MANVEL CROSSING

For Leasing Information:

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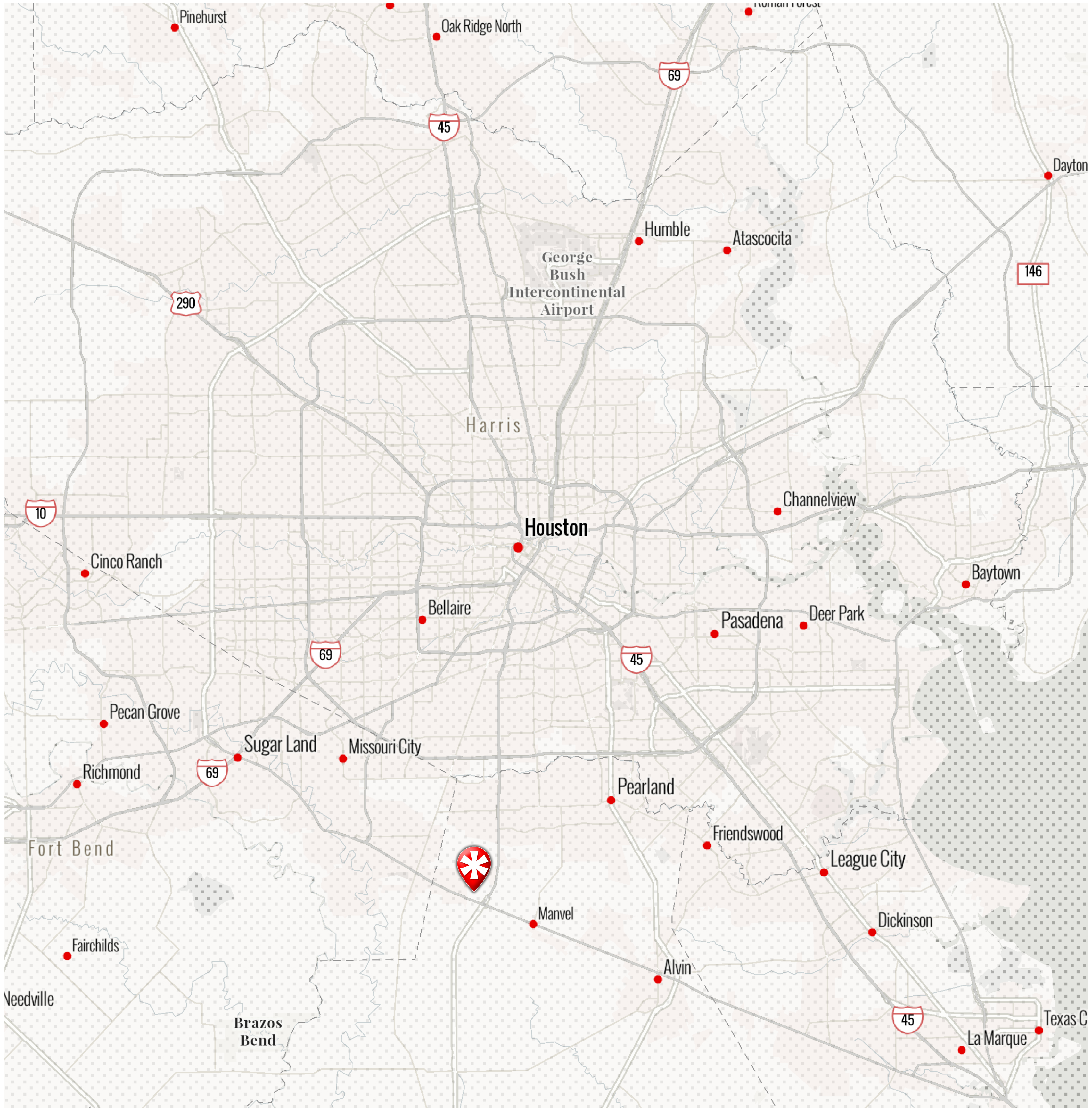
MANVEL CROSSING

NWC HWY 6 & KIRBY DR, MANVEL, TEXAS, 77578

Manvel Crossing delivers a rare opportunity to establish a presence in the rapidly expanding Highway 6/SH 288 corridor. The ±46-acre development sits beside the region's dominant retail hub, benefits from exceptional traffic exposure, and is surrounded by thousands of new homes fueling sustained retail demand. With an estimated delivery in Q2 2027, the project is designed to accommodate retail, restaurant, and medical users seeking long-term growth in the South Houston market.

Join a transformative mixed-use retail development at the forefront of Manvel's growth. With high visibility, exceptional accessibility, and a curated mix of national anchors, restaurants, and service providers, Manvel Crossing offers an ideal opportunity to grow alongside one of the region's most active development corridors.



TRADE AREA HIGHLIGHTS

- Strategically positioned near the super regional intersection of Highway 6 and Highway 288. The site is at the lighted intersection of Highway 6 and Kirby Dr, immediately adjacent top preforming HEB and other national retailers.
- New master-planned communities are bringing an influx of homes, increasing retail demand in an already under-served market.
- The intersection of Highway 6 and Highway 288 is positioned to become one of the most dominant retail intersections in the Houston MSA. The intersection is already home to HEB & Lowe's with over a million square feet of additional retail planned at the intersection.

VARIABLE	1 MILE	3 MILES	5 MILES	7 MILES
2026 Population	1,632	33,520	115,357	218,674
2031 Projected Population	2,048	37,004	128,810	241,675
Daytime Population	1,558	20,655	76,224	153,939
Average HH Income	$145,497	$151,286	$154,271	$154,816
Total Housing Units	411	11,206	40,131	78,093

For more information, contact: JJ McDermott, Partner | jmcdermott@streetwiseretail.com Joe Silver, Partner | jsilver@streetwiseretail.com

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PROJECT OVERVIEW

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MID ZOOM AERIAL

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TRADE AREA OVERVIEW

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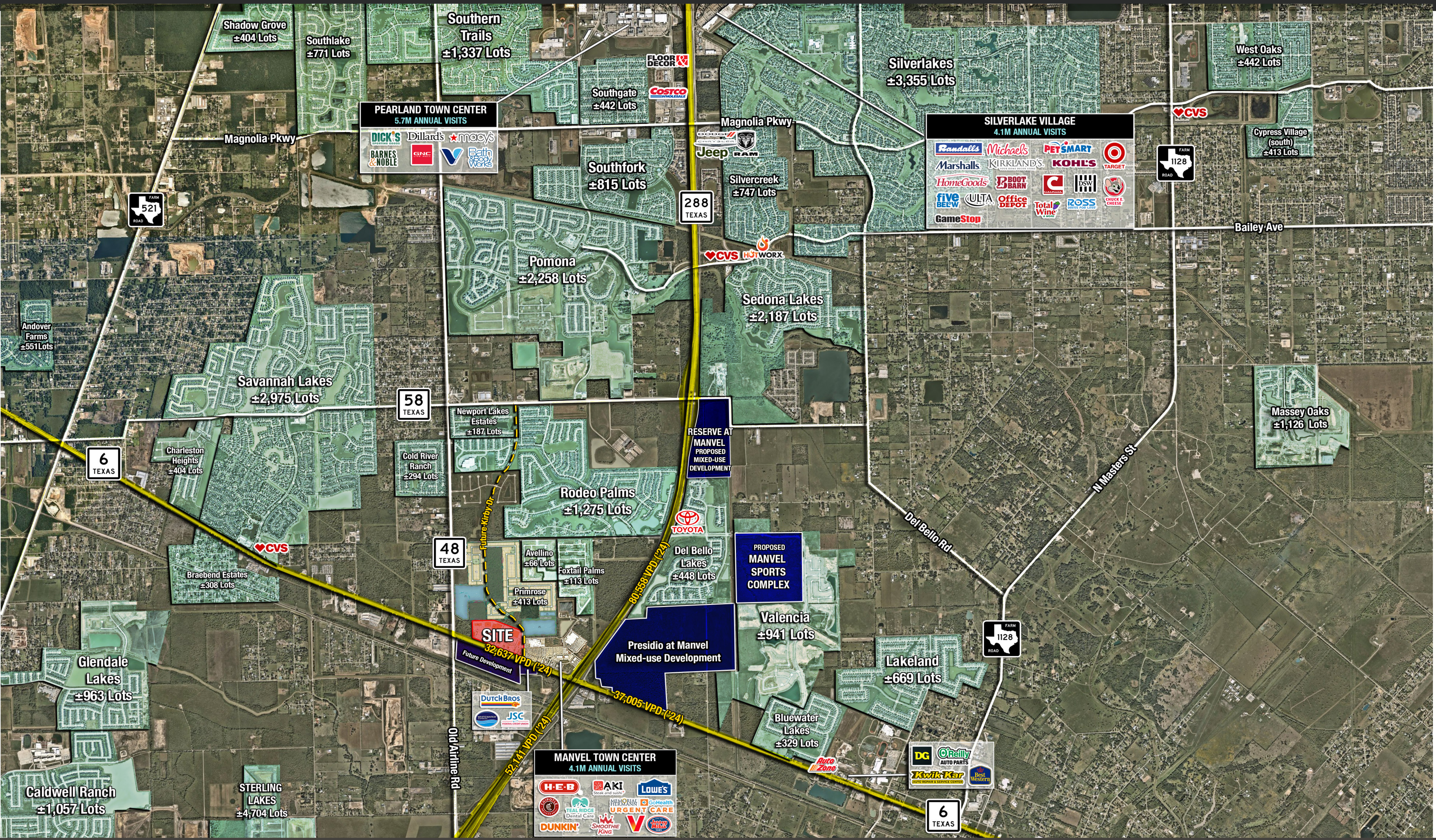

SITE PLAN

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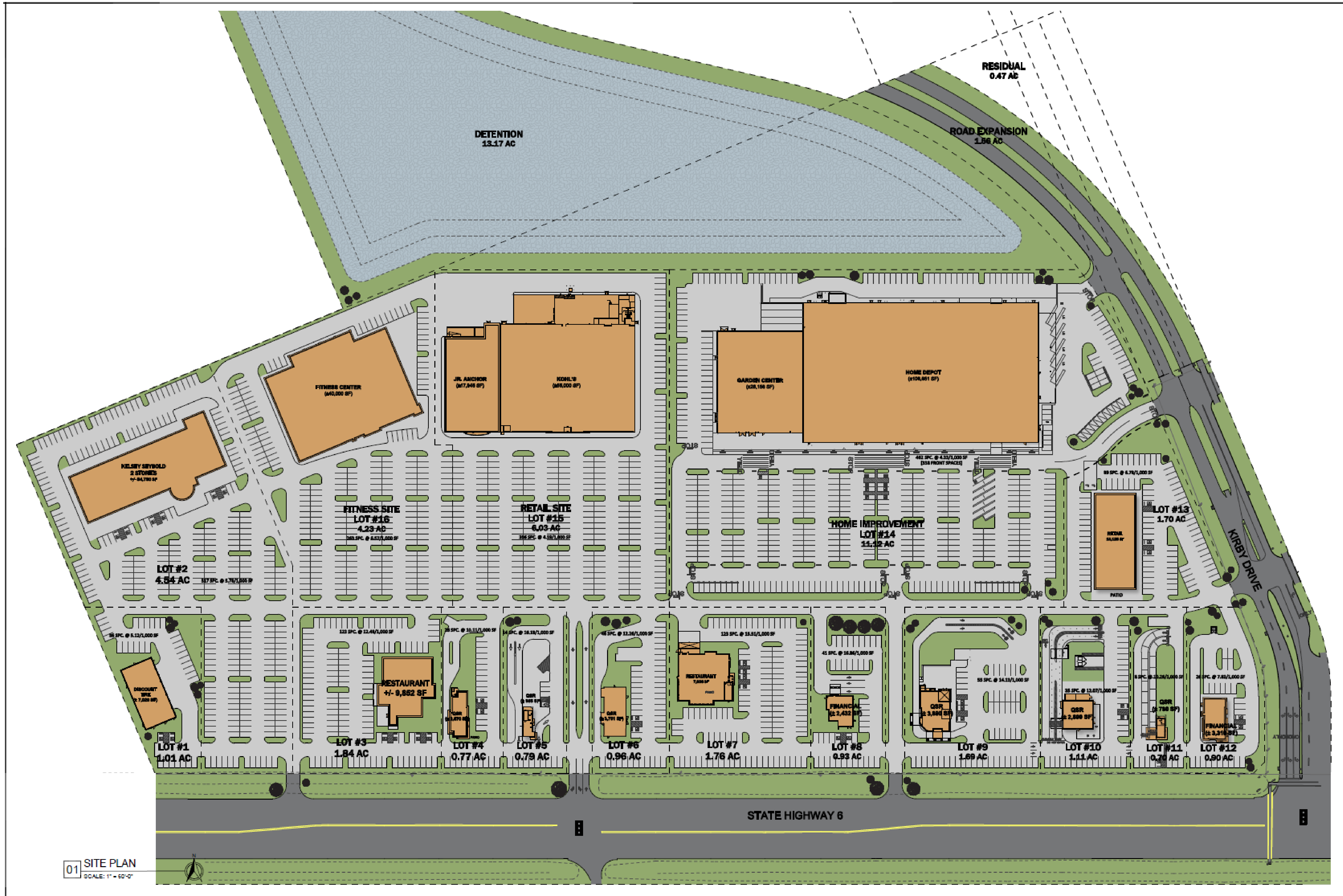

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

JP Retail Advisors LLC	9003881	info@streetwiseretail.com	713.595.9500
BROKER FIRM NAME	**LICENSE NO.**	**EMAIL**	**PHONE**
V. Edward James	374627	ejames@streetwiseretail.com	713.595.9500
DESIGNATED BROKER OF FIRM	**LICENSE NO.**	**EMAIL**	**PHONE**

BUYER, SELLER, LANDLORD OR TENANT ____________________ **DATE** ____________________

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

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