

FOR SALE

±5.8 ACRES AVAILABLE

5523 & 5703 CR 48

Manvel, TX 77578

PRESENTED BY:

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PROPERTY HIGHLIGHTS

- Located in a high growth area with thousands of single family rooftops along with multiple master planned communities planned and underway
- Will subdivide
- Site consists of both hard corner leading into future single family residential community
- Less than 5 minutes to new H-E-B at Highway 6 and 288
- Over 500' of frontage along Country Road 48
- Adjacent to Rodeo Palms Junior High School (Alvin ISD)
- Brazoria County MUD 29

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±5.8 ACRES COUNTRY RD 48

OFFERING SUMMARY

SALE PRICE:	\$3,031,776 \$12.00 PSF
LOT SIZE:	5.8 Acres

DEMOGRAPHICS

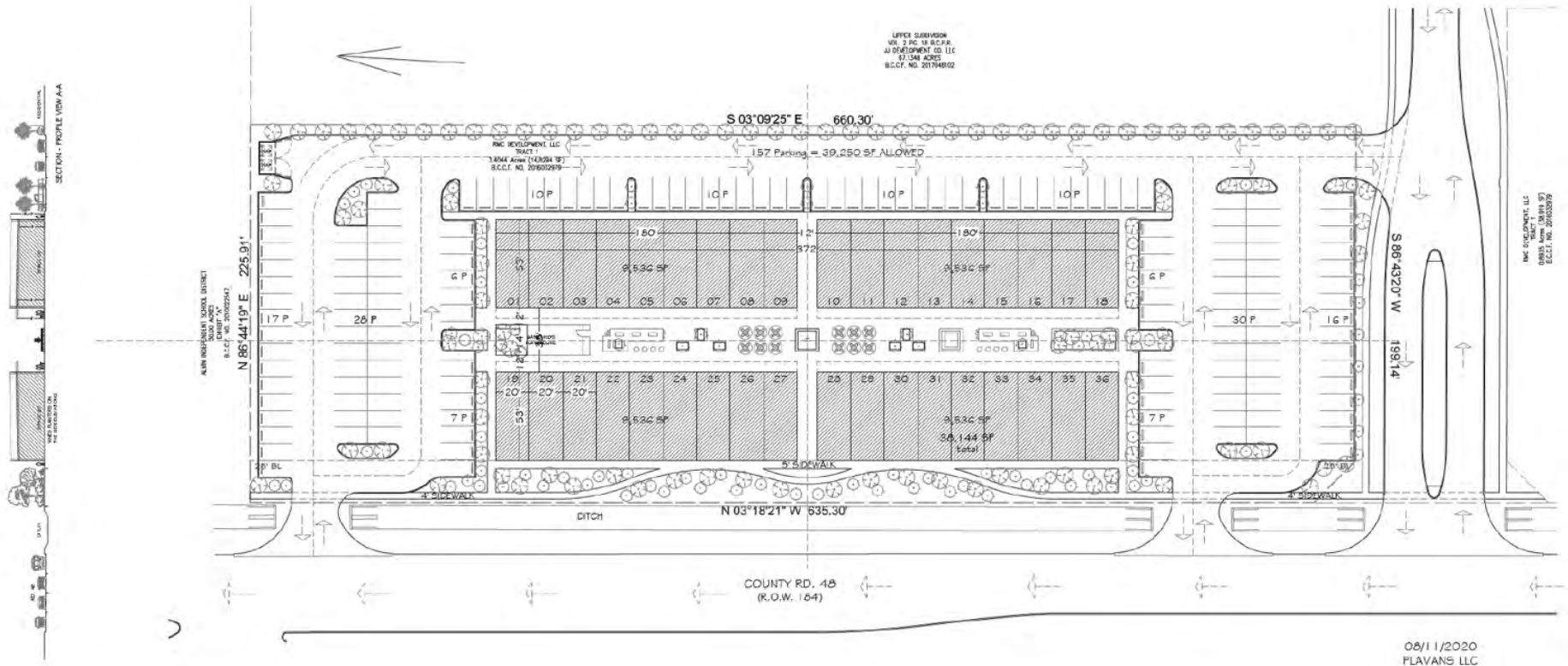
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,422	43,987	138,838
TOTAL DAYTIME POPULATION	5,486	26,239	96,665
AVG HOUSEHOLD INCOME	\$103,612	\$129,147	\$138,432



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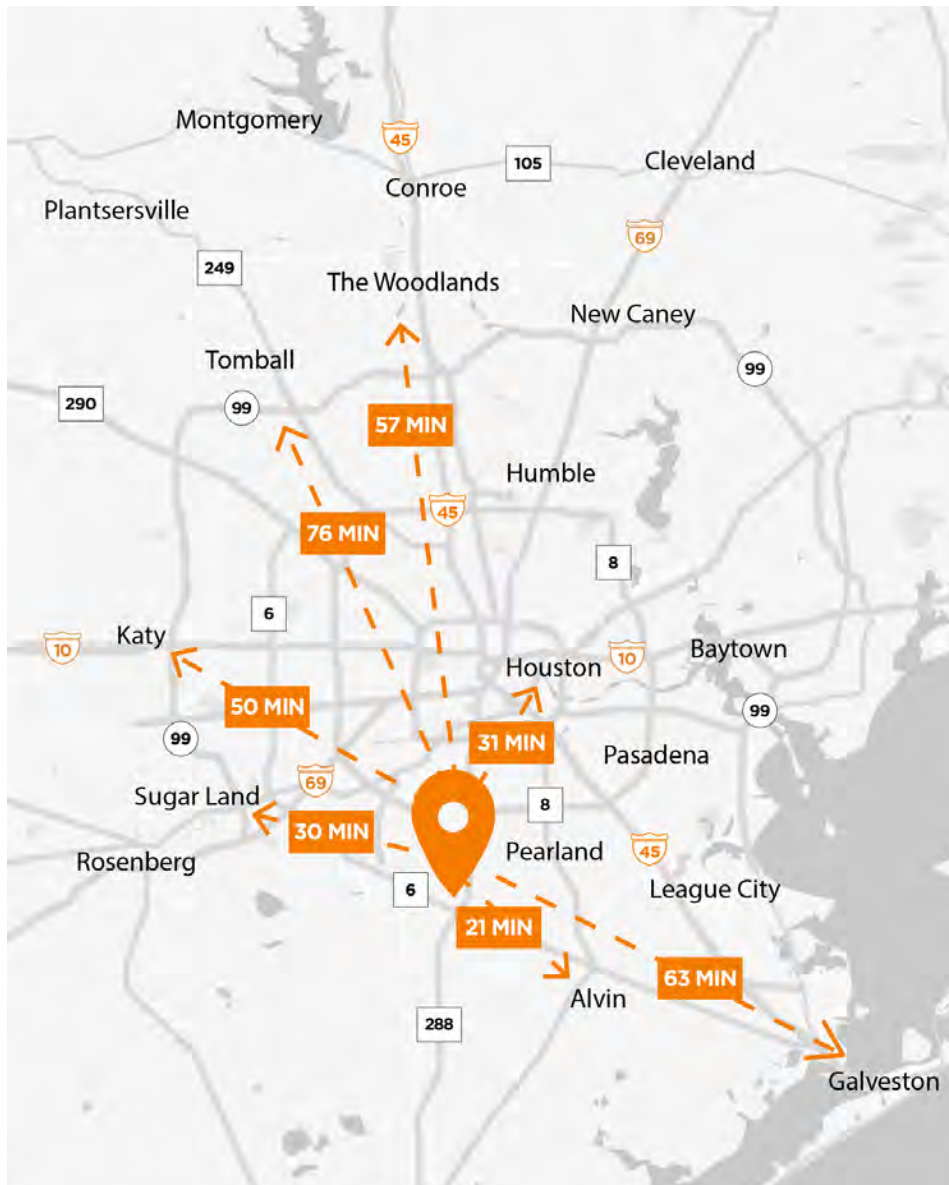
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LOT 1: ±3.54 ACRES



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MANVEL - MARKET OVERVIEW

Located in northern Brazoria County, Manvel is conveniently situated at the intersection of State Highway 6 and 288 just 18 miles south of downtown Houston. As one of the largest cities in land size in the Houston area, Manvel is quickly changing from a rural community to a suburban city.

Manvel, first known as Pomona, was later named Manvel after a man who became president of the Atchison, Topeka, and Santa Fe Railway upon learning of a West Texas town named Pomana.

In 1877, about 8 miles east of Manvel the Gulf, Colorado and Santa Fe Railways built through the area from Galveston to Alvin. The area quickly grew in the early 1900's with the discovery of oil and increase in rice production.

According to the U.S. Census Bureau's American Community Survey, the population has more than doubled over the past decade from 4,810 [in 2010] to 11432 [in 2020]. Population for The City of Manvel is estimated to grow by 2.36% annually in the next five years [ESRI].

With a town motto of 'City on the Rise', The City of Manvel is undergoing significant expansions in commercial and residential developments. The three major projects currently in development include the 273-acre Manvel Town Center anchored by H-E-B, 940-home Valencia subdivision and the city's downtown concept anchored by a \$63.9M athletic complex.

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

Buyer/Tenant/Seller/Landlord Initials

Date