

# 19200 Highway 6, MANVEL, TX 77578

*Commercial land*



**JEREMY BRAN**  
Designated Broker of Firm

**STEVEN LUMBLEY**  
Sales Agent/Associate's Name





19200 HWY 6

MANVEL JUNIOR HIGH SCHOOL

MANVEL HIGH SCHOOL

State Farm

ALLEYTON  
Estate Realty

TWC  
EYE CARE

tropical CAFE  
A PAW ABOVE  
VETERINARY HOSPITAL

O'Reilly  
AUTO PARTS

Starbucks

The Burger Barn

Chick-fil-A

Twin Lakes  
THE ORIGINAL RESORT

Best Western  
PLUS

DOLLAR GENERAL  
FedEx Office

ERNE SMITH & SONS  
ROOFING COMPANY

Honore's

6 TEXAS

6 TEXAS

6 TEXAS



Pollard Blvd

Morris Ave

Morris Ave

McCoy Rd

McCoy Rd

# Table of Contents

Executive Summary	04
Property Summary	05
Site Plan	06
Demographics	07
Property Photos	08
Aerial Map	09
About Brokerage Services	11



*Marketed By:*

**JEREMY BRAN**  
Designated Broker of Firm

**STEVEN LUMBLEY**  
Sales Agent/Associate's Name



# EXECUTIVE SUMMARY

19200 Highway 6

*Bran Real Estate Services is pleased to present this prime 0.54-acre commercial parcel located at 19200 Morris Ave, Manvel, TX.*

Positioned along the highly trafficked Highway 6, this site offers unmatched visibility and accessibility, making it an ideal location for high-exposure developments. Zoned for Light Commercial use, the property is perfectly suited for a variety of businesses, including medical offices, restaurants, or professional services. Neighboring businesses, such as Best Western and O'Reilly Auto Parts, enhance the commercial appeal.

With Manvel's rapid growth and proximity to Houston, the area has become a key destination for developers and investors. The expanding infrastructure and increasing population create a strong foundation for future economic growth, ensuring that this site remains an asset for any commercial project. The convenient location offers easy commuting access to Houston, attracting both employees and customers alike.

This property is an excellent investment opportunity for businesses seeking to capitalize on Manvel's dynamic market and increasing commercial activity. Don't miss this chance to develop in one of Texas's most rapidly growing regions.





Shadow Creek High School

Silverlake Elementary School

CENTENNIAL PARK

INDEPENDENCE PARK

CLARENCE E. SASSER PARK

PEARLAND AREA DAD'S CLUB

Robert Turner High School

Pearland Regional Airport

Walmart SUBWAY sam's club CAVA  
 Burlington HOBBY LOBBY macy's verizon  
 BARNES & NOBLE MOD PIZZA SLIM CHICKENS HEB  
 Academy COSTCO at home DICK'S Dillard's  
 LONGHORN STEAKHOUSE FLOOR DECOR POPEYES JARVIS DYNAMIC FITNESS  
 ALLIEN MCDONALD'S STARBUCKS KFC WENDY'S WINGSTOWN CHICK-FIL-DEE

Walmart FIVE BEE'W OLD NAVY Marshalls  
 THE UPS STORE Randall's KOHL'S Michaels  
 HomeGoods JCPenney PETSMART ROSS Penner's  
 ULTA Total Wine DISCOUNT YARD FIVE GUYS DSW  
 WILLY WINDS BEST BUY POSTAL CVS REBELS Chick-fil-DEE  
 WINGSTOWN MCDONALD'S STARBUCKS KFC WENDY'S WINGSTOWN CHICK-FIL-DEE

19200 HWY 6

MOOSA CRICKET STADIUM

Pearland High School

RESORT COUNTY PARK

MANVEL TOWN-CENTER TRAIL RIDGE Dental Care  
 KeyMe HEB 7-ELEVEN  
 MCDONALD'S SUBWAY SMOOTHIE KING CHICK-FIL-DEE

Manvel High School

FIVE BEE'W SUBWAY HOBBY LOBBY verizon  
 jiffylube Mobile petco tj-maxx CVS  
 Academy ROSS LOWE'S IHOP SONIC HEB  
 CHEVY AUTO PARTS HARBOR FREIGHT planet fitness LA FITNESS Panera  
 ALDI STARBUCKS Kroger child's FIRST WATCH WELLS FARGO

N'SPIRED CONCIERGE  
 BUSINESS CONSULTING & DEVELOPMENT  
 EB

SUBWAY Exxon  
 Dunkin' Donuts Public Storage SONIX  
 KFC CHICK-FIL-DEE TACO BELL

AXH HOUSTON SOUTHWEST AIRPORT

DONNA'S LEGACY EVENT CENTE

STEINHAUSER DOLLAR GENERAL

EBS EXPRESS BUSINESS SERVICES, INC.

Iowa Colony High School

tropical CAFE FedEx TWOX EYE CARE  
 CHEVY AUTO PARTS WINGSTOWN CHICK-FIL-DEE DOLLAR GENERAL Home Depot  
 STARBUCKS MCDONALD'S THE RESTAURANT GROUP

Fairview Junior High School

Meridiana

6 TEXAS

288 TEXAS

288 TEXAS

6 TEXAS

35 TEXAS

35 TEXAS

6 TEXAS

35 TEXAS

Mooris Ave

Mooris Ave

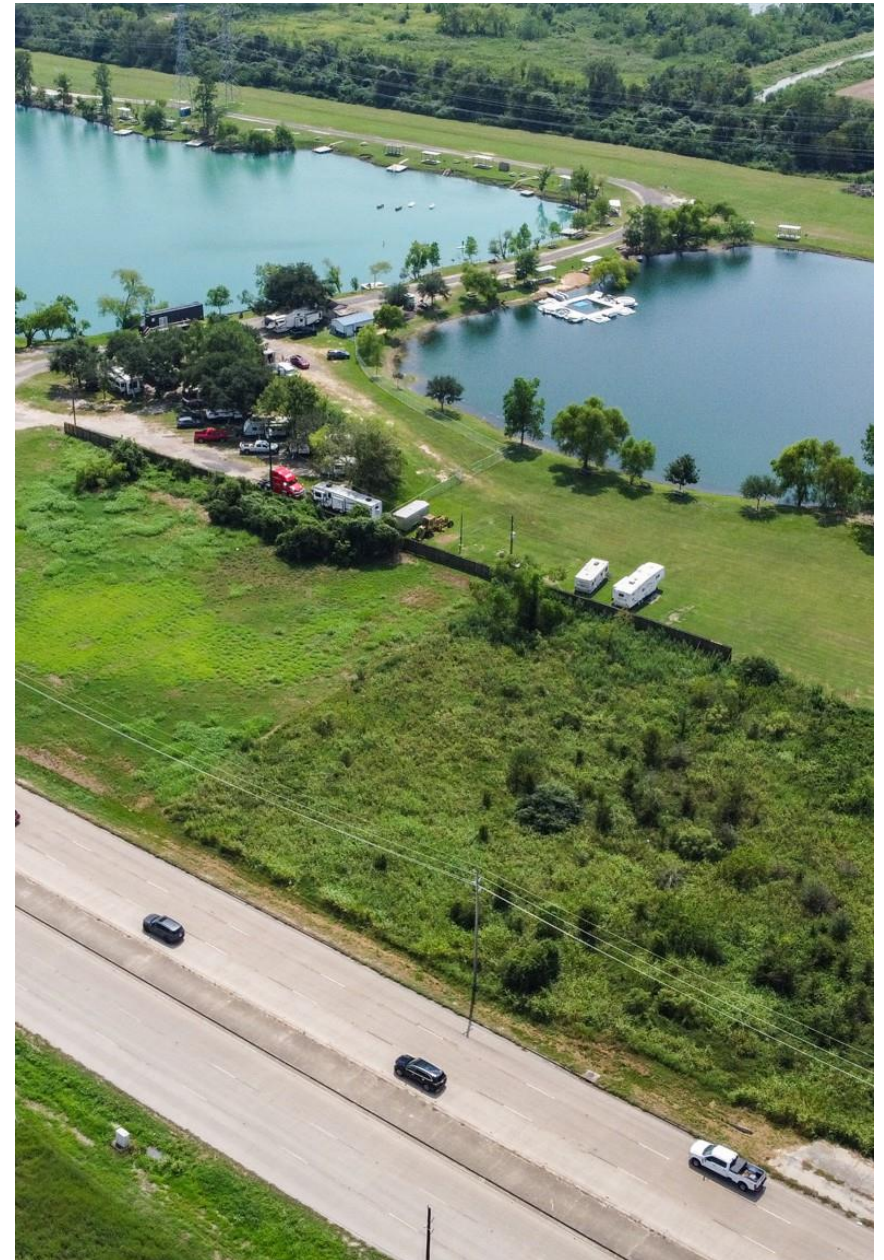
# PROPERTY SUMMARY

19200 Highway 6

Property Type	Commercial land
Location	19200 Highway 6, Manvel, TX 77578
Acreage	0.547 acres
Frontage	100 feet on Highway 6
Zoning	Light Commercial
Use	Suitable for commercial/industrial purposes
Visibility	High, due to highway frontage
Access	Easy access from Highway 6

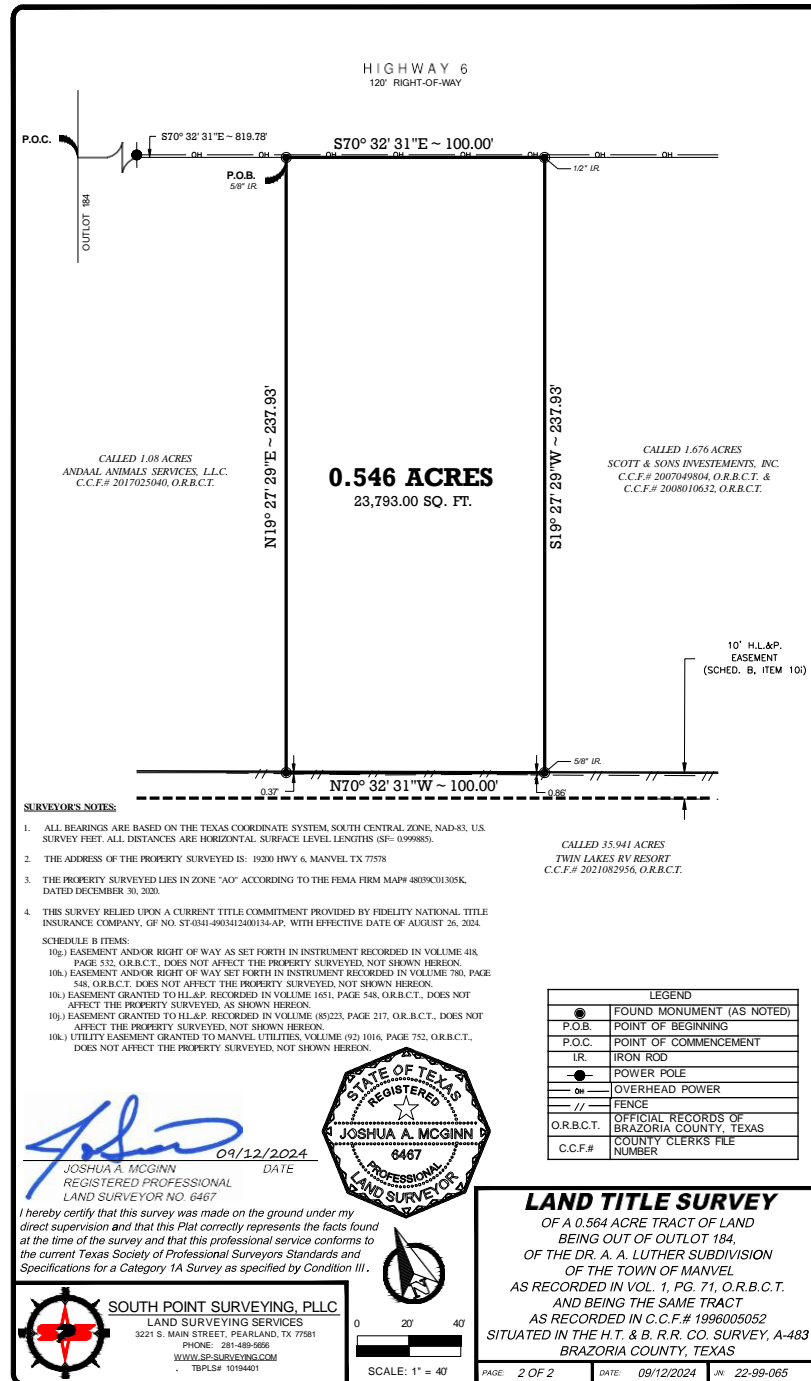
## PROPERTY HIGHLIGHTS

- High visibility with 100 feet of frontage on Highway 6
- Zoned for Light Commercial use
- Suitable for a variety of commercial and industrial applications
- Small 0.547-acre land parcel
- Ideal for businesses needing highway exposure
- Close proximity to growing residential and commercial areas in Manvel
- Potential for various commercial developments



# SURVEY

19200 Highway 6

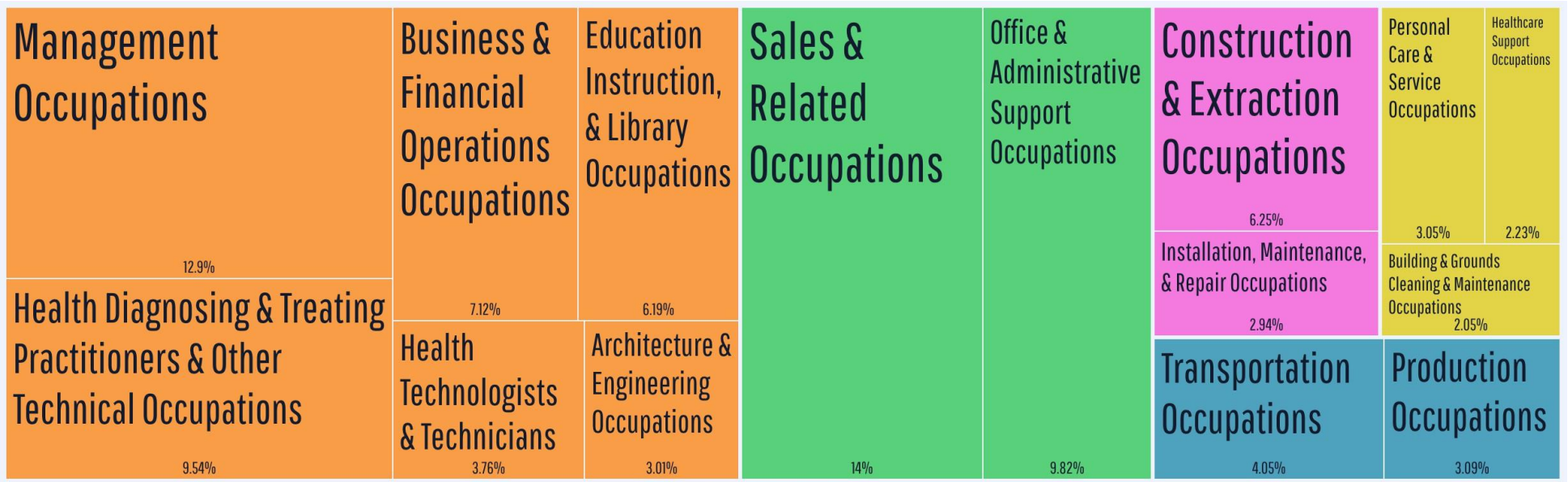


# DEMOGRAPHICS

19200 Highway 6

## ECONOMY

The economy of Manvel, TX employs 5.38k people. The largest industries in Manvel, TX are Health Care & Social Assistance (833 people), Educational Services (579 people), and Public Administration (524 people), and the highest paying industries are Utilities (\$101,214), Public Administration (\$94,126), and Wholesale Trade (\$93,631).



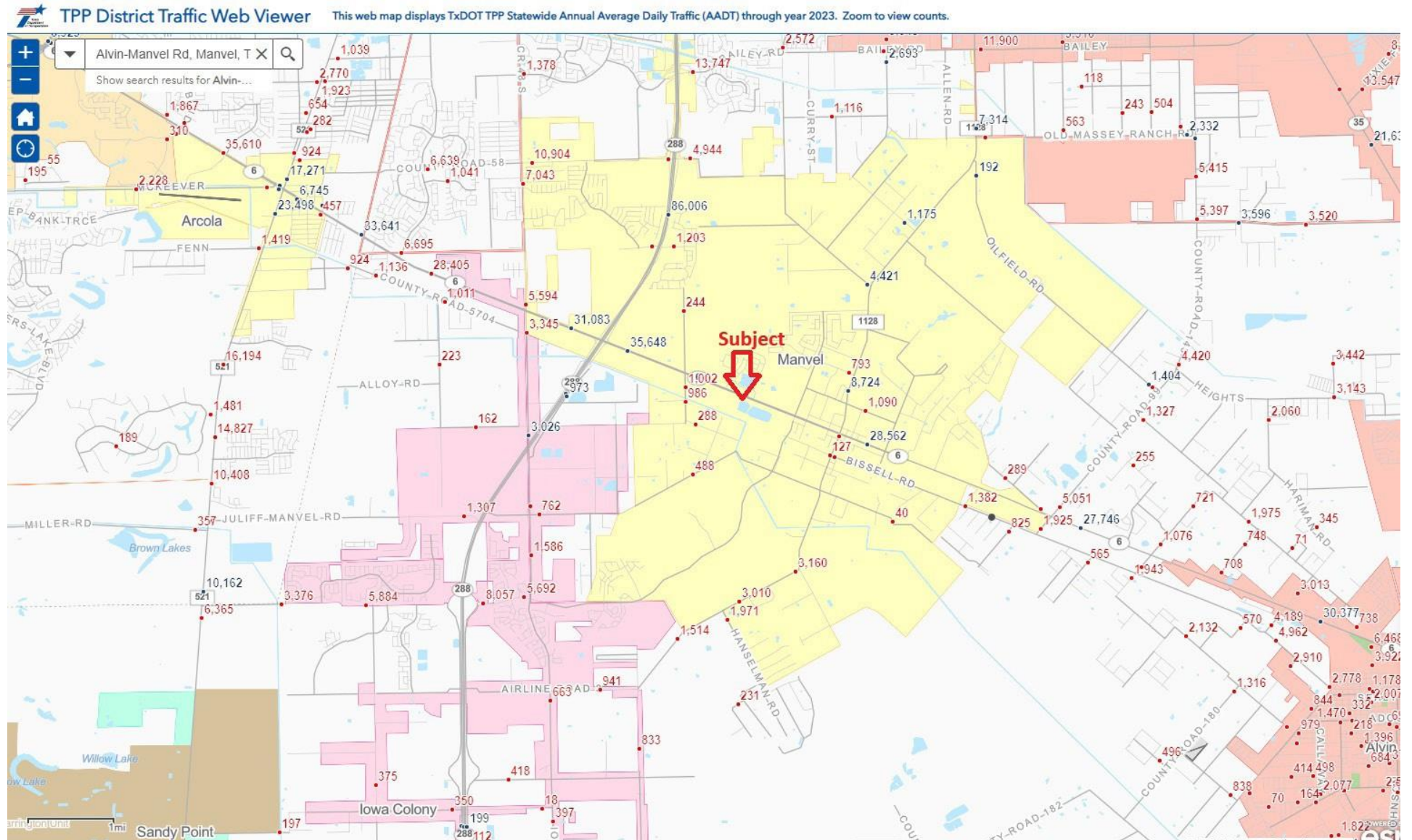
## OCCUPATIONS

From 2021 to 2022, employment in Manvel, TX grew at a rate of 2.05%, from 5.27k employees to 5.38k employees.

Daily Traffic Count near subject property HWY 35,648



# TRAFFIC COUNTS





## Information About Brokerage Services

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

### 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.

<u>Bran Real Estate Services</u>	<u>9008807</u>	<u>info@branrealestate.com</u>	<u>(832)910-9088</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jeremy Bran</u>	<u>646117</u>	<u>jeremy@branrealestate.com</u>	<u>(832)910-9088</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Jeremy Bran</u>	<u>646117</u>	<u>jeremy@branrealestate.com</u>	<u>(832)910-9088</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Steven Lumbley</u>	<u>807864</u>	<u>steven@branrealestate.com</u>	<u>(936)730-6920</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)