

±8.64 AC LAND FOR SALE



ALISON COMMERCIAL GROUP

By: KW Commercial
920 South Fry Road Katy, TX 77450

PRESENTED BY:

IMTIAZ ALI, CRE

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TX

KRISTINE DIOSANA

Customer Service Executive
info@alisoncre.com

LOCATION INFORMATION

Street Address:
00 COUNTY RD 48

City, State, Zip Code:
MANVEL TX 77578

County: BRAZORIA

Lot AC: ±8.64 AC

Parcel # 0291-0045-000

Price: CALL BROKER

PROPERTY HIGHLIGHTS

Strategically located on County Road 48

- Immediate access to SH 6 and SH 288, — 20 minutes from Downtown Houston.
- Located within 1.5 miles of Manvel Town Center, a major retail destination anchored by H-E-B, Lowe's, Ross, Burlington, Petco, Ulta, Marshall's, etc.
- Surrounded by fast-growing master-planned communities including Meridiana and Cold River Ranch

Strategic Value Summary

- Quality: Investor Advantage
- Location: Near SH 6 and SH 288—major commuter/industrial corridors
- Demographics: Emerging population base with high median income and growth forecast
- Market Access: Less than 2mi to new H-E-B anchored retail and schools
- Zoning Flexibility: Commercial/unrestricted zoning supports multiple asset types
- Regional Momentum: Active residential and commercial development zone including Meridiana and Cold River Ranch

Property Information

- Ideal for retail, office, multifamily, or mixed-use development
- High-income demographics with strong population growth forecast.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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DEMOGRAPHIC SUMMARY

00 County Rd Manvel TX

KEY FACTS

20,456

Population



8,546

Households

40.4

Median Age

\$38,290

Median Disposable Income

EDUCATION

11.2%

No High School Diploma



22.5%

High School Graduate



16.9%

Some College/ Associate's Degree



28.1%

Bachelor's/Grad/ Prof Degree

INCOME



\$55,650

Median Household Income



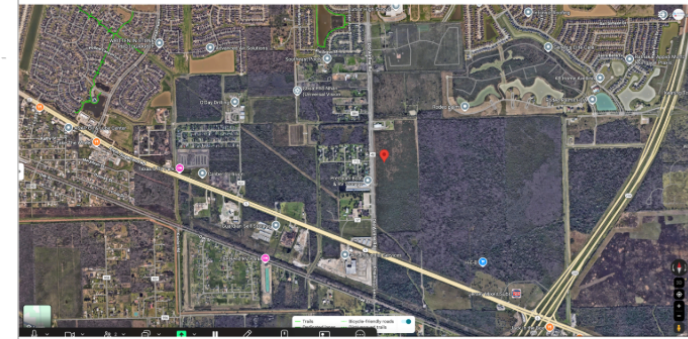
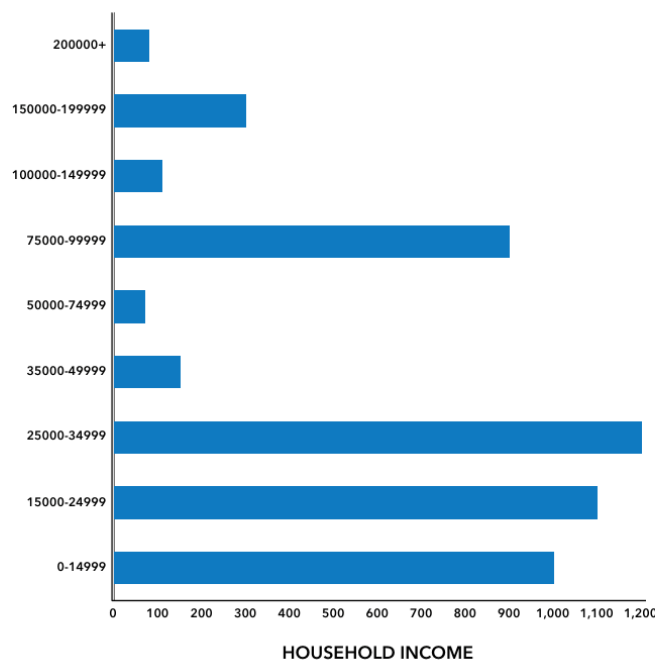
\$30,382

Per Capita Income

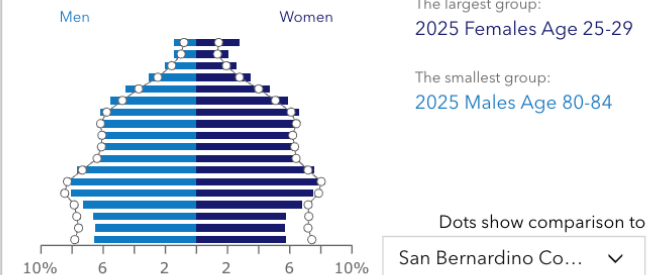


\$88,548

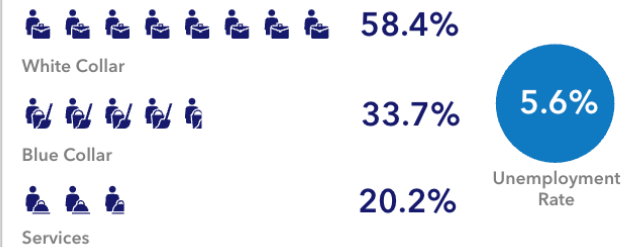
Median Net Worth



Age pyramid



EMPLOYMENT



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Alison Commercial Group, proudly affiliated with KW Commercial, is a full-service commercial real estate firm dedicated to providing strategic representation for landlords, tenants, buyers, and investors. We specialize across all major property types, including retail, industrial, land, and investment-grade NNN assets.

Founded and led by Imtiaz Ali, CRE, a seasoned broker with over 15 years of experience, our team offers deep market expertise and a client-focused approach. Imtiaz has successfully guided investors, developers, and commercial users through complex transactions, earning a reputation for integrity, results, and local insight. Our comprehensive services include sales, leasing, 1031 exchanges, sale-leasebacks, user and investor acquisitions, nonprofit consulting, and broker opinions of value. We deliver market-supported advisory to help clients make informed, timely decisions aligned with their goals.

At Alison, we are committed to disciplined, results-driven service rooted in integrity and local expertise. Backed by the national platform of KW Commercial, we combine Houston market knowledge with powerful resources to help our clients achieve lasting success in every phase of their real estate journey.



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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|--|--|----------------|-----------------------|-----------------------|
| Keller Williams Signature Realty | | 9004054 | klw17@kw.com | (281) 599-7600 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | | License No. | Email | Phone |
| Andrea St Jean | | 508095 | andstjean@kw.com | (281) 599-7600 |
| Designated Broker of Firm | | License No. | Email | Phone |
| Niky Barker | | 706537 | niky@kw.com | (281) 599-7600 |
| Licensed Supervisor of Sales Agent/ Associate | | License No. | Email | Phone |
| Intiaz Ali | | 0728721 | ialy@kwcommercial.com | (281) 599-7600 |
| 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

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