



DOWNTOWN

48
TEXAS

6
TEXAS

Airline Rd S

Kirby Dr Extension

Future Residential
Development

MANVEL TOWN CENTER
4.1M ANNUAL VISITS

32,637 VPD (#24)

COMING SOON

6
TEXAS

288
TEXAS

52,141 VPD (#24)

MANVEL CROSSING
NWC Highway 6 and Kirby Dr. | Manvel, TX

FOR MORE INFORMATION
PLEASE CONTACT BROKER(S):
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The information contained herein was obtained from sources believed to be reliable; however, Streetwise Retail Advisors makes no guarantees, warranties or representation as to completeness or accuracy thereof. The presentation of this property is subject to errors and omissions.



The Offering

Location: NWC Highway 6 and Kirby Dr, Manvel, TX
 Estimated Delivery: 2Q 2027
 Rate: Call broker for more information



Property Information

- * Future anchored shopping center with pad sites and retail space available.
- * Prime Location: 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 performing HEB and other national retailers.
- * Residential Boom: New master-planned communities are bringing an influx of homes, increasing retail demand in an already underserved market.
- * Dominant Retail Hub: 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.

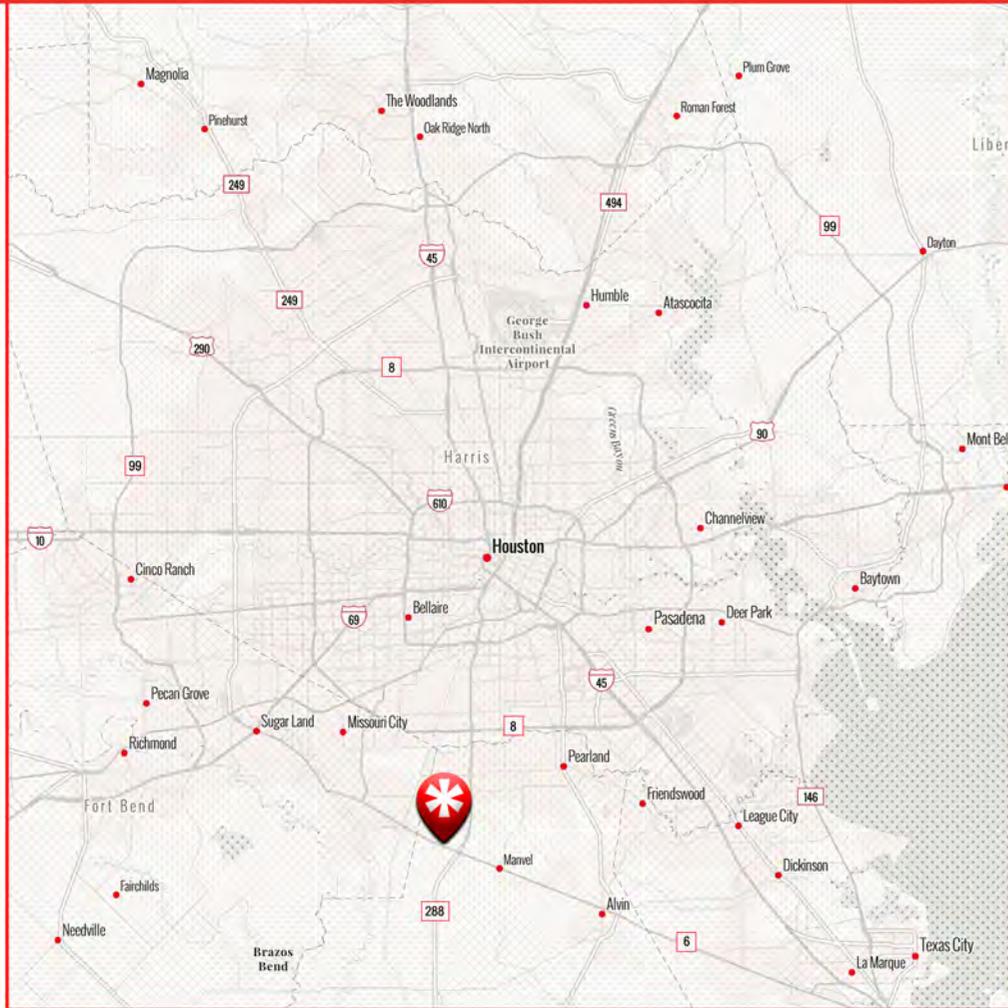


Major Area Retailers



2025 Demographic Profile

	3 MILE	5 MILE	7 MILE
Total Population	33,367	118,247	218,138
Daytime Population	19,393	78,145	154,702
2030 Projected Population	36,635	130,361	245,353
Median HH Income	\$126,599	\$117,950	\$115,364
Average HH Income	\$139,058	\$141,723	\$141,350
Median Home Value	\$358,083	\$365,091	\$367,717
Median Age	34.2	35.2	35.7



Traffic Counts

Hwy 6 at Site	28,942 VPD
Hwy 6 east of SH 288	35,654 VPD
SH 288 north of Hwy 6	70,000 VPD
SH 288 south of Hwy 6	54,103 VPD



Future Residential Development

Airline Rd S

Kirby Dr Extension

6 TEXAS

48 TEXAS

32,687 VPD (24)

MANVEL TOWN CENTER
4.1M ANNUAL VISITS

COMPETE	Jason Mates	MEMORIAL URGENT CARE	GoHealth
DUNKIN'	AKI	SMOOTHIE KING	TEAL RIDGE DENTAL CARE





MANVEL TOWN CENTER
4.1M ANNUAL VISITS

- GoHealth
- Memorial Hermann Urgent Care
- Teal Ridge Dental Care
- Dunkin'
- AKI
- Smoothie King

Presidio at Manvel
Mixed-use Development

80,558 VPD (24)

- Lowe's
- HEB
- McDonald's
- Walgreens
- Chevron

32,637 VPD (24)

Future Residential
Development

COMING SOON

- Waterwater
- JSC
- Dutch Bros



6 TEXAS

Kirby Dr Extension

MANVEL TOWN CENTER
4.1M ANNUAL VISITS

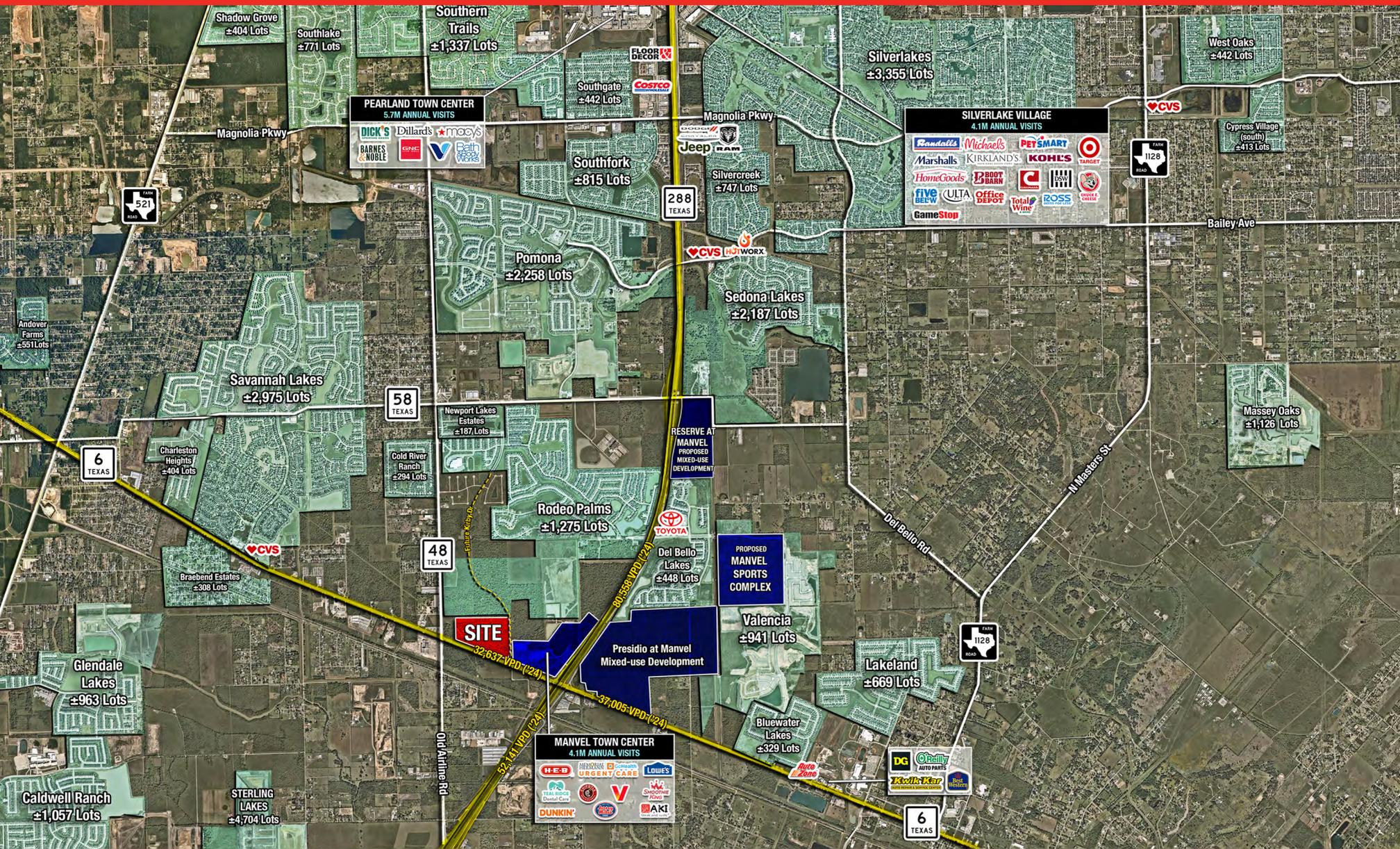
Future Residential
Development

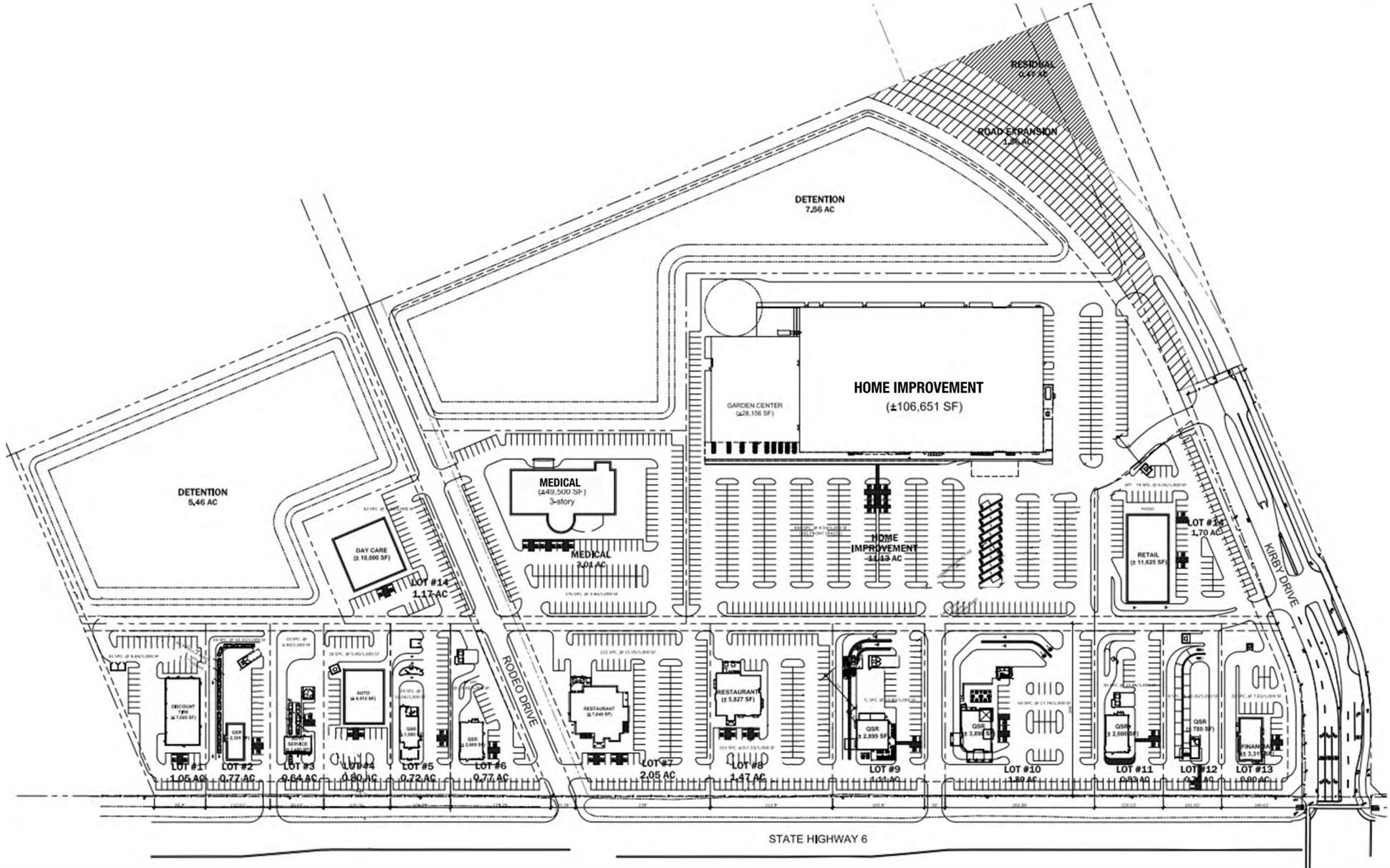


32,637 VPD (P24)

COMING SOON









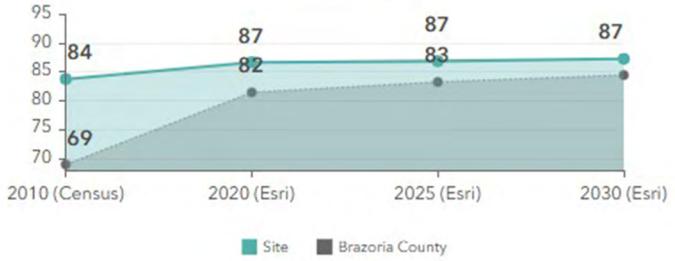
Community Change Snapshot

How is my area changing over time?

77578

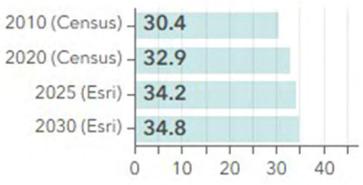
Ring of 3 miles

Diversity Index

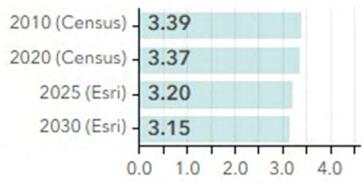


Dots show comparison to **Brazoria County**

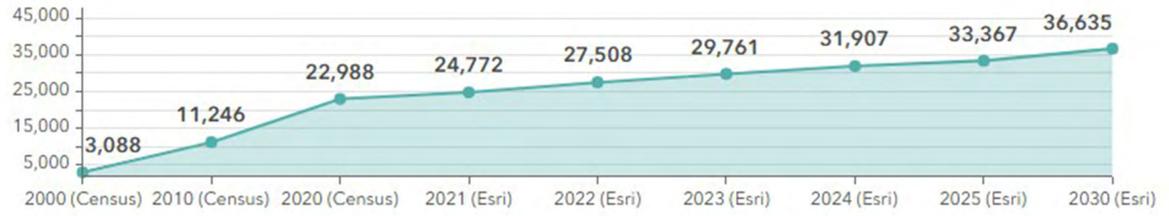
Median Age



Average Household Size



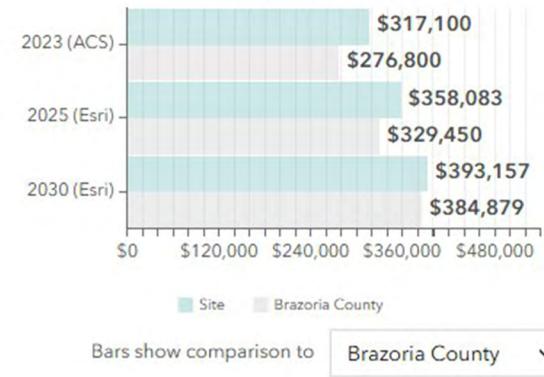
Total Population



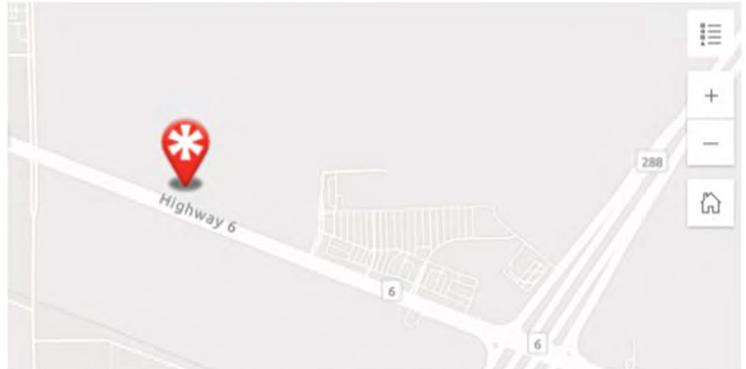
Owner vs Renter Occupied Units



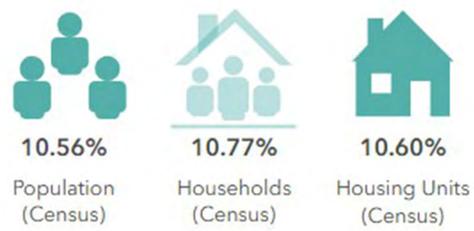
Median Home Value



Bars show comparison to **Brazoria County**



2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2025, 2030), ACS (2019-2023). © 2025 Esri

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.