



MANVEL TOWN·CENTER

JUNIOR ANCHORS
INLINE SPACE
RESTAURANT SPACE
AVAILABLE



NWC SH-288 & SH-6
MANVEL, TX 77578

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DISCOVER THE HEART OF MANVEL YOUR NEW DESTINATION **BEGINS HERE**



Discover the heart of retail, dining, and entertainment at **Manvel Town Center**, a premier shopping destination located at the crossroads of State Highway 288 and Highway 6 in Manvel, Texas. Spanning over 273 acres, this vibrant open-air center offers a dynamic mix of shops, restaurants, and entertainment options, anchored by the high-traffic H-E-B.

Designed with modern architecture, lush landscaping, and pedestrian-friendly walkways, Manvel Town Center provides an inviting atmosphere for the growing community of Manvel and beyond. Whether you're looking for everyday essentials, a great meal, or a place to unwind with friends and family, Manvel Town Center is your go-to hub for convenience and enjoyment.



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SPACE

1M+ SF

Shopping Center now available
for lease and pre-lease

Manvel Town Center is the cornerstone of Manvel's exciting growth and transformation. Located just 20 miles south of Downtown Houston, this vibrant retail destination sits at the intersection of State Highway 288 and Highway 6, providing easy access to the rapidly expanding community. Manvel, Texas, is known for its small-town charm, strong sense of community, and strategic location within the Houston metropolitan area.

As part of a thriving region, Manvel Town Center is set to serve over 350,000 residents within Brazoria County, offering a dynamic mix of shopping, dining, and entertainment for this innovative and growing population.

AVAILABILITY

**JUNIOR ANCHORS, INLINE
AND RESTAURANT SPACE
AVAILABLE**

Ideal for mixed-use retail, entertainment,
hospitality, medical and office

CURRENT TENANTS



verizon

Great
Clips



FIVE GUYS



TEAL RIDGE
Dental Care



MAJOR ANCHOR

108K SF

H-E-B



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LOCATION

MANVEL TOWN CENTER

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- The excellent location of Manvel Town Center offers retailers the opportunity to serve the densely populated trade areas of Manvel, Angleton, Missouri City, Freeport, Alvin and more.
- Strategically located off Hwy 288 and Hwy 6 with 6,600 feet of frontage, Manvel Town Center is traveled by more than 115,000 vehicles daily.
- Manvel Town Center attracts a large daytime population of over 300,000 people within a 10-mile radius
- Immediately neighboring 12 future and growing master planned communities including Pomona, Meridiana, Del Bello Lakes, Foxtail Palms, Avellino, Rodeo Palms, Manvel Palms, The Presidio Manvel and more with 97,894 current and future lots projected (Zonda, 2025)
- Manvel Town Center is situated just 7 miles due south of the Pearland Medical Center, 17 miles south of the Texas Medical Center, 19 miles south of Hobby Airport and 20 miles south of the Central Business District of Downtown Houston. The average commute time for Manvel residents is 36.1 minutes.

TRAFFIC COUNTS

Highway 288

83,477 VPD

Highway 6 South

38,247 VPD

Source: 2023, Inrix

MAJOR AREA EMPLOYERS (2024)



4,074 Employees



3,182 Employees



2,579 Employees



2,541 Employees



2,471 Employees



2,000 Employees



1,684 Employees



1,475 Employees



1,272 Employees



1,166 Employees

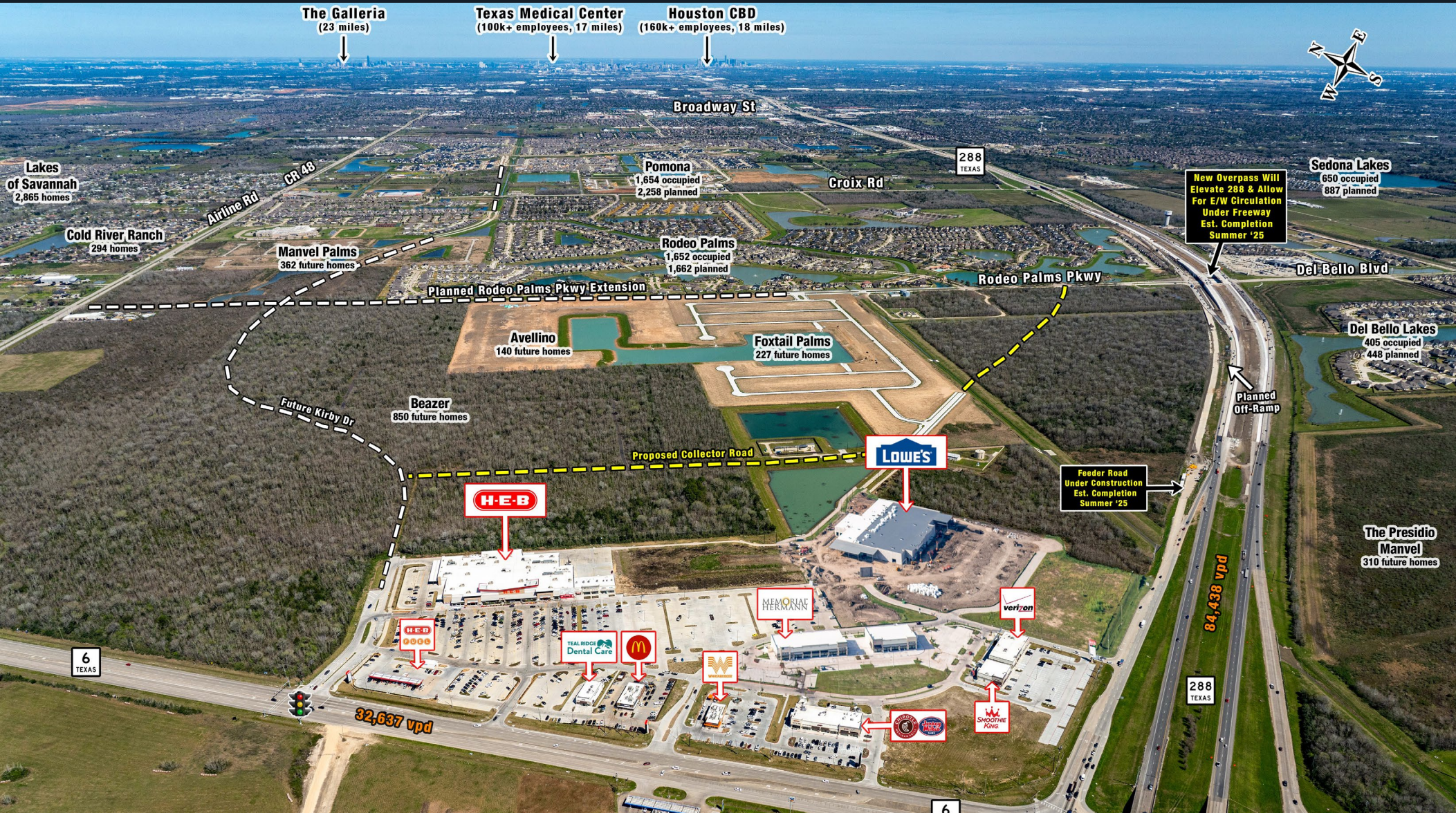


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NORTH EAST VIEW

MANVEL TOWN CENTER

NWC SH-288 & SH-6, Manvel, Texas 77578



SITE PLAN

MANVEL TOWN CENTER NWC SH-288 & SH-6, Manvel, Texas 77578

Current Tenants

1 ■ H-E-B	108,000 sf	Retail B	12,300 sf	Retail E	10,400 sf	Outparcels	
Retail A	9,000 sf	14 ■ Chipotle	2,550 sf	29 ■ Available	3,150 sf	6 ■ Chick Fil A*	1.61 ac
2 ■ Great Clips	1,100 sf	15 ■ Available	2,000 sf	30 ■ Available	1,350 sf	7 ■ Portillo's*	0.98 ac
3 ■ Milano Nails	5,000 sf	16 ■ Jersey Mike's	1,400 sf	31 ■ Available	1,900 sf	8 ■ Chuy's*	1.13 ac
4 ■ Marble Slab	1,500 sf	17 ■ Available	2,350 sf	32 ■ Available	4,000 sf	9 ■ In-N-Out Burger*	0.98 ac
5 ■ AT&T	1,400 sf	18 ■ Aki Steak & Sushi	4,000 sf			10 ■ Olive Garden*	1.61 ac
Proposed Anchors		Retail C	10,500 sf	Outparcels		11 ■ Available	1.24 ac
6 ■ Burlington*	25,017 sf	19 ■ Verizon	2,400 sf	1A ■ Teal Ridge Dental Care	3,500 sf	12 ■ Available	1.24 ac
7 ■ Ross*	22,217 sf	20 ■ Available	2,000 sf	1B ■ McDonald's	4,456 sf	13 ■ Available	1.24 ac
8 ■ Five Below*	8,470 sf	21 ■ MH Go Health	2,600 sf	2 ■ Whataburger	3,745 sf	14 ■ Available	1.30 ac
9 ■ Marshall's*	22,354 sf	22 ■ Dunkin'	2,400 sf	5 ■ PNC Bank	0.89 ac		
10 ■ Ulta*	10,000 sf	Retail C-1	5,600 sf				
11 ■ Petco*	12,504 sf	23 ■ Smoothie King	1,200 sf				
12 ■ Lowe's	113,860 sf	24 ■ Available	2,000 sf				
13 ■ Target*	147,873 sf	25 ■ Five Guys Burgers & Fries	2,400 sf				
Restaurant Space		Retail D	16,400 sf				
■ Available Restaurant	5,850 sf	26 ■ Memorial Hermann	9,000 sf				
■ Available Restaurant	5,850 sf	27 ■ Available	3,400 sf				
■ Available Restaurant	6,300 sf	28 ■ Available	4,000 sf				
■ Available Restaurant	5,227 sf						

*Proposed Tenants



MANVEL, TEXAS

A CITY ON THE RISE

- Manvel is along Texas State Highway 288, which runs north 20 miles to downtown Houston and south 23 miles to Angleton.
- Brazoria County boasts a population of almost 350,000 and is experiencing more than four percent (4%) growth every five years.
- Manvel is served by the Alvin Community College and is also within commuting distance of several larger colleges including the University of Houston, Rice University, Texas A&M Galveston, University of St. Thomas, Houston Community College, Texas Southern University, Baylor College of Medicine, University of Texas Medical Branch and Houston Baptist University.
- Due to a high level of migration to the area, state and county officials are widening and upgrading SH 288 from U.S. 59 to County Road 60, and a toll road is currently under construction

POPULATION GROWTH

137.7%

in the past decade
(2010-2020)
(U.S. Census Bureau)

HOUSTON AREA JOBS

33%

of jobs in the Greater
Houston area are Located
within 20 miles of Manvel

AVERAGE HOUSEHOLD INCOME

\$139,795

within 7 miles
(Source: ESRI)

2023 HOUSING PERMIT VALUE

429 New housing permits
valued at more than **\$208MM**

(Source: City of Manvel)

2024 HOUSING PERMIT VALUE

954 New housing permits
valued at more than **\$464MM**

(Source: City of Manvel)

VALUE OF CITY

City of Manvel projected value
to double from 2021 to 2025

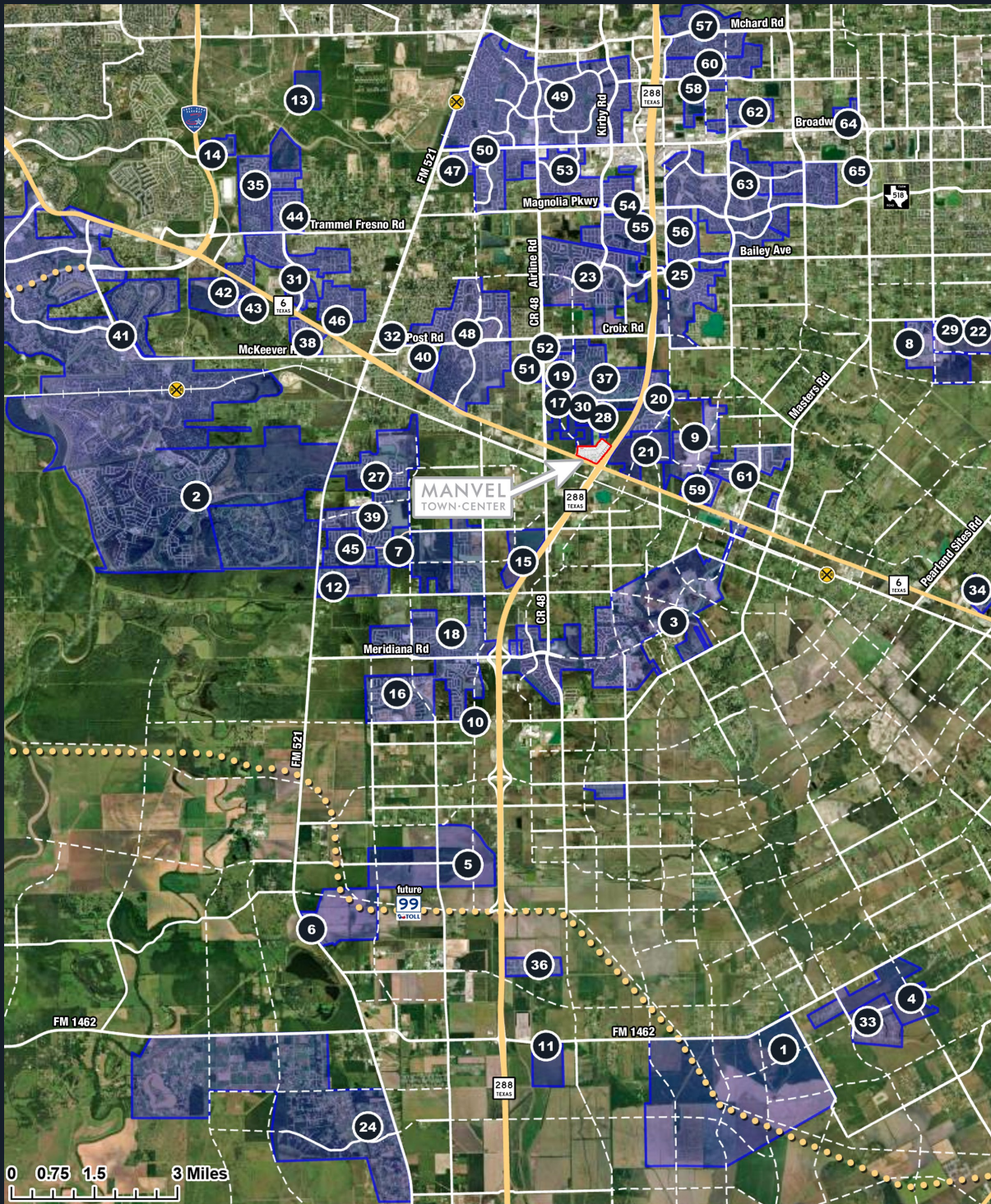


DEMOGRAPHICS

WITHIN 3 MILES	WITHIN 5 MILES	WITHIN 7 MILES	WITHIN 10 MILES
27,060 POPULATION	102,260 POPULATION	201,951 POPULATION	405,128 POPULATION
+30.59% 5 YR POPULATION GROWTH (2020 – 2024)	+32.59% 5 YR POPULATION GROWTH (2020 – 2024)	+17.49% 5 YR POPULATION GROWTH (2020 – 2024)	+10.92% 5 YR POPULATION GROWTH (2020 – 2024)
8,396 HOUSEHOLDS	32,333 HOUSEHOLDS	66,028 HOUSEHOLDS	131,543 HOUSEHOLDS
35.2 MEDIAN AGE	35.1 MEDIAN AGE	35.7 MEDIAN AGE	36.1 MEDIAN AGE
\$107,866 MEDIAN HOUSEHOLD INCOME	\$108,508 MEDIAN HOUSEHOLD INCOME	\$108,295 MEDIAN HOUSEHOLD INCOME	\$99,733 MEDIAN HOUSEHOLD INCOME
17,699 DAYTIME POPULATION	68,100 DAYTIME POPULATION	145,232 DAYTIME POPULATION	300,114 DAYTIME POPULATION



MANVEL HOUSING ACTIVITY



ID	SELECTED COMMUNITIES	OCCUPIED HOMES	U/C	FUTURE LOTS	TOTAL UNITS
1	SE PROPERTIES LTD	-	-	8,750	8,750
2	SIENNA	12,044	263	4,392	16,699
3	MERIDIANA	3,027	265	2,764	6,056
4	WALTON 1445 ACRES	-	-	2,500	2,500
5	CREEKHAVEN	-	27	2,074	2,101
6	MAPLE FARMS	-	-	1,515	1,515
7	CALDWELL CROSSING/LAKES	98	70	1,447	1,615
8	MASSEY OAKS	175	72	879	1,126
9	VALENCIA	138	78	855	1,071
10	ELLWOOD	-	-	657	657
11	DIAMOND OAKS	-	-	600	600
12	HUNTINGTON PLACE	274	18	586	878
13	PALMETTO PARK	-	-	482	482
14	OLYMPIA FALLS/FIELDS	202	65	478	745
15	LACOVIA LAKES	-	-	440	440
16	SIERRA VISTA	1,636	30	419	2,085
17	OAKWOOD TRAILS	-	-	413	413
18	STERLING LAKES	2,080	194	397	2,671
19	MANVEL PALMS	-	-	362	362
20	DEL BELLO LAKES	416	6	344	766
21	THE PRESIDIO MANVEL	-	-	310	310
22	MAGNOLIA CREEK	-	-	282	282
23	POMONA	1,834	160	264	2,258
24	SUNCREEK ESTATES/RANCH	463	7	261	731
25	SEDONA LAKES	650	-	237	887
26	MAPLE VIEW	-	-	235	235
27	GLENDALE LAKES	1,044	135	231	1,410
28	FOXTAIL PALMS	-	4	223	227
29	ARCADIAN ESTATES	-	-	176	176
30	AVELLINO	-	-	140	140
31	TEAL GARDENS/RUN	2,433	-	107	2,540
32	PATEL POST RD DEVEL.	-	-	70	70
33	SAVANNAH PLANTATION	160	1	52	213
34	MARTHA'S VINEYARD	256	17	41	314
35	WINFIELD LAKES	1,787	-	34	1,821
36	PALM CREST	93	4	34	131
37	RODEO PALMS	1,653	-	9	1,662
38	POST OAK POINTE	407	46	7	460
39	CALDWELL RANCH	1,375	-	4	1,379
40	CHARLESTON HEIGHTS	383	20	1	404
41	SILVER RIDGE	270	-	-	270
42	SHIPMANS COVE	274	-	-	274
43	CREEKMONT	494	-	-	494
44	CAMBRIDGE FALLS	782	-	-	782
45	SOUTHERN COLONY	1,442	-	-	1,442
46	ANDOVER FARMS	547	-	-	547
47	SHADOW GROVE	380	-	-	380
48	LAKES OF SAVANNAH	3,381	-	-	3,381
49	SHADOW CREEK RANCH	6,263	-	-	6,263
50	SOUTHLAKE	771	-	-	771
51	COLD RIVER RANCH	294	-	-	294
52	NEWPORT LAKE ESTATES	187	-	-	187
53	SOUTHERN OAKS/TRALES	1,436	-	-	1,436
54	SOUTHGATE	442	-	-	442
55	SOUTHFORK	815	-	-	815
56	SILVERCREEK	747	-	-	747
57	COUNTRY PLACE	1,096	-	-	1,096
58	AUTUMN LAKES	413	-	-	413
59	BLUEWATER LAKES	329	-	-	329
60	SOUTHDOWN	1,509	-	-	1,509
61	LAKELAND	669	-	-	669
62	SUNRISE LAKES	708	-	-	708
63	SILVERLAKE	4,919	-	-	4,919
64	AVALON TERRACE	529	-	-	529
65	CAMBRIDGE LAKES	169	-	-	169
TOTALS		61,494	1,482	33,072	96,048

2Q25 DATA SOURCED FROM: Zonda

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:PS/H/FA/Manvel TC Housing_22mi N-S_LS version September 2025

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PHOTOS

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