

*Quarter*  
CROSSING

**CLASS A INDUSTRIAL  
SPACE FOR LEASE  
UP TO 108,139 SF  
AVAILABLE**



10111 HILL LANE • MANOR, TEXAS 78653



# Welcome to Quarter Crossing.

This new industrial center pays homage to one of Texas' oldest quarter horse racetracks, Manor Downs. The building is near this historic venue where quarter horses and thoroughbreds were once raced. Manor Downs also hosted some of the most iconic musicians like Willie Nelson, The Grateful Dead, Waylon Jennings, Bon Jovi, and Stevie Ray Vaughan. We hope to honor Manor Downs and the quarter horses that raced there with the name "Quarter Crossing."

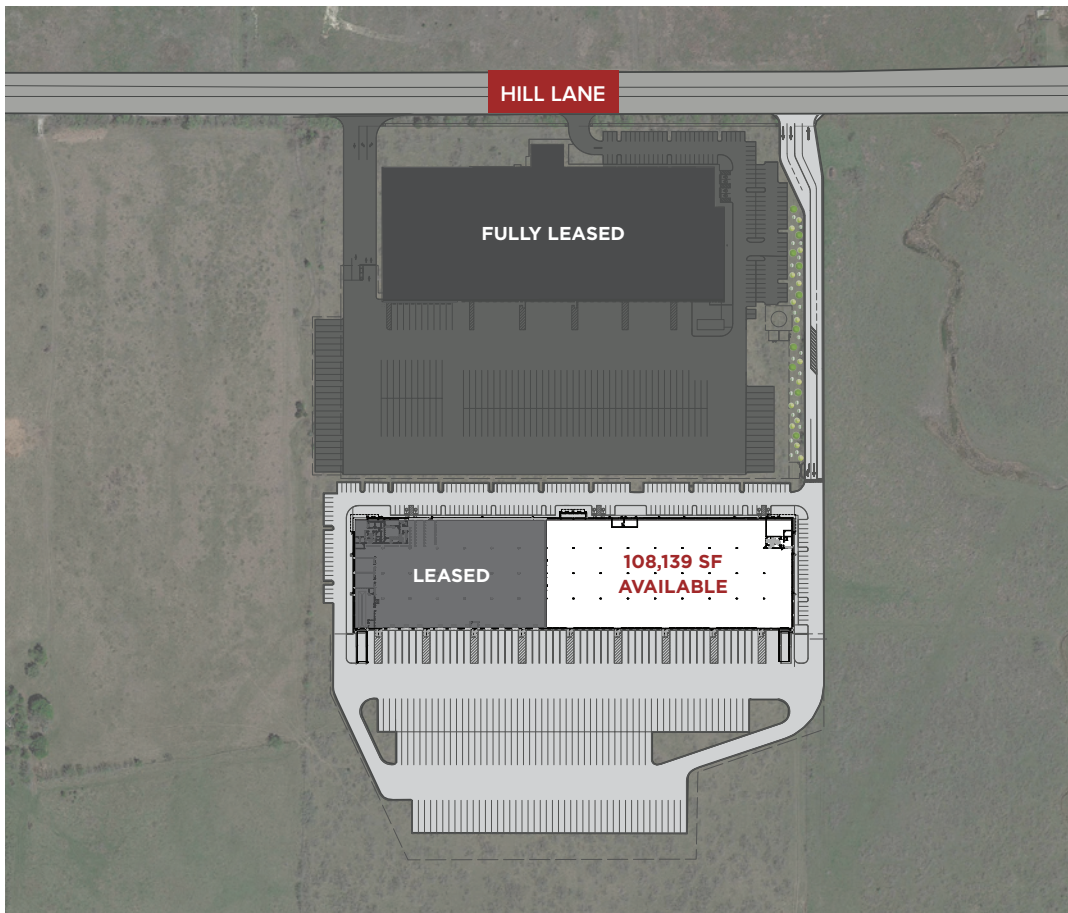
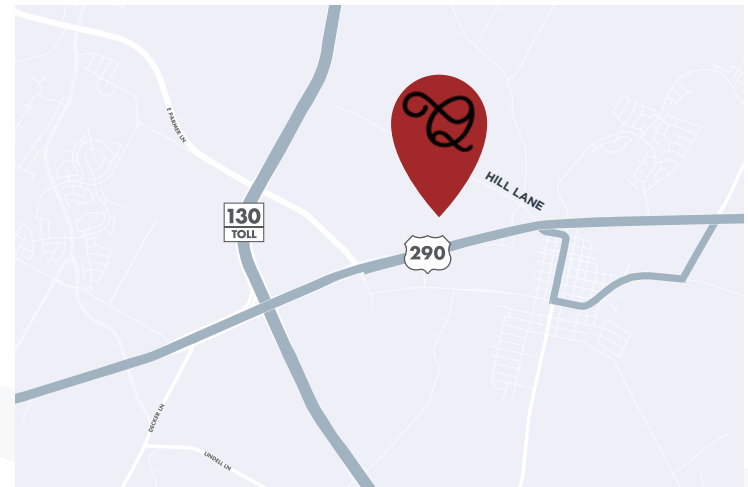
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& LEARN MORE**



# About the Property



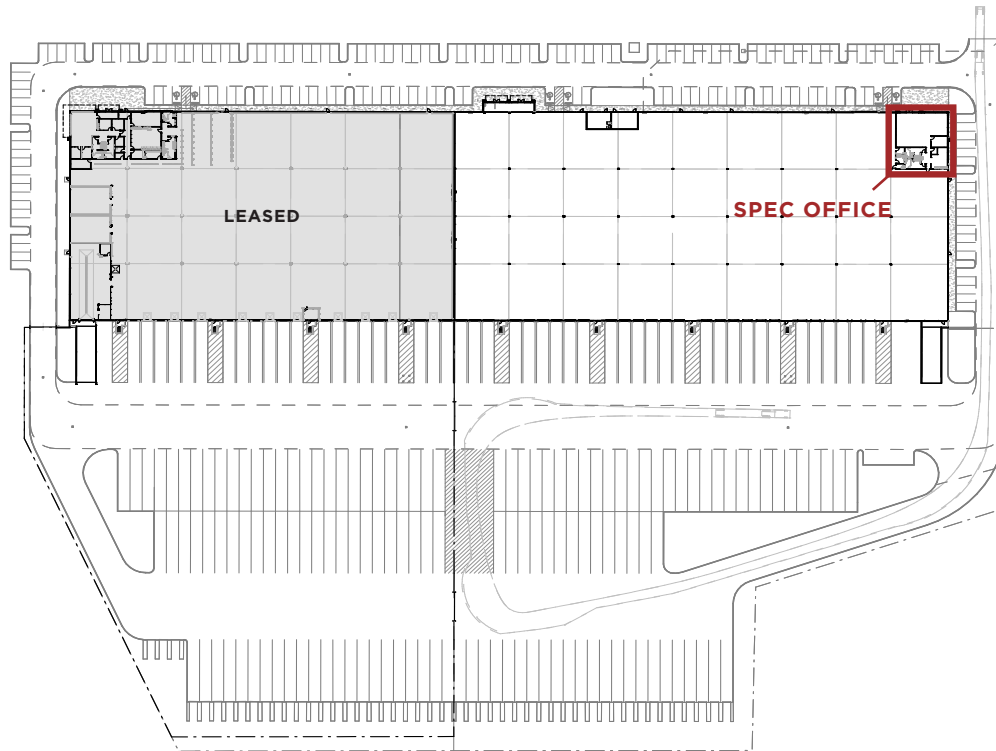
Located conveniently off Highway 290 with proximity to US-183 and SH-130, Quarter Crossing is a newly constructed rear-load industrial building with 108,139 square feet remaining for lease. The property is available for immediate move in.



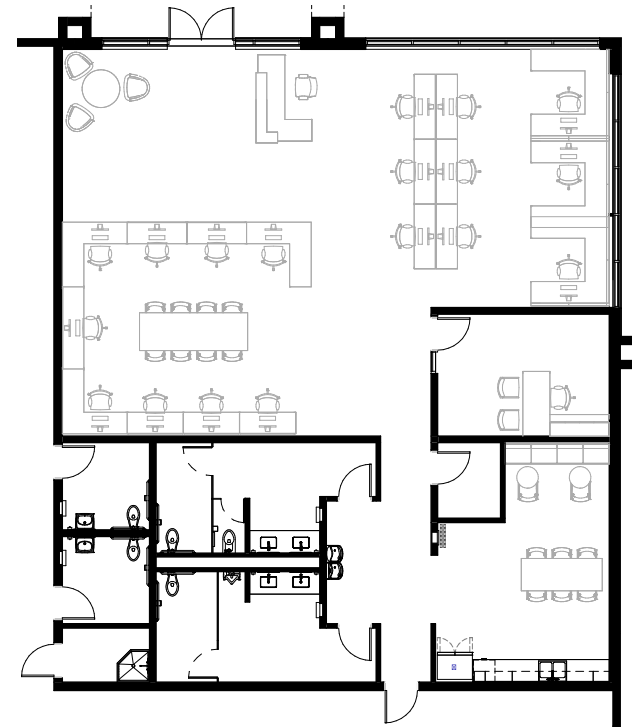
## Highlights

- > 108,139 SF remaining for lease
- > 36' clear height
- > Close to major employers including Samsung, Applied Materials and Amazon
- > Multiple access points through SH-130, US-290, Parmer Lane & E. Howard Lane
- > Ready for immediate move in

# Available Space Specs



**SPEC OFFICE FLOORPLAN**



**108,139 SF**  
**AVAILABLE SPACE**

**+/- 3,100 SF**  
**SPEC OFFICE**

**36'**  
**CLEAR HEIGHT**

**50' x 54'**  
**COLUMN SPACING**

**ESFR**  
**FIRE SPRINKLERS**

**185'**  
**TRUCK COURT**

**1,000 Amps**  
**POWER**

**220' x 870'**  
**BUILDING SIZE**

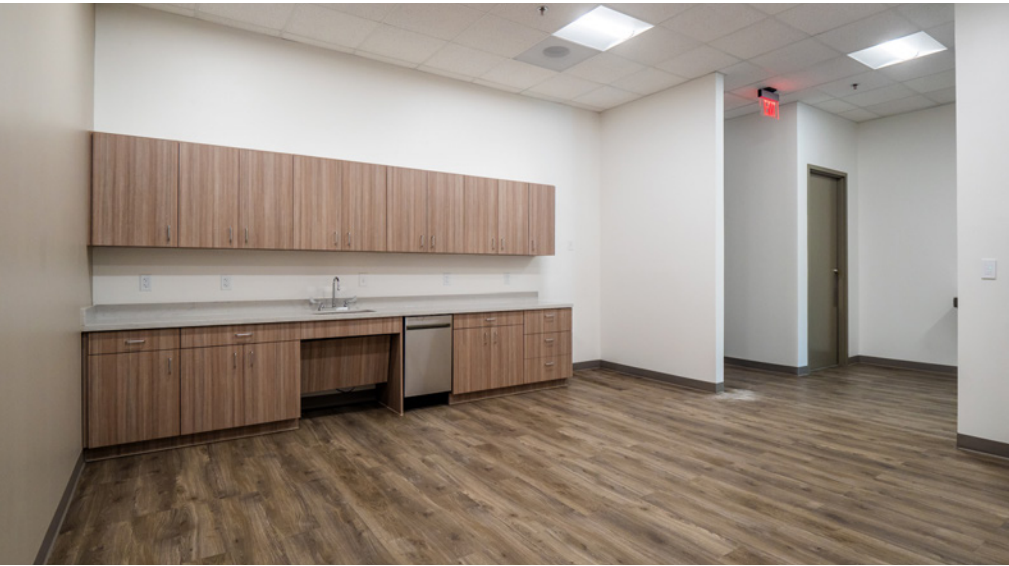
**28**  
**DOCK DOORS**  
**AVAILABLE**

**1**  
**RAMP**  
**AVAILABLE**

**108**  
**AUTO PARKS**  
**AVAILABLE**

**67**  
**TRAILER PARKS**  
**AVAILABLE**

# Spec Office



# Road Improvements in the Area



Seamless access to the property is now complete with brand new roads connecting to US-290.



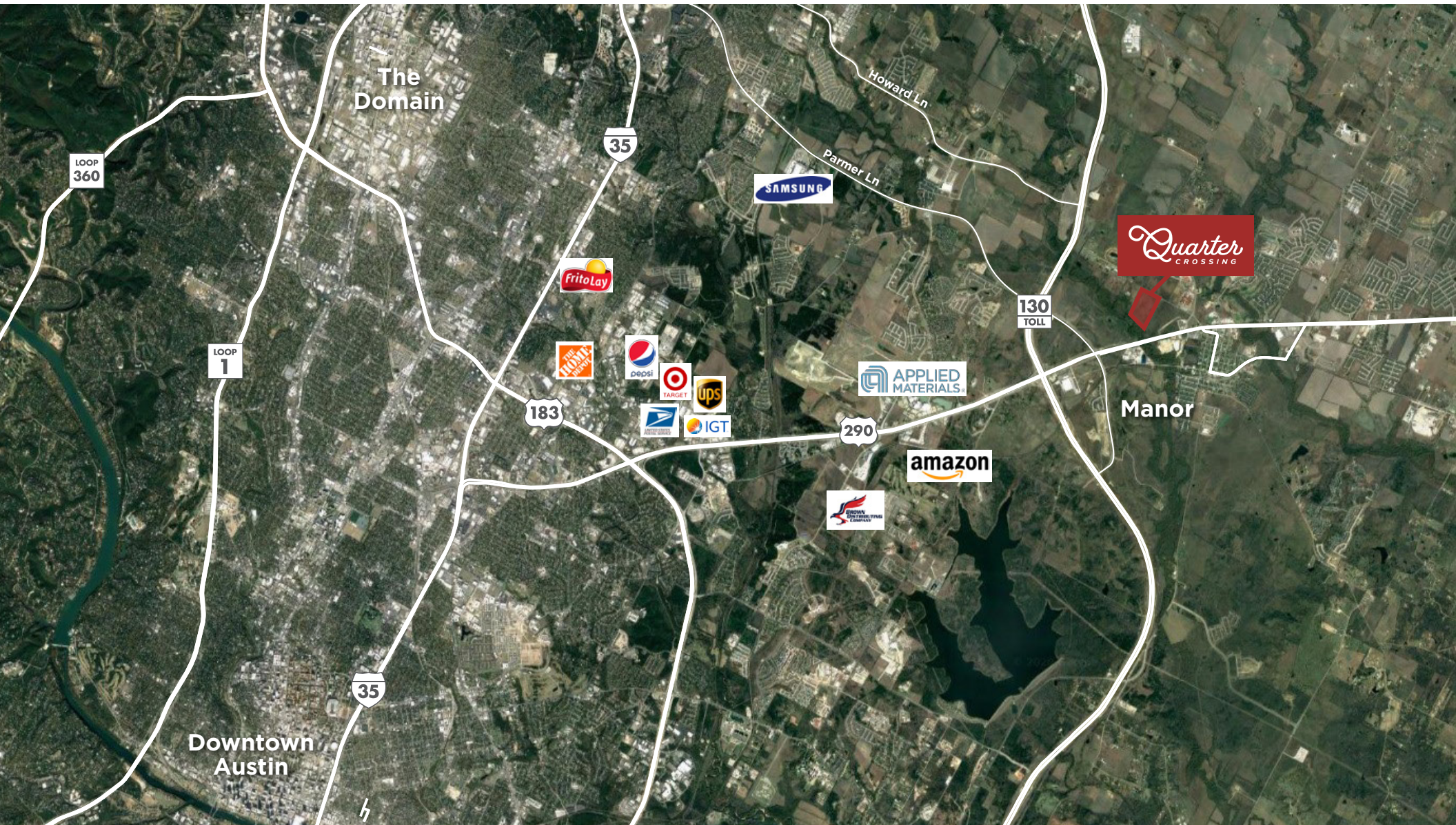
# Site Location & Drive Times



DESTINATION	DISTANCE	DRIVE TIME
Samsung	4 mi.	7 min.
Applied Materials	5 mi.	10 min.
Tesla Gigafactory	12 mi.	15 min.
The Domain	15 mi.	18 min.
Downtown Austin	15 mi.	20 min.
Samsung Taylor	17 mi.	20 min.
ABIA Airport	17 mi.	20 min.
Temple/Belton	60 mi.	1 hour
San Antonio	100 mi.	1.5 hours
Houston	150 mi.	2.5 hours
Dallas/Ft. Worth	185 mi.	3 hours



# Corporate Neighbors





# Nearby Amenities



## DESSAU

### EAT

Arby's  
Asadas Grill  
Chick-fil-A  
Chili's  
Denny's  
Freebirds  
Golden Corral  
IHOP  
In-N-Out Burger  
Johnny Carino's  
McDonald's  
MOD Pizza  
One Taco

P. Terry's  
Panda Express  
Panera Bread  
Red Robin  
Schlotzsky's  
Summer Moon Coffee  
The Pitch  
Whataburger  
Wings 'N More

### SHOP

HEB  
Lowe's  
Walmart

## PFLUGERVILLE

### EAT

Andy's Frozen Custard  
Broth & Basil  
Chick-fil-A  
Chili's  
Chipotle  
Crumb Cookies  
El Taquito  
Five Guys  
IHOP  
In-N-Out Burger  
Iron Fish Sushi & Grill

McDonald's  
Menchie's Froyo  
MOD Pizza  
Moi Vietnamese Grill  
P. Terry's  
Pflugerville Taco House  
Pita Shack  
Raising Cane's  
Starbucks  
Texas Roadhouse  
Torchy's Tacos  
West Pecan Coffee

### SHOP

ALDI  
Best Buy  
Costco  
Five Below  
HEB  
Office Depot  
Target  
The Home Depot  
Ulta Beauty  
Walmart

## NORTH LAMAR

### EAT

Bartlett's  
Bun Belly  
Epoch Coffee  
First Watch  
Hi Wings  
Ichiban  
Jack in the Box  
Juiceland  
Kura Revolving Sushi  
Lone Star Kolaches  
Madam Mam's  
Michi Ramen  
Panda Express  
Phil's Ice House  
Schlotzsky's  
Sonic Drive-In

Starbuck's  
Stiles Switch BBQ  
Summer Moon Coffee  
Taco Bell  
Tacodeli  
Tarka Indian Kitchen  
Tex Mex Joe's  
The Peached Tortilla  
ThunderCloud Subs  
Tony C's Pizza  
Top Notch Hamburg-ers  
Tumble22

### SHOP

99 Ranch Market  
Walmart

## ALONG 290

### EAT

Aviator Pizza & Brew Co.  
Casa Garcia's  
Chokdee Thai Cuisine  
Dairy Queen  
DoubleDave's Pizza  
KFC  
Maxine's Gumbo House

McDonald's  
Panda Express  
Pizza Hut  
Starbucks  
Subway  
Waffle House  
Wendy's  
Whataburger



## Interested in leasing?

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# 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.

## 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.

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Designated Broker of Firm    License No.    Email    Phone

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

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