



FOR LEASE

3222 MANVEL RD

PEARLAND, TX 77584

OFFERING SUMMARY

Building Size:	8,250 SF
Lease Rate:	\$12.00/SF/YR
Lease Type:	NNN: Est. \$5.55/SF/YR
Clear Height:	22'
Rear Yard Area:	.+/- .35 Acres

PROPERTY DESCRIPTION

3222 Manvel Rd. is a stand alone building consisting of approximately 8,250 Sf, fully insulated, of Industrial Flex space in great condition and ready for occupancy. A portion of the property is non climate controlled warehouse with double roll up doors and the other portion is climate controlled work space with office area. Conveniently located south of Broadway St. and north of Magnolia Pkwy lending itself easy access to Hwy 288. The site has roughly .35 Acres of rear non-secure yard space.

For More Info:

MICHAEL GAGE
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Cell: 281.382.5460
mgage@zann.com

Zann Commercial Brokerage, Inc. | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.280.8088

zann.com

The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.



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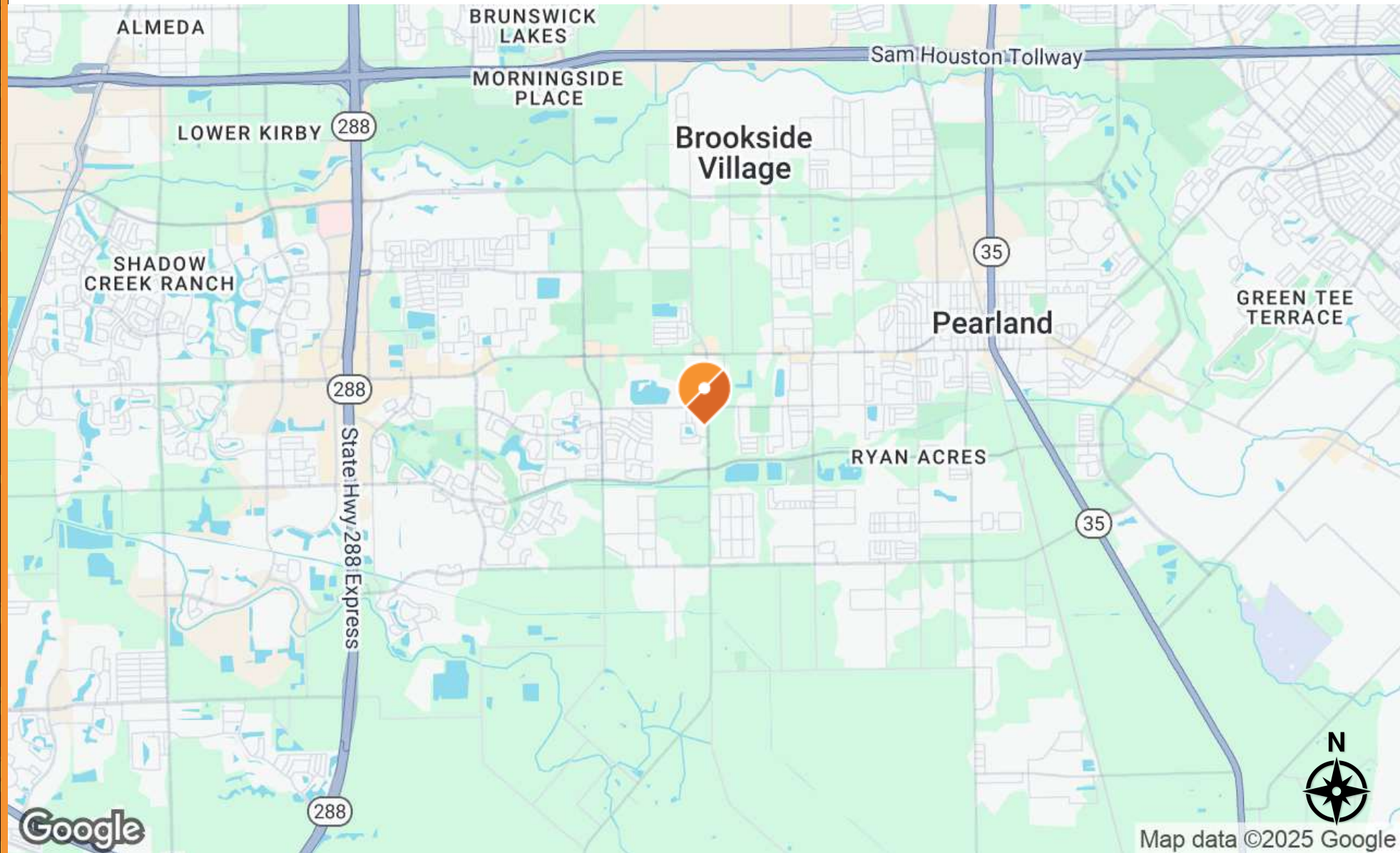
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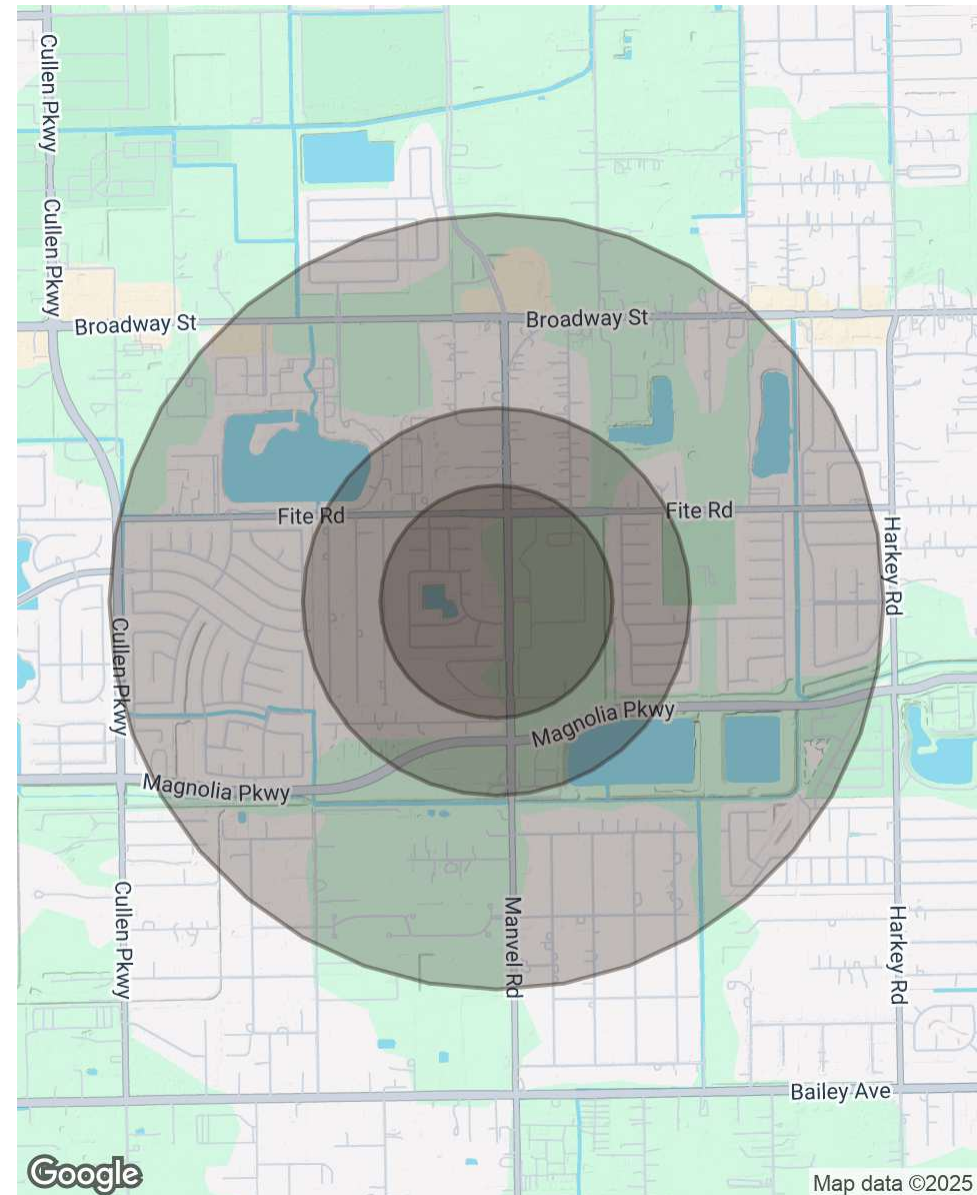
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	859	2,350	10,440
Average Age	36	37	37
Average Age (Male)	35	35	35
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	255	760	3,561
# of Persons per HH	3.4	3.1	2.9
Average HH Income	\$129,655	\$129,688	\$128,606
Average House Value	\$329,743	\$358,961	\$376,169

Demographics data derived from AlphaMap



Map data ©2025

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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.

11-2-2015



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:
 - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Gage		mgage@zann.com	281.280.8088
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date