

THE MARKET AT MERIDIANA

SWC Hwy 6 & Meridiana Pkwy | Manvel, TX

For Lease



Developed By:



Leasing By:

MATT MCKINNERNEY
713.980.4722
mmckinnerney@read-king.com

LANE PLEASON
713.980.4753
lpleason@read-king.com

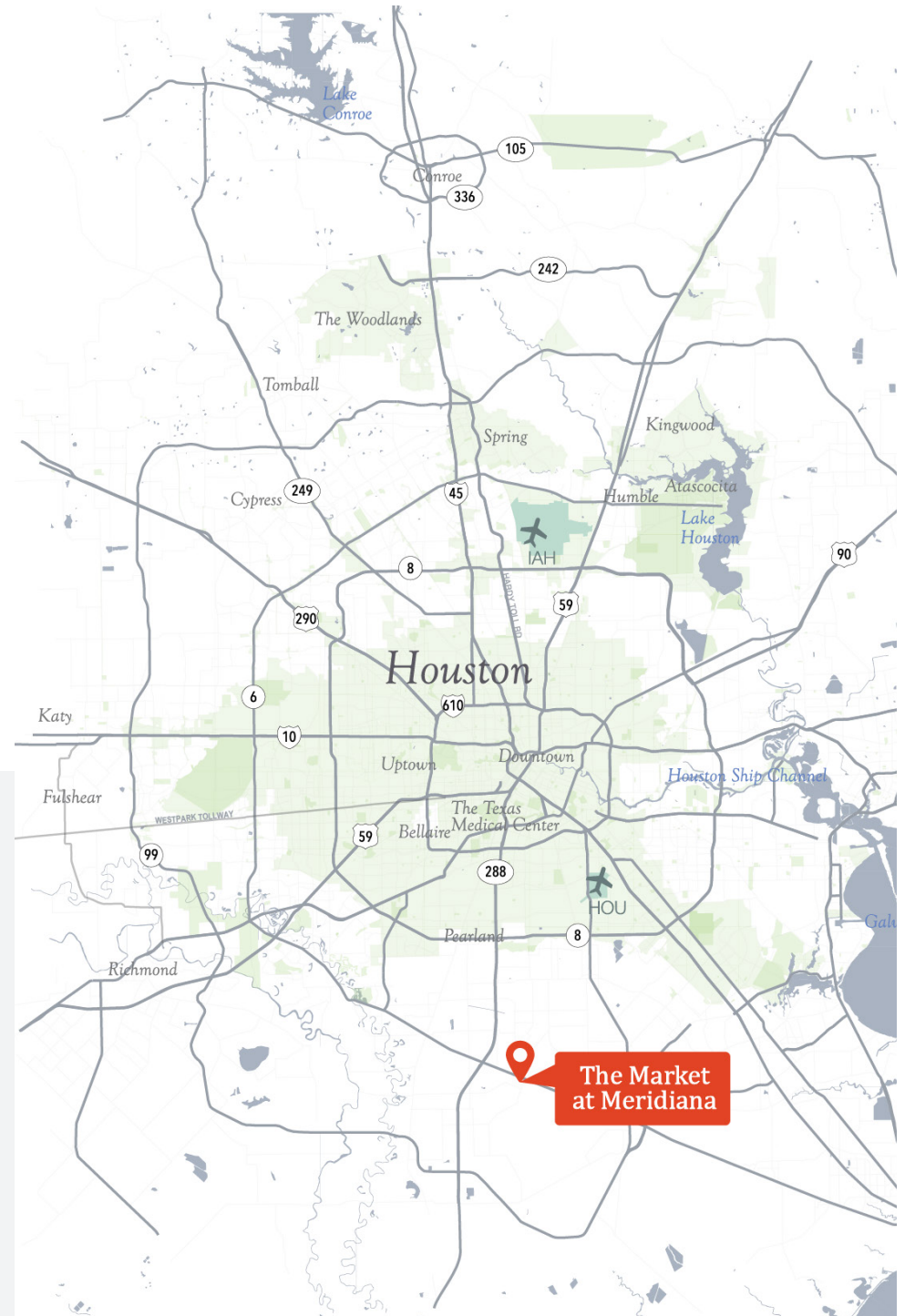
COLLIN LESTER
713.980.4749
clester@read-king.com



PROPERTY INFORMATION

- New development at the southwest corner of Highway 6 and Meridiana Parkway in Manvel, Texas
- Signalized Intersection
- Directly across from Manvel High School with approximately 2,561 students
- Just off 288 at Meridiana Parkway, ten minutes from Pearland Town Center, with easy access north to Texas Medical Center and downtown Houston, and south to DOW and BASF
- Meridiana is a 3,000 acre master planned community with ±6,900 lots and new home prices ranging from the \$300s – \$1Mil+

DEMOGRAPHICS	2 Miles	3 Miles	5 Miles
 Population	4,570	9,565	54,247
 Average Household Income	\$148,069	\$142,092	\$153,700
 Daytime Population	2,561	4,705	21,295
TRAFFIC COUNTS	CPD		
 Highway 6	38,450		



MARKET AERIAL



Proposed
Burlington TARGET
LOWE'S ROSS
Michael's petco

The Market at Meridiana



3,000 Acres
±6,900 Lots

Caffey Junior High
732 Students

Meridiana Elementary
569 Students

LEVEL ONE
Starbucks 7-Eleven

8,359 VPD (22)

Sterling Lakes
2,682 Lots

6,105 VPD (22)

Sierra Vista
2,000 Lots

CVS check-It

TRINITY TURBINE TECHNOLOGY
Expressway STORAGE FLOW-ZONE

288 TEXAS

Iowa Colony High School
1,147 Students

Freedom Field
Alvin ISD
Football Field

30,476 VPD (22)
H-E-B

Exxon
Shell
SONIC
FACO BELL

Presidio at Manvel
489 Lots

Southpointe Crossing
1,443 Lots

Lakeland
387 Lots

Bluewater Lakes
264 Lots

Manvel Junior High
910 Students
Manvel High School
561 Students

JB Hensler College & Career Academy
Alvin ISD CTE Annex

Mason Elementary
668 Students
Booth Agricultural Science Center

28,002 VPD (22)

DOLLAR GENERAL

Barbara Bennett Elementary School
800 + Students



Alloy Rd

Bluewater Lakes
264 Lots

Glendale Lakes
822 Lots

288 TEXAS

Cedar Rapids Pkwy

ana Pkwy

Master's St

Morris Ave

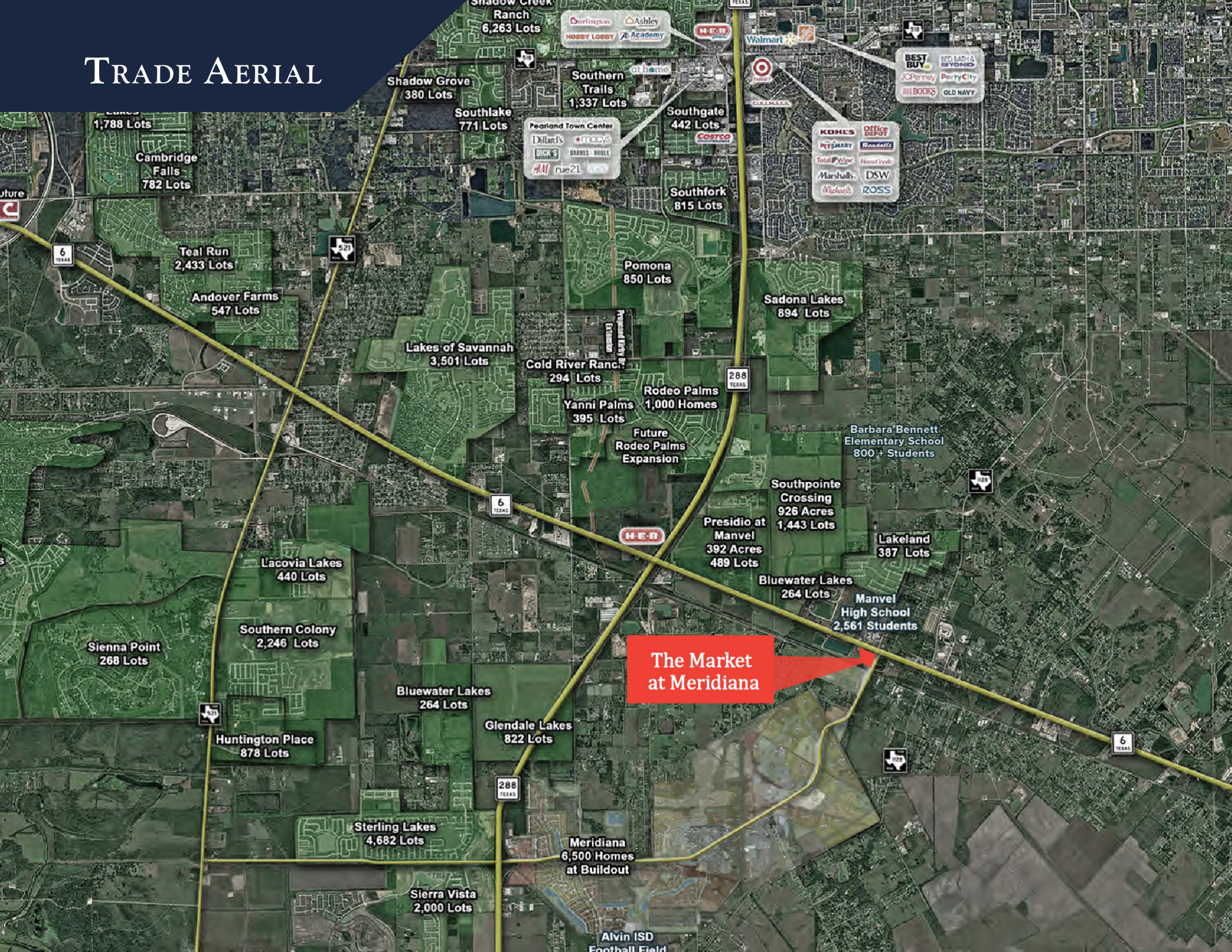
Meridiana Pkwy

6 TEXAS

Meridiana Pkwy

CAMERON

TRADE AERIAL



Shadow Creek Ranch
6,263 Lots

Hobby Lobby
Ashley
Academy

Walmart
Target

BEST BUY
RED BATH & BEVERAGES
JCPenney
Party City
BOOKS
OLD NAVY

KOHL'S
Office DEPOT
PETSMART
KARAOKE
Total Wine
HomeGoods
Marshalls
DSW
Michaels
ROSS

1,788 Lots

Cambridge Falls
782 Lots

Shadow Grove
380 Lots

Southlake
771 Lots

Southern Trails
1,337 Lots

Southgate
442 Lots

Pearland Town Center
Dillard's
macy's
DICK'S
DANNES HOME
rue21

Southfork
815 Lots

Teal Run
2,433 Lots

Andover Farms
547 Lots

Pomona
850 Lots

Sadona Lakes
894 Lots

Lakes of Savannah
3,501 Lots

Cold River Ranch
294 Lots

Rodeo Palms
1,000 Homes

Yanni Palms
395 Lots

Future Rodeo Palms Expansion

Barbara Bennett Elementary School
800+ Students

6 TEXAS

288 TEXAS

Southpointe Crossing
926 Acres
1,443 Lots

Presidio at Manvel
392 Acres
489 Lots

Lakeland
387 Lots

Bluewater Lakes
264 Lots

Manvel High School
2,561 Students

Sienna Point
268 Lots

Southern Colony
2,246 Lots

Bluewater Lakes
264 Lots

The Market at Meridiana

Glendale Lakes
822 Lots

Huntington Place
878 Lots

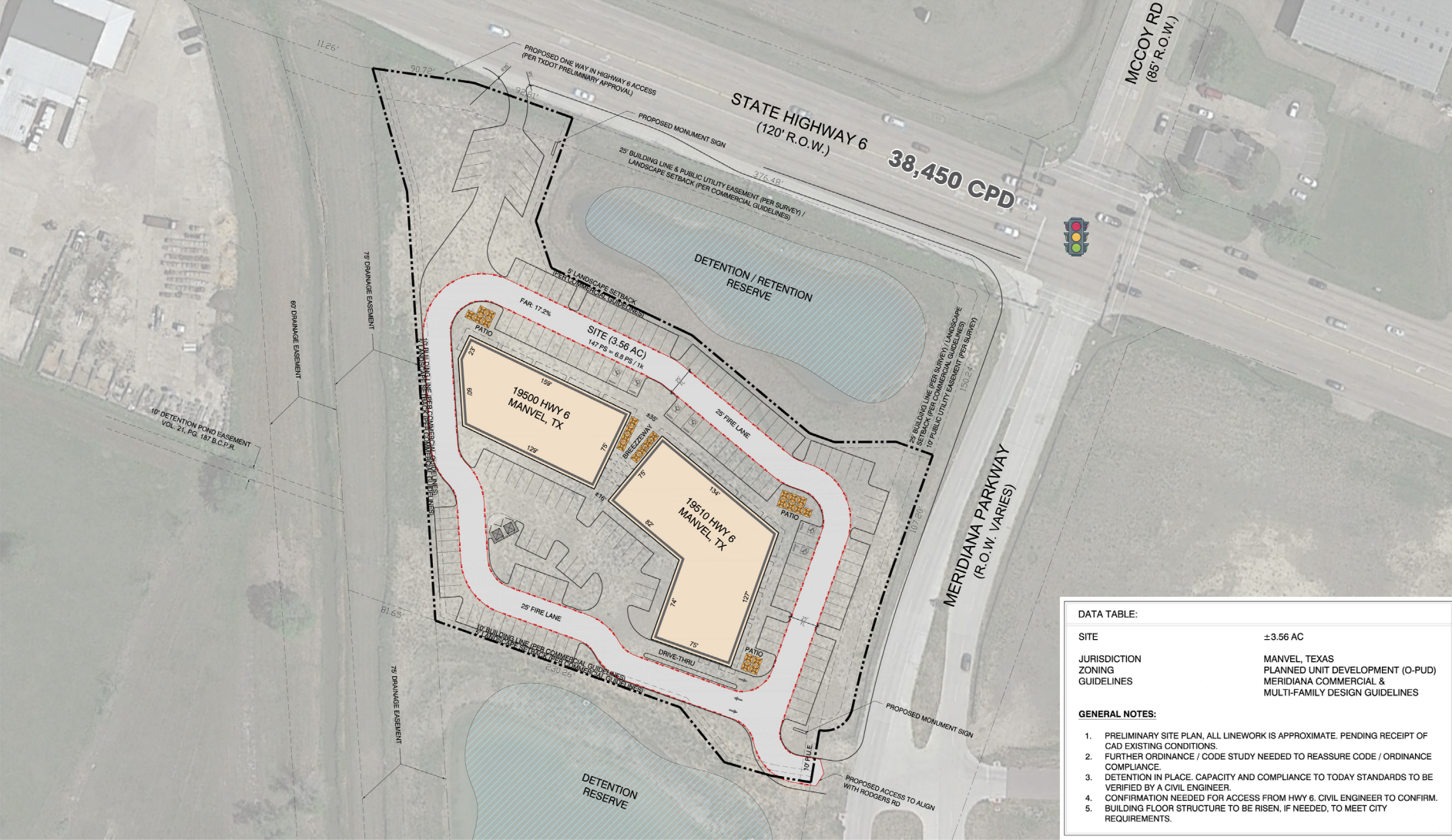
Sterling Lakes
4,682 Lots

Meridiana
6,500 Homes at Buildout

Sierra Vista
2,000 Lots

Alvin ISD Football Field

SITE PLAN

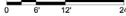


DATA TABLE:	
SITE	±3.56 AC
JURISDICTION	MANVEL, TEXAS
ZONING	PLANNED UNIT DEVELOPMENT (O-PUD)
GUIDELINES	MERIDIANA COMMERCIAL & MULTI-FAMILY DESIGN GUIDELINES
GENERAL NOTES:	
1. PRELIMINARY SITE PLAN, ALL LINework IS APPROXIMATE. PENDING RECEIPT OF CAD EXISTING CONDITIONS.	
2. FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE.	
3. DETENTION IN PLACE, CAPACITY AND COMPLIANCE TO TODAY STANDARDS TO BE VERIFIED BY A CIVIL ENGINEER.	
4. CONFIRMATION NEEDED FOR ACCESS FROM HWY 6. CIVIL ENGINEER TO CONFIRM.	
5. BUILDING FLOOR STRUCTURE TO BE RISEN, IF NEEDED, TO MEET CITY REQUIREMENTS.	

SITE PLAN - EXHIBIT



Scale: 3/32" = 1'-0"



COMMERCIAL DEVELOPMENT

September 18, 2024

HIGHWAY 6 @ MERIDIANA PKWY
MANVEL, TX
23035-01_Site_240918

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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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Charles Scoville	303620	713.782.9000
Designated Broker of Firm	License No.	Phone
Charles Scoville	303620	713.782.9000
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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For Leasing Opportunities Contact

Matt McKinnerney

Vice President – Leasing
mmckinnerney@read-king.com
713.980.4722

Lane Pleason

Vice President – Leasing
lpleason@read-king.com
713.980.4753

Collin Lester

Associate – Leasing
clester@read-king.com
713.980.4749



713.782.9000
read-king.com

1900 W LOOP SOUTH
SUITE 1250
HOUSTON, TX 77027