

FOR SALE, GROUND LEASE OR BTS



BLUEWATER PAD SITES NWQ OF HIGHWAY 6 & BLUEWATER ST

MANVEL, TEXAS

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BLUEWATER PAD SITES | NWQ Hwy 6 & Bluewater St, Manvel, Texas 77578

OVERVIEW

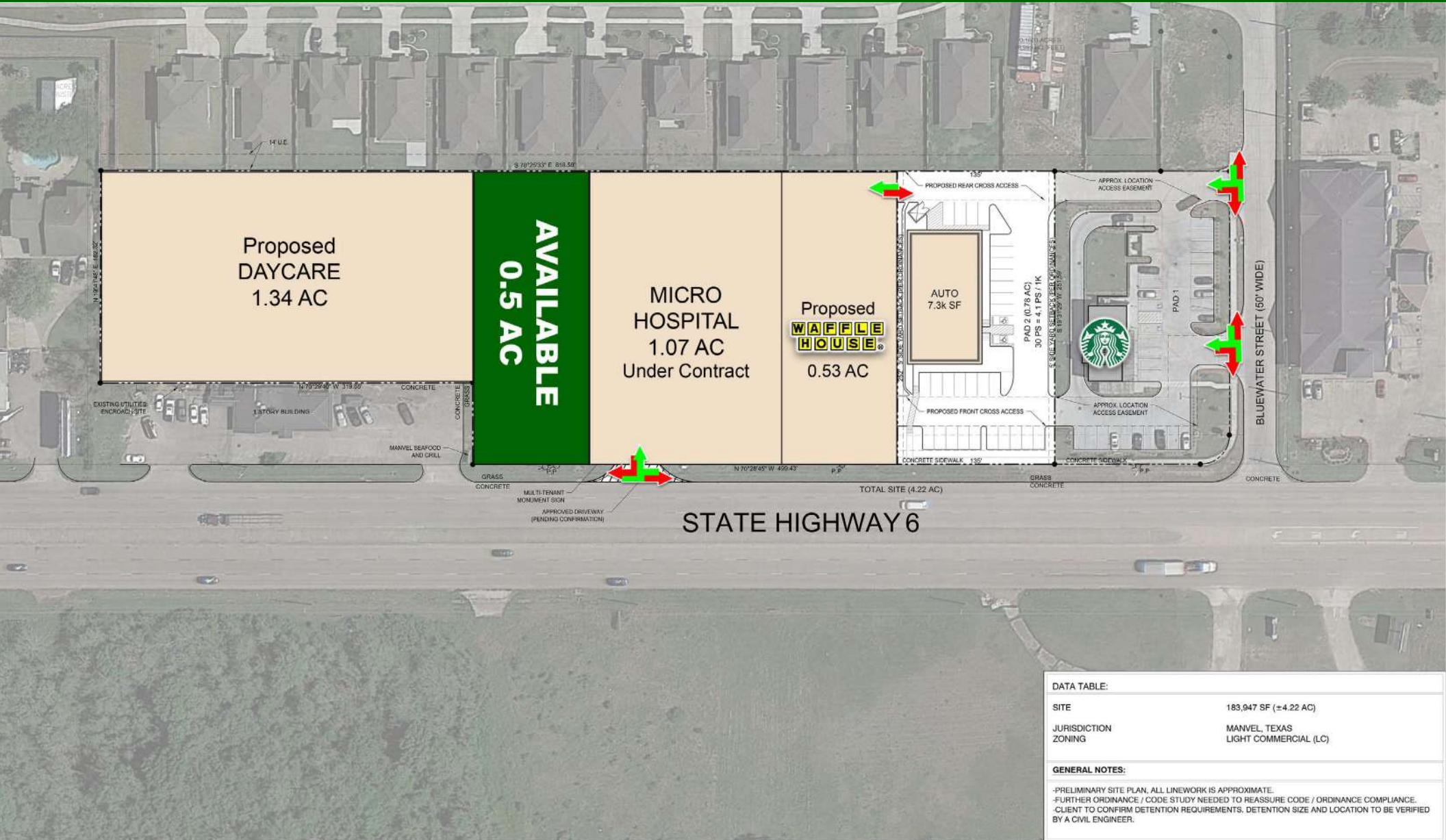
- Available: 3.44 AC Total (Divisible) for Sale, Ground Lease, or Build to Suit
- Pad 1: 1.34 AC (proposed daycare)
- Pad 2: 0.5 AC Available
- Pad 3: 1.07 AC (micro hospital under contract)
- Pad 4: 0.53 AC (proposed Waffle House)
- Site is on the corner of Highway 6 and Bluewater Lakes right at the outlet of Valencia, a 1,500 home master planned community, and future Manvel City Center
- Anchored by Starbucks with excellent visibility and frontage to Highway 6
- Less than 2 miles from Manvel Town Center, with new HEB (now open) and other national retailers
- Nearby Manvel High School (2,941 Students) and Manvel Junior High (908 Students)
- Call broker for pricing

DEMOGRAPHICS

	2-mile	3-mile	5-mile
2023 Population	5,591	13,792	70,094
2028 Projected Pop.	13,792	14,991	75,838
Daytime Pop.	70,094	9,798	43,062
Avg HH Income	\$138,314	\$126,068	\$139,531



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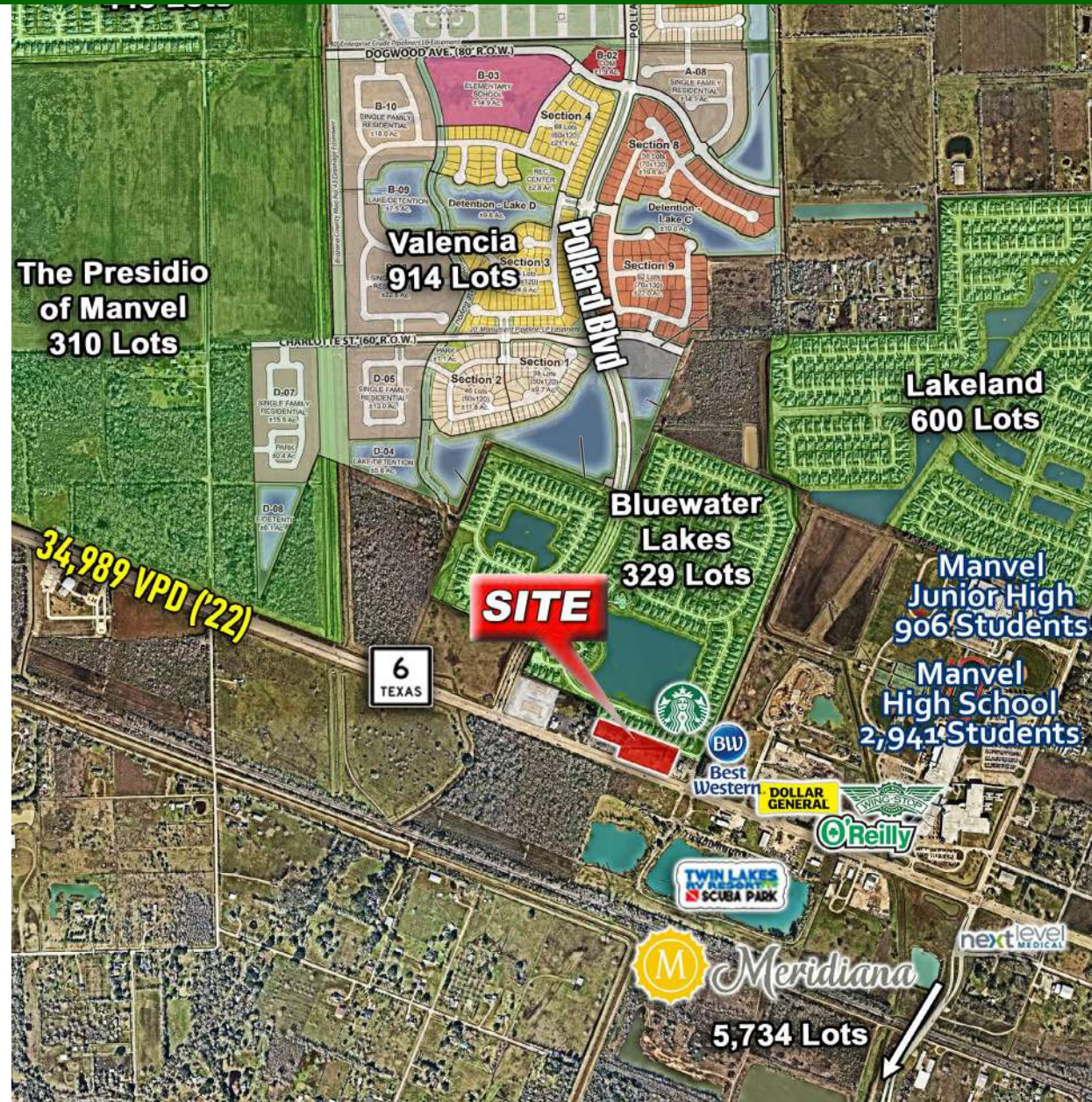
DATA TABLE:	
SITE	183,947 SF (±4.22 AC)
JURISDICTION	MANVEL, TEXAS
ZONING	LIGHT COMMERCIAL (LC)
GENERAL NOTES:	
*PRELIMINARY SITE PLAN, ALL LINWORK IS APPROXIMATE. *FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE. *CLIENT TO CONFIRM DETENTION REQUIREMENTS, DETENTION SIZE AND LOCATION TO BE VERIFIED BY A CIVIL ENGINEER.	

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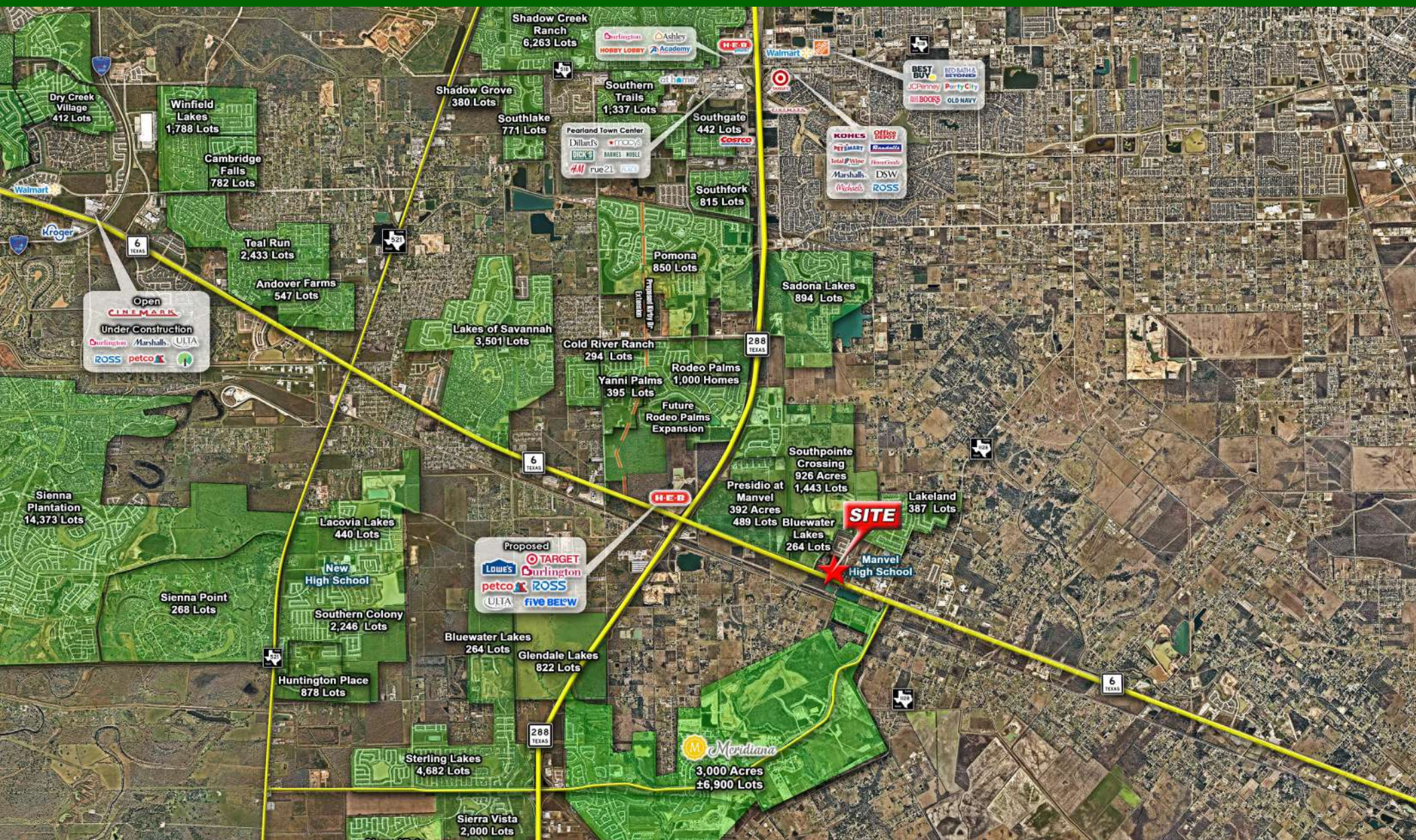


The Vibrant New Home Community in Manvel, TX - Just Minutes from Houston and Pearland

- Valencia will add 1,500 homes to the north on both sides of Pollard
- Traffic count on Highway 6 exceeds 3,000 vehicles per hour during both morning and afternoon peak periods and will continue to increase rapidly as the city grows.
- BlueWater Lakes is projected, per an old LJA traffic study, to generate 3,500 trips per day from Beazer residential and 8,000 trips per day from the 3 commercial tracts in addition to the Highway 6 totals.
- Pollard Boulevard, the primary north south 4 lane thoroughfare provided in the City Thoroughfare Master Plan, will provide access to more than 1,500 additional future homes. The new Valencia development to the north should add 10,000 or more trips per day to Pollard.
- Valencia north of Bluewater has homes under construction now.



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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.

<u>DuWest Management Inc.</u>	<u>605046</u>	<u></u>	<u>214-720-0004</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Campbell Anderson</u>	<u>648151</u>	<u>canderson@duwestrealty.com</u>	<u>915.433.4853</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date