

± 8.64 AC LAND FOR SALE

00 County Road 48, Manvel, TX 77578



ALISON COMMERCIAL GROUP

By: **KW** Commercial

920 South Fry Road Katy, TX 77450

Each Office Independently Owned and Operated

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ALISON
COMMERCIAL GROUP
By. **KW** COMMERCIAL

LOCATION & HIGHLIGHTS

Address: 00 County Road 48

City, State, Zip: Manvel, TX 77578

County: Brazoria

Size: ± 8.64 AC

Price: Call Broker



VIRTUAL

PROPERTY TOUR

PROPERTY HIGHLIGHTS

- Strategically located on County Road 48
- Immediate access to SH 6 and SH 288, — 20 minutes from Downtown Houston.
- Located within 1.5 miles of Manvel Town Center, a major retail destination anchored by H-E-B, Lowe's, Ross, Burlington, Petco, Ulta, Marshall's, etc.
- Surrounded by fast-growing master-planned communities including Meridiana and Cold River Ranch

STRATEGIC VALUE SUMMARY

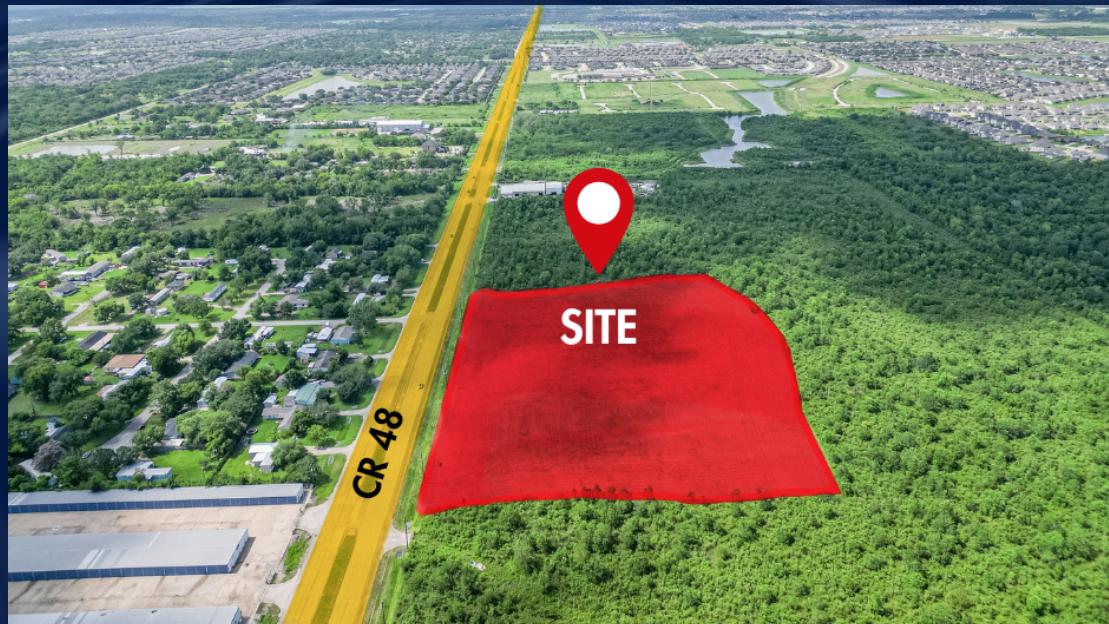
- Quality: Investor Advantage
- Location: Near SH 6 and SH 288—major commuter/industrial corridors
- Demographics: Emerging population base with high median income and growth forecast
- Market Access: Less than 2mi to new H-E-B anchored retail and schools
- Zoning Flexibility: Commercial/unrestricted zoning supports multiple asset types
- Regional Momentum: Active residential and commercial development zone including Meridiana and Cold River Ranch

PROPERTY INFORMATION

- Ideal for retail, office, multifamily, or mixed-use development
- High-income demographics with strong population growth forecast.

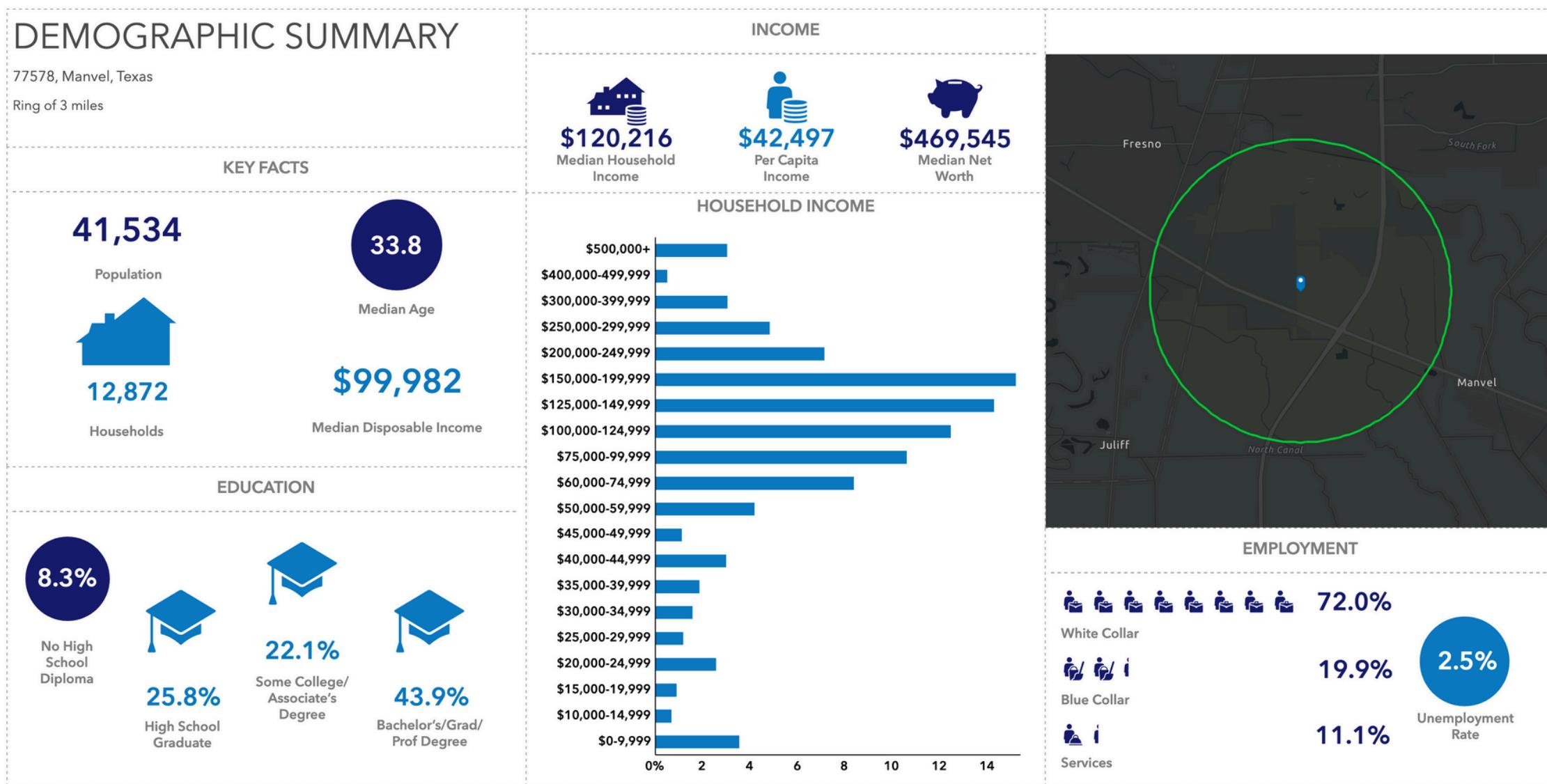
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PHOTOS



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DEMOGRAPHICS



[Source](#): This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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MANVEL ECONOMY

As of 2025, Manvel, Texas stands out as one of the fastest-growing and most business-friendly communities in the Greater Houston region. Located in northern Brazoria County, Manvel offers a compelling combination of rapid population growth, strong household incomes, expanding infrastructure, and strategic proximity to Houston's major employment and logistics corridors, making it an increasingly attractive destination for business expansion.

Over the past five years, Manvel's population has grown dramatically, driven by large-scale residential development and continued in-migration from the Houston metropolitan area. This sustained growth is translating directly into a rising consumer base, increased daytime population, and consistent demand for retail, service, healthcare, professional, and food-and-beverage businesses.

The city benefits from a high-earning residential profile, with median household incomes exceeding both regional and state averages. Low poverty rates and strong homeownership levels indicate substantial discretionary spending power, positioning Manvel as an ideal market for retail and restaurant concepts, medical and wellness providers, professional and personal services, and specialty or neighborhood commercial uses.

Manvel offers excellent access to major regional employment centers while maintaining lower operating costs compared to inner-loop Houston locations. Its proximity to key transportation corridors connecting Houston, Pearland, and surrounding suburbs allows businesses to efficiently serve both the local population and broader regional traffic.

The city continues to invest heavily in infrastructure improvements, utility expansion, and roadway enhancements to support long-term growth. Ongoing residential and mixed-use developments are creating new commercial nodes and opportunities for retail centers, medical and office developments, and light commercial or service-oriented uses. This sustained development pipeline signals long-term stability and growth for businesses entering the market.

Manvel maintains an active Economic Development Corporation focused on expanding the city's commercial tax base, supporting new and relocating businesses, and enhancing quality of life to attract both employers and workforce. The city's planning approach emphasizes orderly growth, providing predictable development standards and a favorable environment for long-term investment.

Incoming businesses are drawn to Manvel by its rapid population and housing growth, strong household incomes and consumer spending potential, strategic location within the Houston metropolitan area, expanding infrastructure and commercial corridors, and pro-growth municipal leadership.

Looking ahead, Manvel's economic trajectory remains strong as the city transitions from a primarily residential community into a balanced suburban market with increasing commercial density. Businesses entering Manvel in 2025 position themselves early in a market characterized by rising demand, long-term growth, and increasing visibility.

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Alison Commercial Group, affiliated with KW Commercial, is a Houston-based commercial real estate firm providing clear, results-oriented representation for landlords, tenants, buyers, and investors.

We specialize in retail and land, with proven expertise in sales, acquisitions, and leasing. Our team combines deep market knowledge with hands-on transaction experience to deliver tailored strategies for investors, developers, and business owners.

Our services include 1031 exchanges, sale-leasebacks, user and investor acquisitions, consulting, and broker opinions of value all backed by data-driven market analysis to support confident decision-making.

At Alison, our goal is to provide practical, strategic solutions aligned with our clients' priorities. Backed by the national resources of KW Commercial, we bring Houston market expertise together with the reach and tools of a larger platform helping clients move confidently at every stage of their commercial real estate journey.

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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 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 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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Buyer/Tenant/Seller/Landlord Initials			Date