



CENTRAL TEXAS
Regional Mobility Authority
www.MobilityAuthority.com

ON THE HORIZON

Economic Development Along the 290 Toll Corridor



The City of Manor: A Growing Population

The biggest change in the corridor is the new residential construction. Since the 290 Toll road project began, new houses have been under construction. Presidential Meadows by KB Homes, Stonewater by DR Horton and Presidential Glen by LGI are just a few of the new developments. And the Shadowglen Golf Course is expanding by 30 percent.

The population of the city of Manor has grown from 1,200 in 2000 to 30,000 in 2014. One of the reasons living in Manor is attractive is the predictable and efficient commutes into Austin.

The surge in new residents has brought new opportunities for the community as well. Manor now has eight elementary schools and two middle schools. In addition to Manor High School, there's Manor Excel Academy and Manor New Tech High School, whose focus on STEM education has had national recognition and a tour by President Barack Obama. The 290 Toll road and the economic development it is creating, has already led to plans for additional schools.

But most importantly, the highway is doing what it was designed to do – alleviate congestion and provide mobility choices. The Mobility Authority's commitment to getting Central Texas moving again, reconnecting communities, and helping the region adjust to rapid population growth is evidenced by the 290 Toll Road. This project is doing all that for Manor, Elgin, and the entire SH 130 corridor.



The 290 Toll opened to traffic with a community celebration in May 2014.



"Getting there on time is important to our customers. The 290 Toll helps us more easily get you where you need to go, quickly."

— Bobby Jenkins Owner, ABC Home and Commercial Services

WE ARE GETTING YOU THERE

One of the first things my dad taught me was to respect people's time. That's why we make showing up for our appointments on time a top priority at ABC Home and Commercial Services. Our location right off the new 290 Toll has made that a lot easier.

As a family-owned local business since 1949, we care about the people in this community and are committed to delivering the highest level of customer service. We strive to be environmentally responsible, professional, and to get the job done right the first time. You've probably heard us say: "If you're ever not happy with our service for any reason, we'll come back until you are." That's the ABC promise.

I was just a boy when my father purchased the family business in 1965. Back then, my claim to fame was appearing in print ads, along with my brothers, for what would soon become Texas' largest independently owned and operated pest control company. As a service company, keeping our customers happy is critical to our success. The Mobility Authority's roadway projects throughout the Greater Austin area help us consistently meet the mark.



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TXTAG

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**YOU ARE GOING PLACES.
SO ARE WE.**

290 Toll: Opening Paths to Opportunity

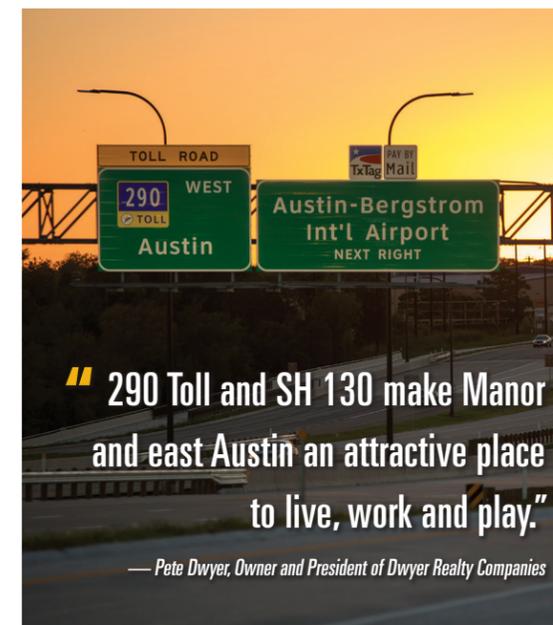
Mirroring the success of 183A, the construction of the 290 toll road east of Austin has greatly improved commute times from Manor and Elgin, as well as other communities tied into the SH 130 corridor, such as Pflugerville and Hutto. As the main roadway connecting Austin and Houston and a gateway to the growing suburban communities of Manor and Elgin, the development of 290 Toll was vital to the continued economic growth in this desired development zone.

Traffic on US 290 between US 183 and SH 130 increased by more than 78 percent between 1990 and 2012, and the resulting congestion challenged the area's quality of life and economic prosperity.

The solution was the addition of a 6.2-mile, limited-access toll road constructed in the median of the corridor from US 183 to east of SH 130. From opening day, all travelers experienced reduced travel times, including those choosing the non-tolled frontage roads. The \$426 million project included reconstruction and expansion of the non-tolled frontage road lanes and enhanced pedestrian and cyclist access. All told, the project tripled capacity of the roadway and gave those communities access to multi-modal options. With the addition of this project, the 290 corridor has gone from one of Austin's most gridlocked routes into the city to the fastest way into Austin during rush hour.

Economic Development Booming

Before construction, the project was expected to boost new business and attract residents to east Travis County. All signs are, it will do exactly that. New retailers and restaurants are building along 290, and new subdivisions are breaking ground. 2,200 new jobs have been added to the area since 290 Toll opened. Recently, a major beverage retailer announced it is building a new distribution center at the US 290/SH 130 intersection. The new center is expected to bring in nearly 500 additional jobs.



"290 Toll and SH 130 make Manor and east Austin an attractive place to live, work and play."

— Pete Dwyer, Owner and President of Dwyer Realty Companies

"I can tell you first hand businesses and home owners value the ability to get around, whether that means getting to or from work or getting your product to and from your consumer. 290 Toll and SH 130 make moving around our community possible and make Manor and east Austin an attractive place to live, work and play."—Pete Dwyer, Owner and President of Dwyer Realty Companies.

Eastern Travis County has long been viewed as a prime area for growth and development, or as the City of Austin called it a "Desired Development Zone." Construction of the SH 130 Tollway, conceived as a north-south alternative route to crowded Interstate 35, opened up large areas of available land for new jobs, housing and services for Central Texas' rapidly-growing population. The 290 Toll road has, in turn, provided the needed east-west connection between the emerging SH 130 corridor and the core of the Austin metro area.

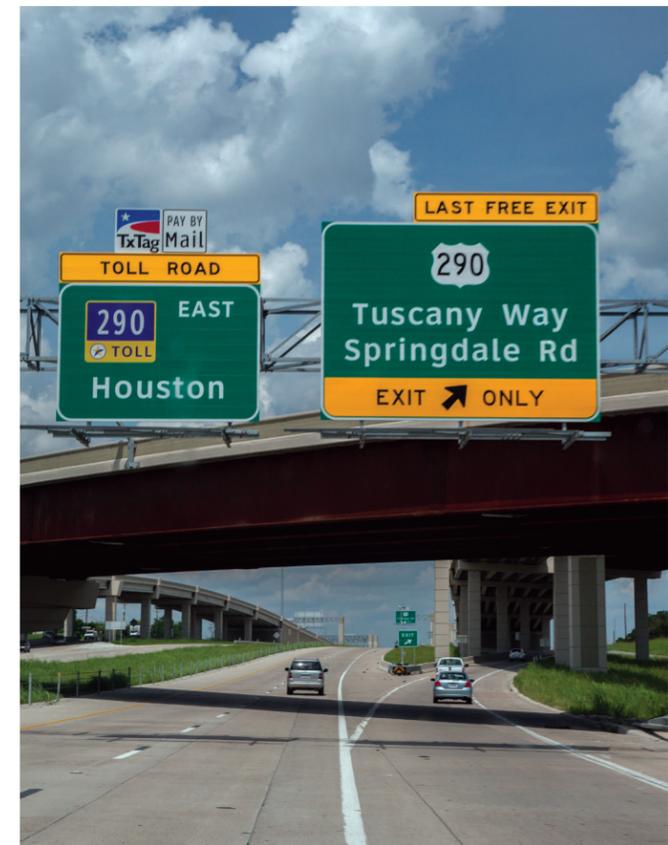
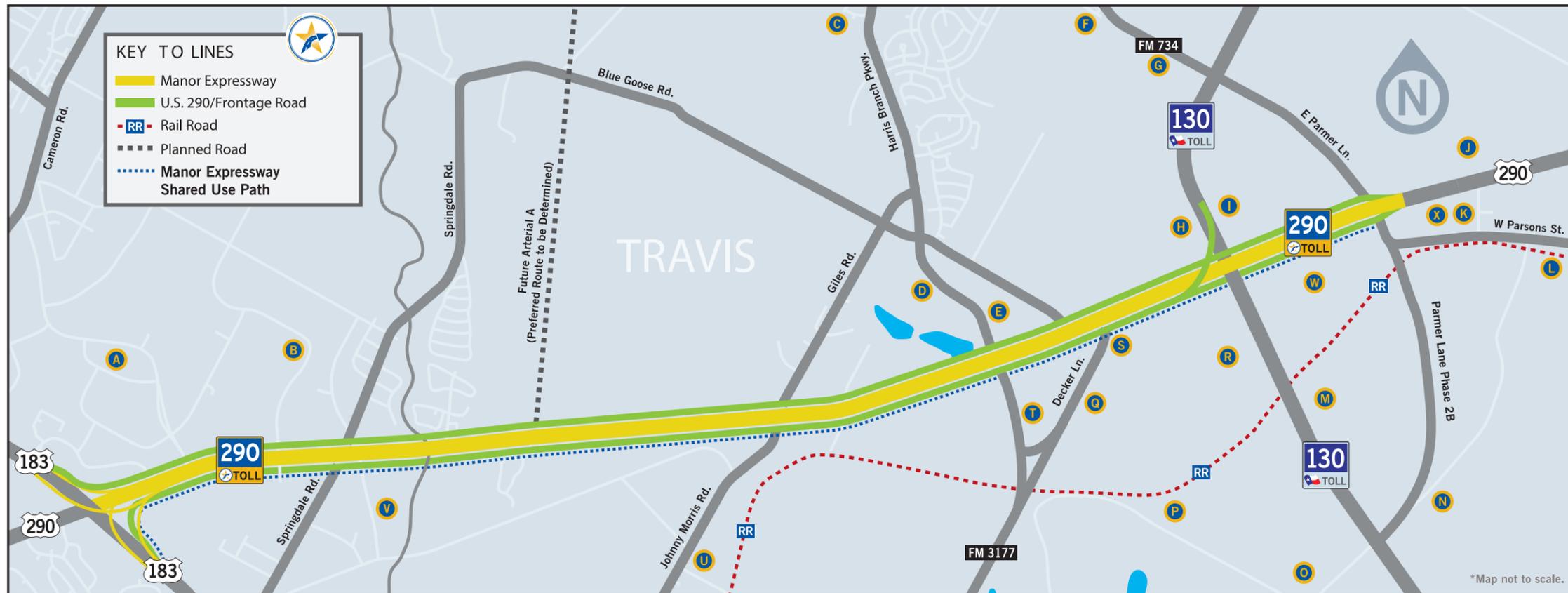
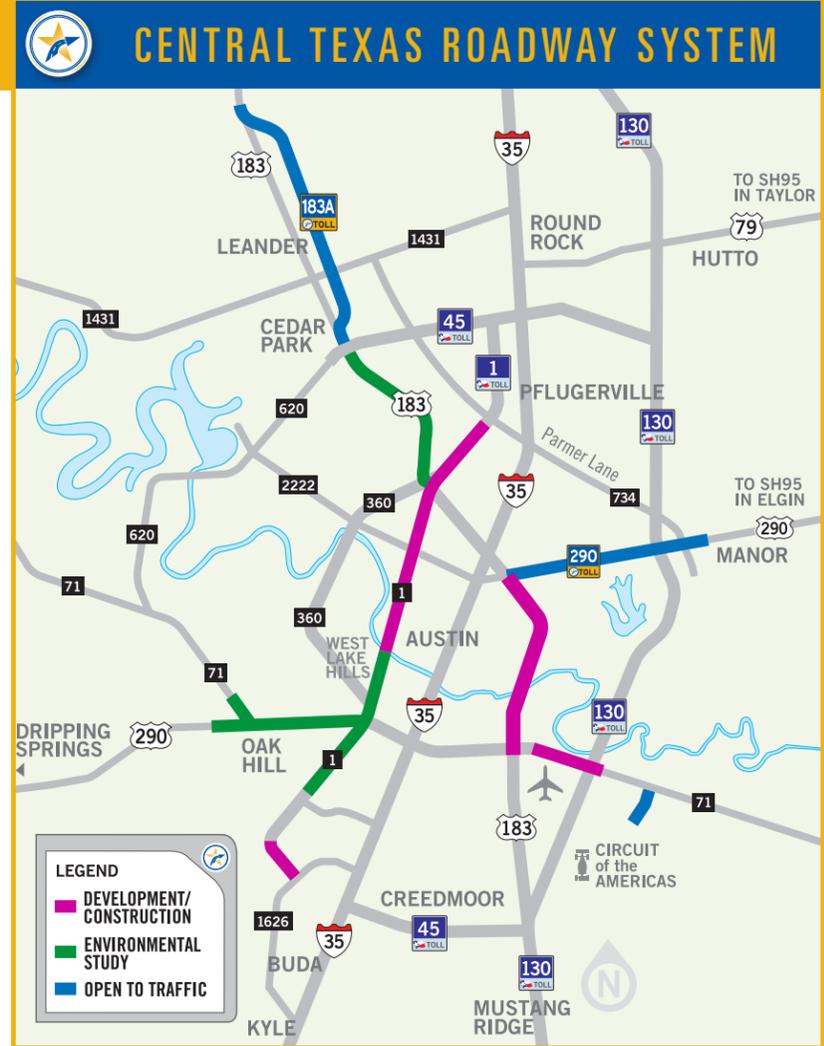
This kind of connection really makes sense to businessmen like Bobby Jenkins, owner of ABC Home and Commercial Services, who headquarters on the 290 Toll road and uses the roadway every day to quickly respond to service calls all throughout the Austin area.

Timeliness is not just Jenkins' bottom line; it's the essence of his business.

290 TOLL CORRIDOR

- A** **Walnut Creek Business Park - Active Project**
 - 700-acre mixed-use business park
 - Multi-family homes/retail/commercial
 - Dell/Pepsi/UPS/Regional Post Office
 - 15 acres commercial/industrial available for development
- B** **Tuscany Business Park - Active Project**
 - 52-acre multi-building commercial park
- C** **Stirling Bridge - Active Project**
 - 361-unit residential community
- D** **Harris Branch, Residential - Active Project**
 - 2,200 single family homes
 - Applied Materials
- E** **Future Harris Branch Commercial/Industrial - Emerging Project**
 - 75 acres industrial/retail/commercial/multi-family homes
- F** **Bellingham Meadows - Active project**
 - 183 acres
 - 629 single family homes
- G** **52 Acres - Emerging Project**
- H** **Equinox Center (west) - Emerging Project**
 - 350 acres commercial/multi-family homes
- I** **Equinox Center (east) - Emerging Project**
- J** **Las Entradas - Active project**
 - 282-acre mixed-use transit-oriented development
 - 2 million sq. feet commercial/residential
- K** **Manor New Tech High School**
- L** **WildHorse Creek Commercial - Emerging Project**
 - 30 acres
 - 12 commercial lots
- M** **WildHorse PUD - Active Project**
 - 200 acres residential/commercial
- N** **WildHorse PUD - Emerging Project**
 - 652 acres residential/commercial
- O** **WildHorse PUD - Emerging Project**
 - 414 acres residential/commercial
- P** **WildHorse PUD - Emerging Project**
 - 132 acres residential/commercial
- Q** **WildHorse PUD/Webb Tract - Emerging project**
 - 100 acres residential/commercial
- R** **140 acres - Emerging Project**
 - Residential
- S** **66 acres - Emerging Project**
 - Commercial
- T** **Austin Metal and Iron - Active Project**
 - Recycling facility
- U** **Balcones Resources - Active Project**
 - 10 acres
 - 461,000 sq. feet recycling facility
- V** **65 acres - Emerging Project**
 - Multi-family homes
- W** **Butler Family Beer Distribution - Active Project**
- X** **Manor New Tech Middle School - Emerging Project**

The Mobility Authority is developing a seamless network of roadways designed to improve mobility and economic vitality in Central Texas. The map to the right provides an overview of the projects open to traffic and under construction in the region.



*Map not to scale.