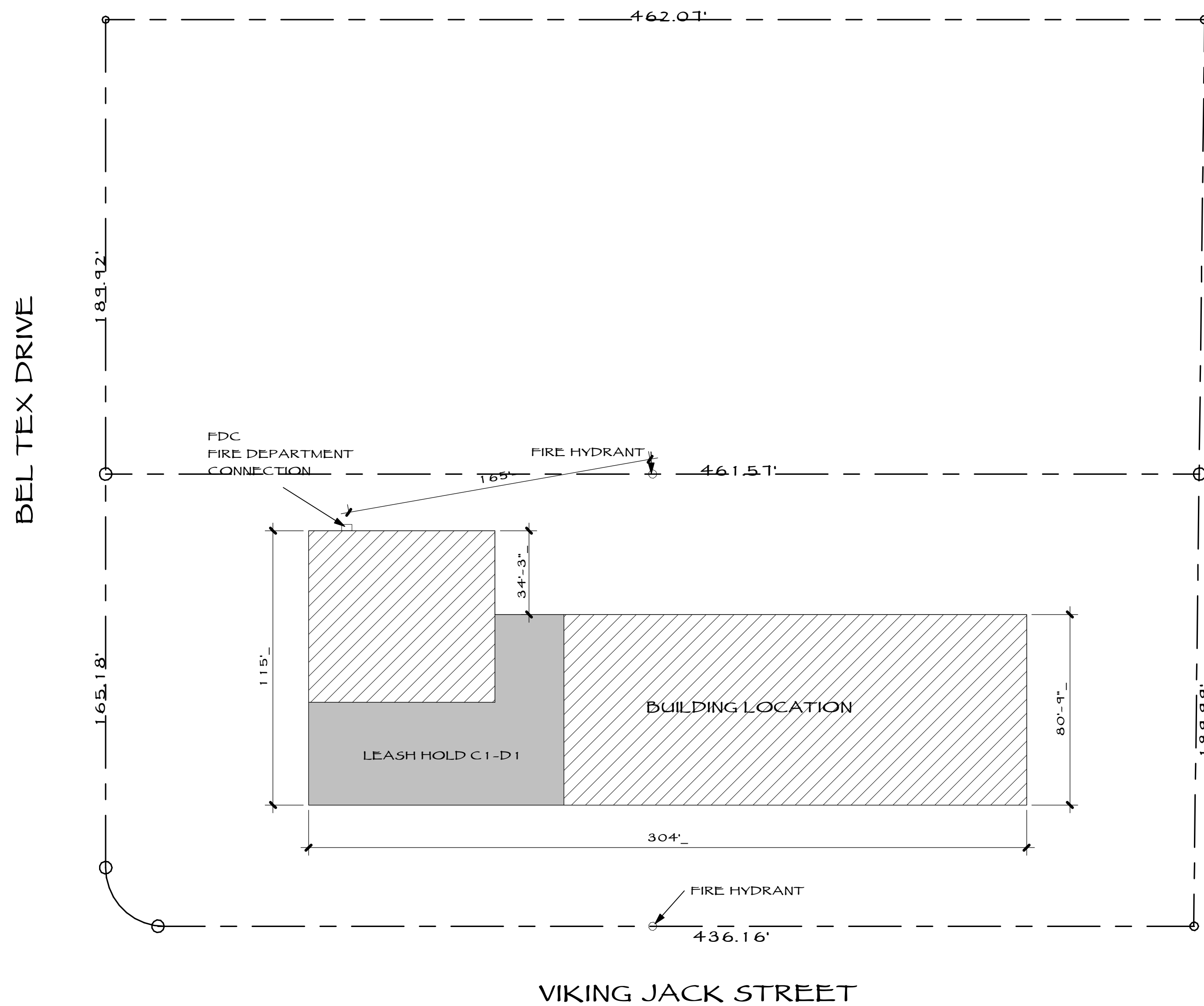
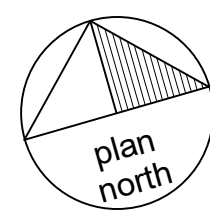
MANOR INDUSTRIAL

12805 BELTEX DRIVE, MANOR, TX 78653



MANOR INDUSTRIAL
12805 BELTEX DRIVE, MANOR, TX 78653





1 SITE PLAN
A-0 1" = 20'-0"

DESCRIPTION OF USE

TRAVIS COUNTY ESD #12 FIRE MARSHALL
SIGNED _____ DATE _____

CONSTRUCTION TYPE ICC 2-B

OCCUPANCY CLASSIFICATION

F-1 MODERATE-HAZARD

OCCUPANCY LOAD

SPACE NAME	SIZE	LOAD
BREAKROOM	316 SF/12	20
RECEPTION/ OFFICE	360 SF	4
TOTAL AREAS	676 SF	

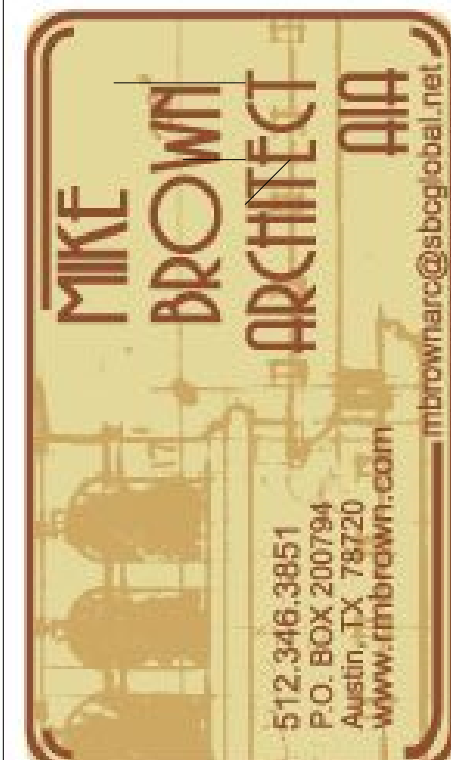
DRAWING LIST

sheet number	sheet name
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A-0	SITE PLAN
A-1	FLOOR PLAN
A-2	OFFICE LAYOUT
A-3	OFFICE PLAN
A-4	OFFICE LIGHTING

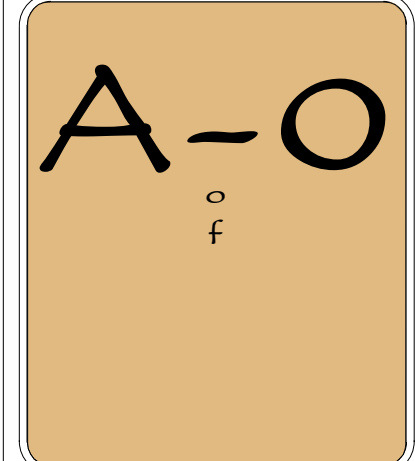
AREA_SCHEDULE

Name	Area
OFFICE SPACE	916 SF
SHOP AREA	4365 SF
Grand total	5282 SF



LEASEHOLD C1-D1
12805 BELTEX DRIVE
MANOR, TEXAS 78653

Author: Author
DATE: 10-29-19
SITE PLAN





OCCUPANCY CLASSIFICATION

P-1 MODERATE-HAZARDOUS

OCCUPANCY LOAD 10

SPACE NAME BREAKROOM

RECEPTION/OFFICE

TOTAL AREAS 676 SF

FLOOR PLAN
1" = 10'-0"

DOOR NOTES:

ALL DOORS TO BE 3' WIDE SOLID CORE DOORS
HARDWARE TO BE LEVER HANDLE

ALL SOLID CORE DOORS TO BE 3' WIDE
X 7' TALL

DOOR BETWEEN OFFICE AREA AND SHOP AREA TO BE 1 HOUR
RATED INSULATED METAL FRAME

AREA SCHEDULE

Name	Area
OFFICE SPACE	916 SF
SHOP AREA	4365 SF
Grand total	5282 SF

P.O. BOX 120714 AUSTIN TEXAS 78712 (512) 344-3851

ARCHITECTURE PLANNING CONSTRUCTION MANAGEMENT

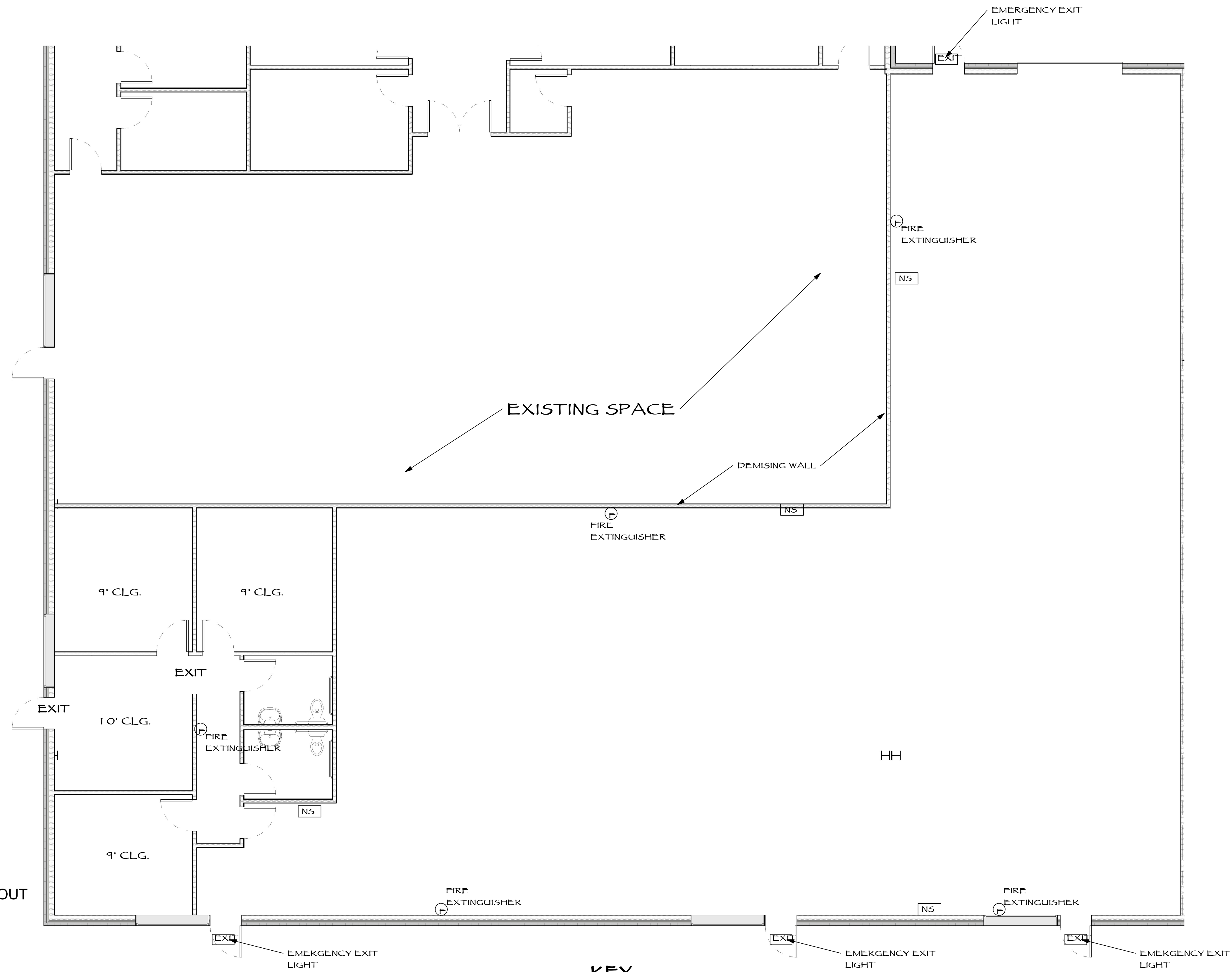
P.O. BOX 120714 AUSTIN TEXAS 78712 (512) 344-3851



LEASEHOLD C-1-D1
12805 BELTEX DRIVE
MANOR, TEXAS 78653

DATE	10-23-13
DRAWN BY	RB

A-1



1 ROOM LAYOUT
A-2 3/16" = 1'-0"

KEY

EMERGENCY LIGHT REQUIRED ON OUTSIDE OF EACH DOOR MARKED AS AN EMERGENCY EXIT AS NOTED ON THE ELECTRICAL FLOOR PLAN LIGHTING E201

(F) FIRE EXTINGUISHER
TYPE 2A-20BC EXTINGUISHER

(NS) NO SMOKING SIGN POSTED

ANY DISCREPANCIES WITH THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
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ARCHITECTURE PLANNING CONSTRUCTION MANAGEMENT

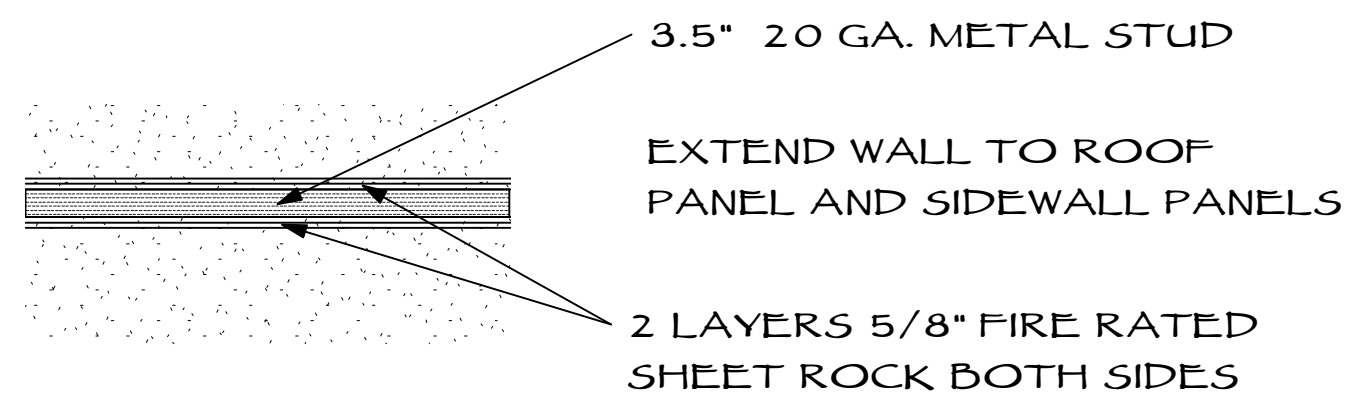
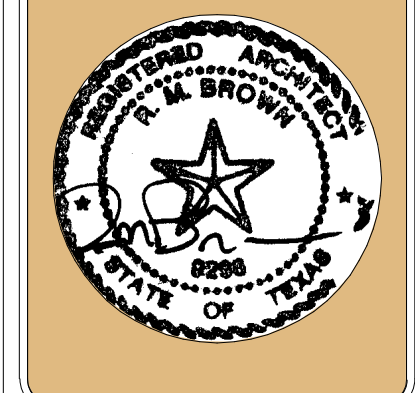
P.O. BOX 200114 AUSTIN TEXAS 78720 (512)346-3851 FAX 346-3193



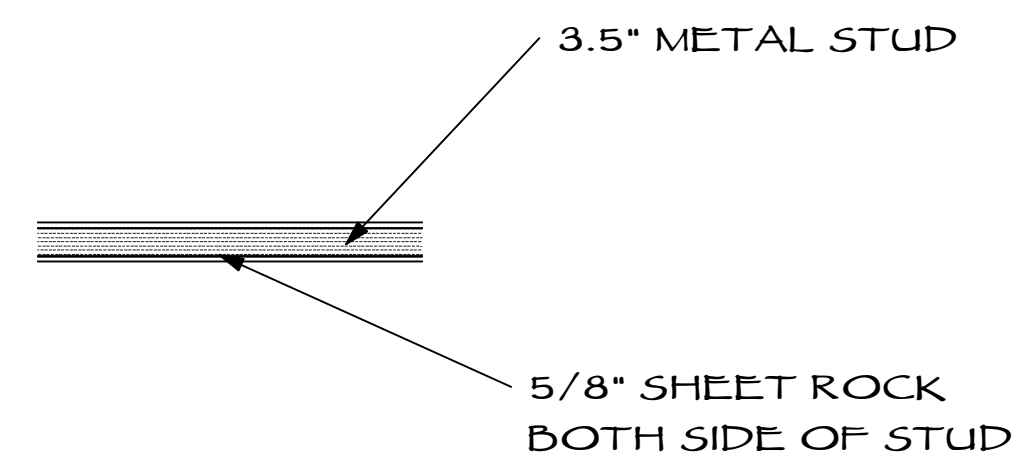
LEASEHOLD C1-D1
12805 BELTEX DRIVE
MANOR, TEXAS 78653

Author:
Author:
DATE: 10-29-19
OFFICE LAYOUT

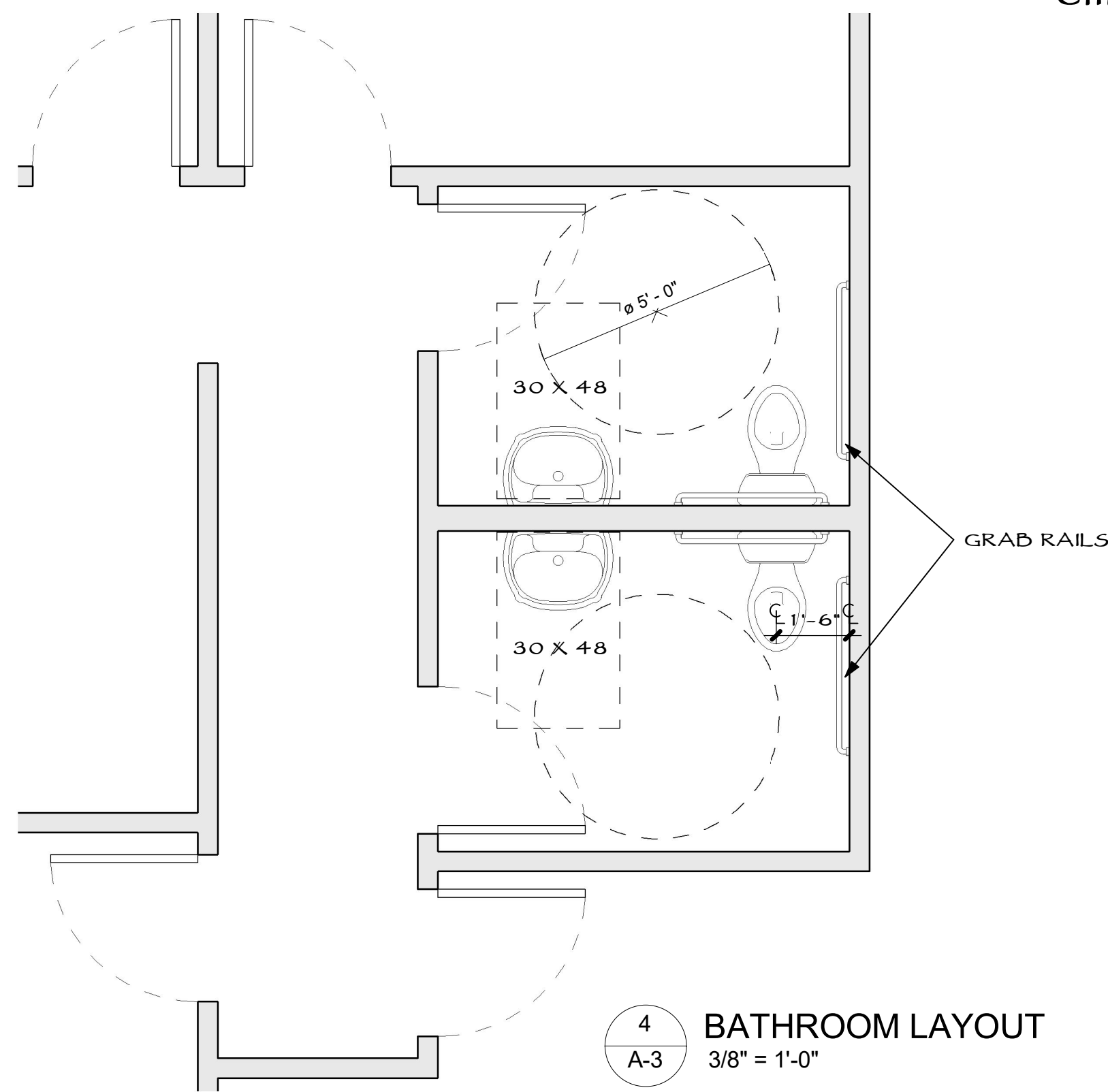
A-2
of
F



2 DEMISING WALL
1/2" = 1'-0"



3 TYPICAL INTERIOR PARTITION
1/2" = 1'-0"



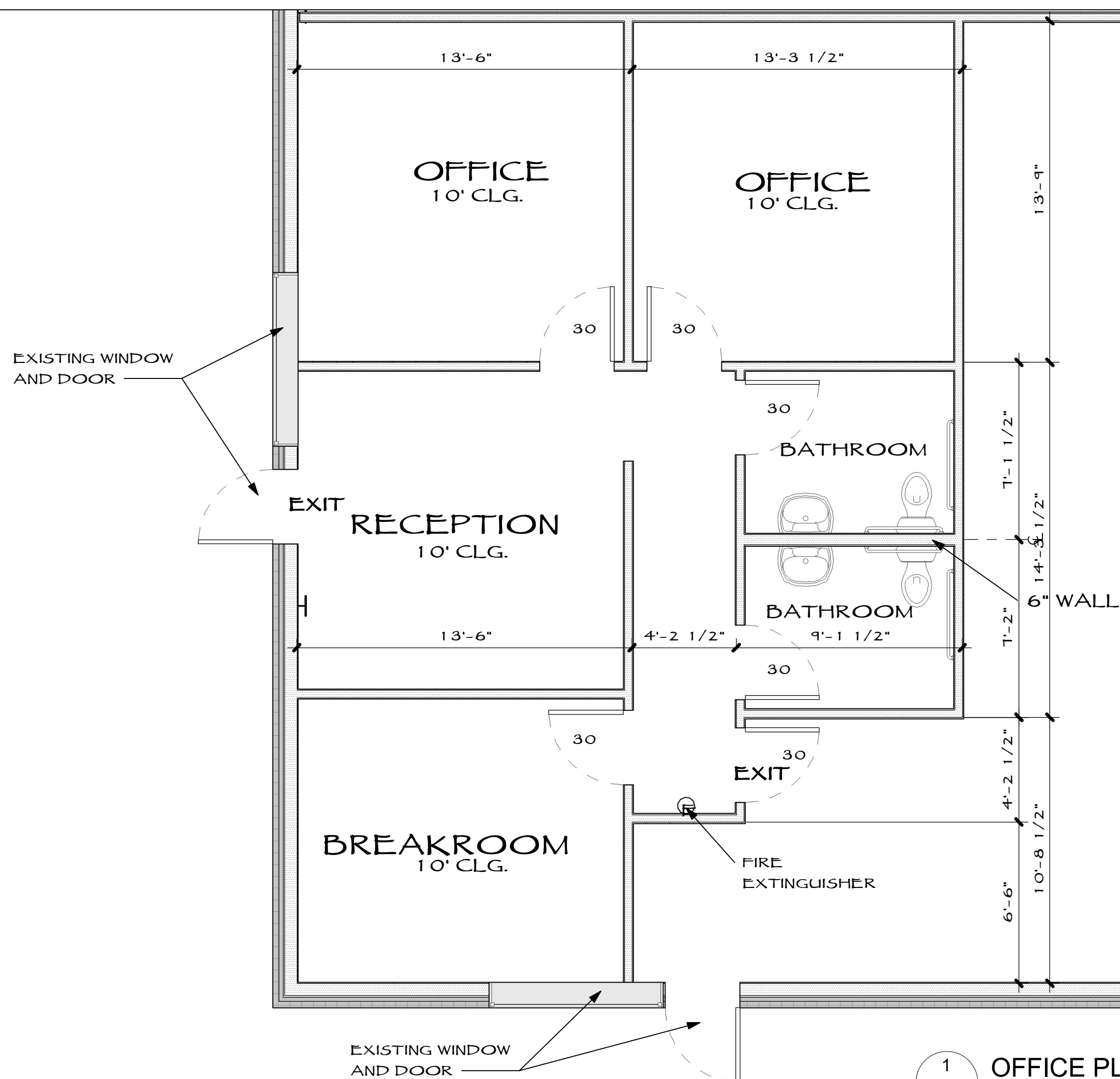
4 BATHROOM LAYOUT
3/8" = 1'-0"

EXISTING LDS SPACE

DEMISING WALL

DEMISING WALL

EXISTING COLUMNS



1 OFFICE PLAN
1/4" = 1'-0"

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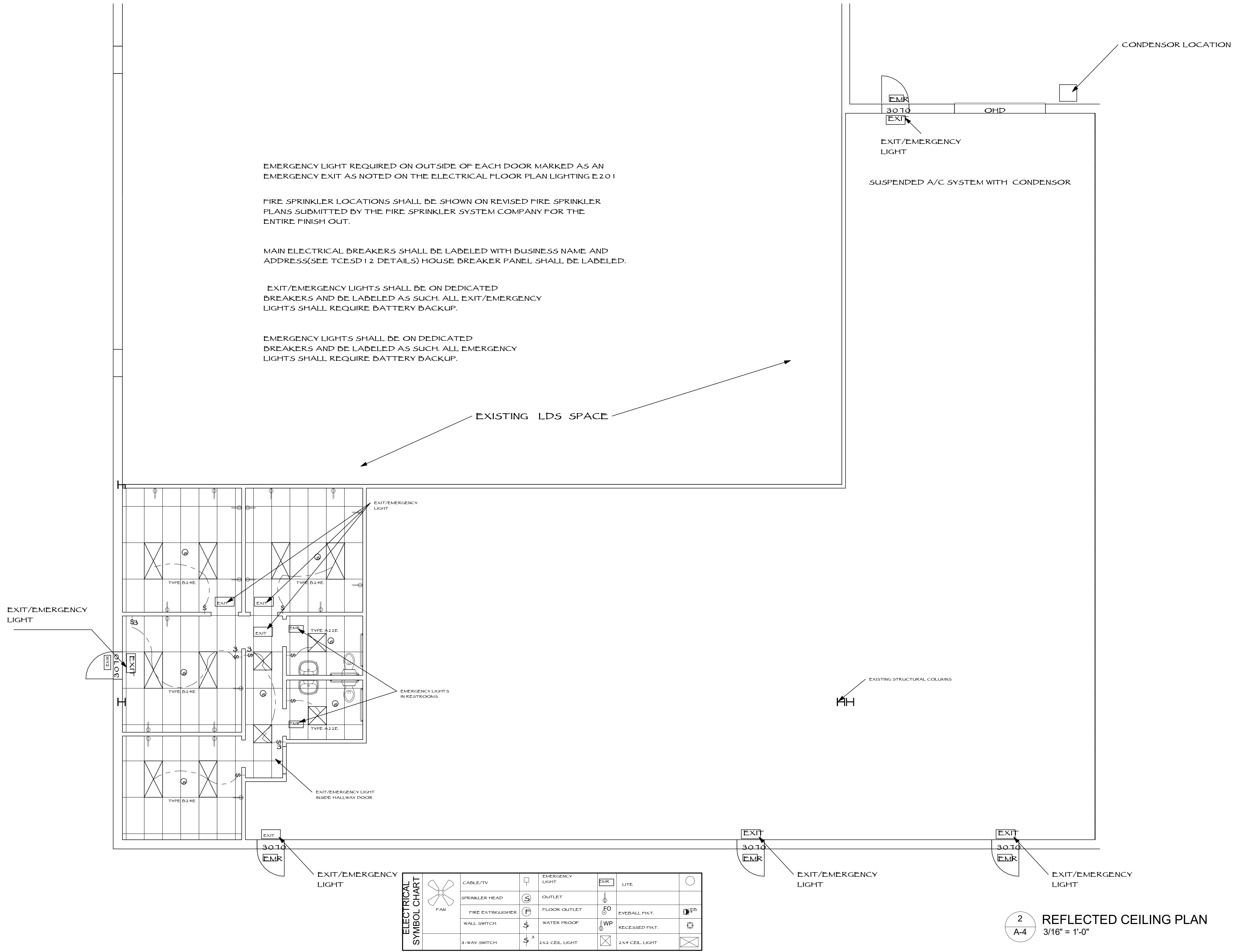
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MIKE BROWN ARCHITECT AIA
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P.O. BOX 200794
Austin, TX 78720
www.rmbrown.com
mrbrownarc@broglobe.net

LEASEHOLD C1-D1
12805 BELTEX DRIVE
MANOR, TEXAS 78653

Author	
Author	
DATE: 10-29-19	
OFFICE PLAN	

A-3
of
F

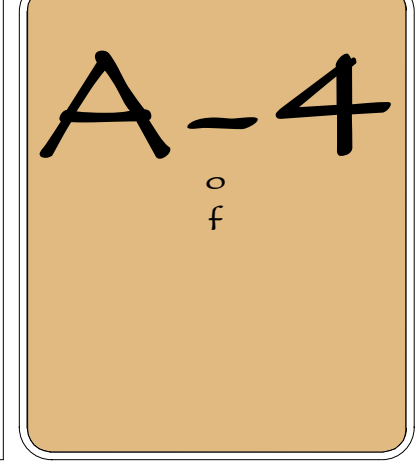
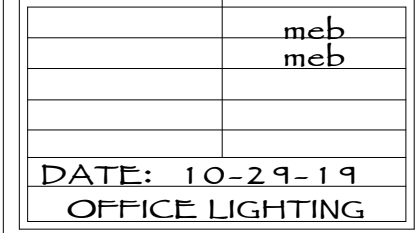
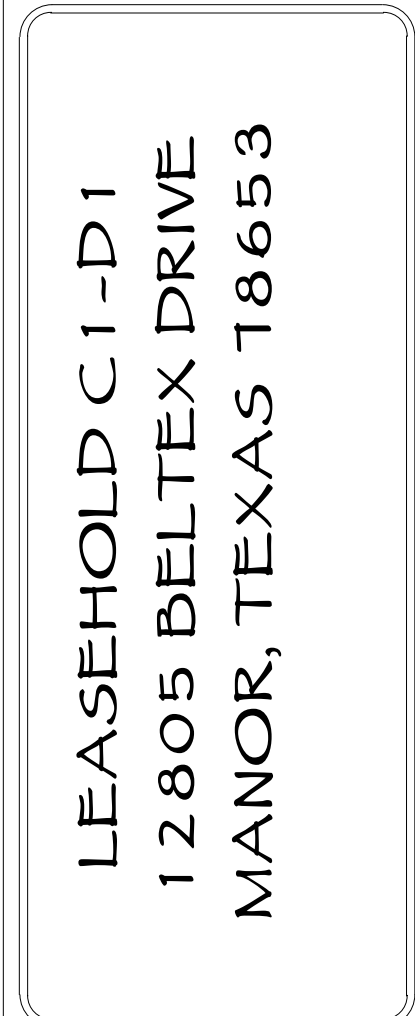
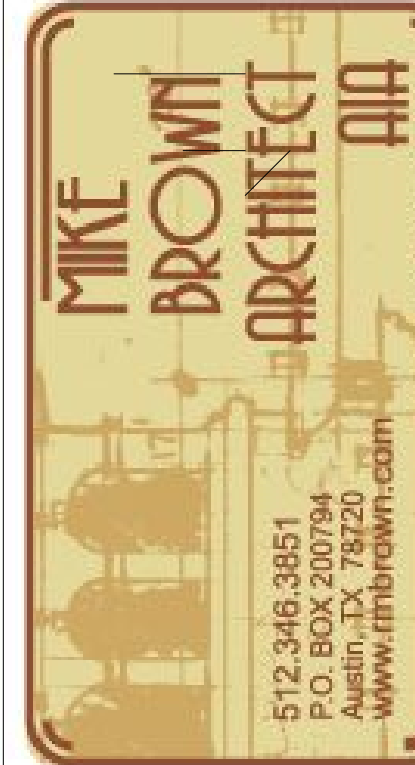
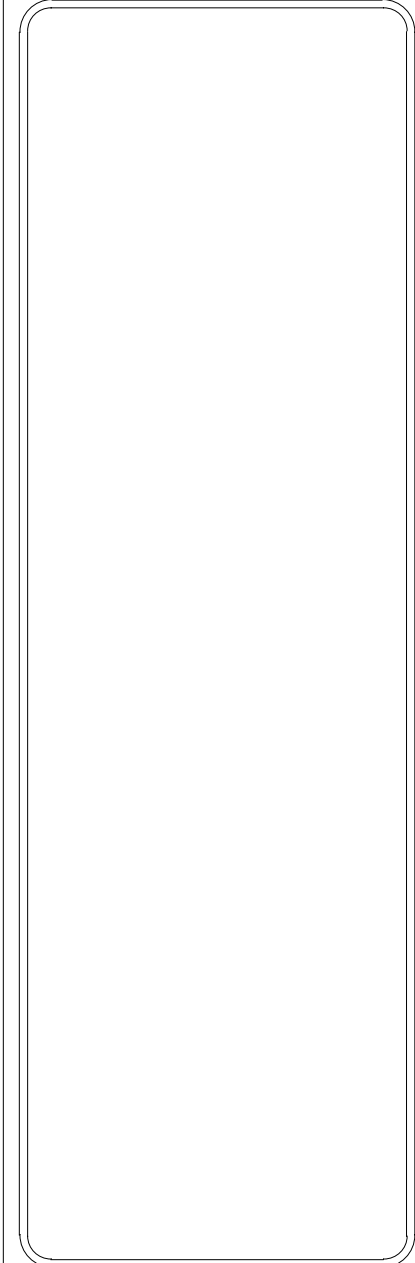


ELECTRICAL SYMBOL CHART						
FAN	CABLE/TV	EMERGENCY LIGHT	EMK	LITE		
	SPRINKLER HEAD	OUTLET				
	FIRE EXTINGUISHER	FLOOR OUTLET	FO	EYEDALL PKT.	EDP	
	WALL SWITCH	WATER PROOF	WP	RECESSED PKT.		
	3-WAY SWITCH	2X2 CEIL. LIGHT		2X4 CEIL. LIGHT		

2 REFLECTED CEILING PLAN
A-4 3/16" = 1'-0"

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ARCHITECTURE PLANNING CONSTRUCTION MANAGEMENT



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ARCHITECTURE PLANNING CONSTRUCTION MANAGEMENT



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 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 coincidental 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.

4M REALTY COMPANY	325425	MIKE@4MREALTY.COM	(210)342-4242
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MICHAEL WEISS	279123	MIKE@4MREALTY.COM	(210)342-4242
Designated Broker of Firm	License No.	Email	Phone
NICHOLAS T. PRATER	493024	NICK@4MREALTY.COM	(210)342-4242
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date