

FOR SALE

\$8.25 PSF

+/- 11.23 ACRES OF LAND

3842 COUNTY ROAD 58 MANVEL, TX 77511

of Savannah
3,400 Lots

Cold River
Ranch
+/- 200 Lots

Newport Lakes
Estates
+/- 210 Lots

Rodeo Palms
+/- 1,275 Lots

Ponoma
+/- 2,000 Lots

SITE



Sedon
Lake
+/- 900

Del Belle
Lakes
+/- 450 Lot

W. DOUGLASS LARSON
PRINCIPAL/ASSOCIATE BROKER
DOUG@TEXASCRES.COM
(713) 824-3799

CHRIS JOYCE
PRINCIPAL
CHRIS@TEXASCRES.COM
(936) 577-0836





PROPERTY HIGHLIGHTS



Location

3842 County Road 58
Manvel, TX 77511



Asking Price

\$8.25 PSF



Size

+/- 11.23 Acres

Contact:

W. DOUGLASS LARSON
PRINCIPAL/ASSOCIATE BROKER
DOUG@TEXASCRES.COM
(713) 824-3799

CHRIS JOYCE
PRINCIPAL
CHRIS@TEXASCRES.COM
(936) 577-0836

- Outstanding development opportunity in rapidly growing Manvel, TX. Three parcels totaling +/- 11.23 Acres.

- The property is located in a very dense residential and commercial area, with thousands of new residential lots coming soon in the immediate vicinity.

- The site is approximately 1 mile to the nearby Elementary School and just +/- 1.5 miles to the nearby Intermediate School.

- Brand new retail center and C-store adjacent to property.

- Located in 100-year floodplain, per FEMA.

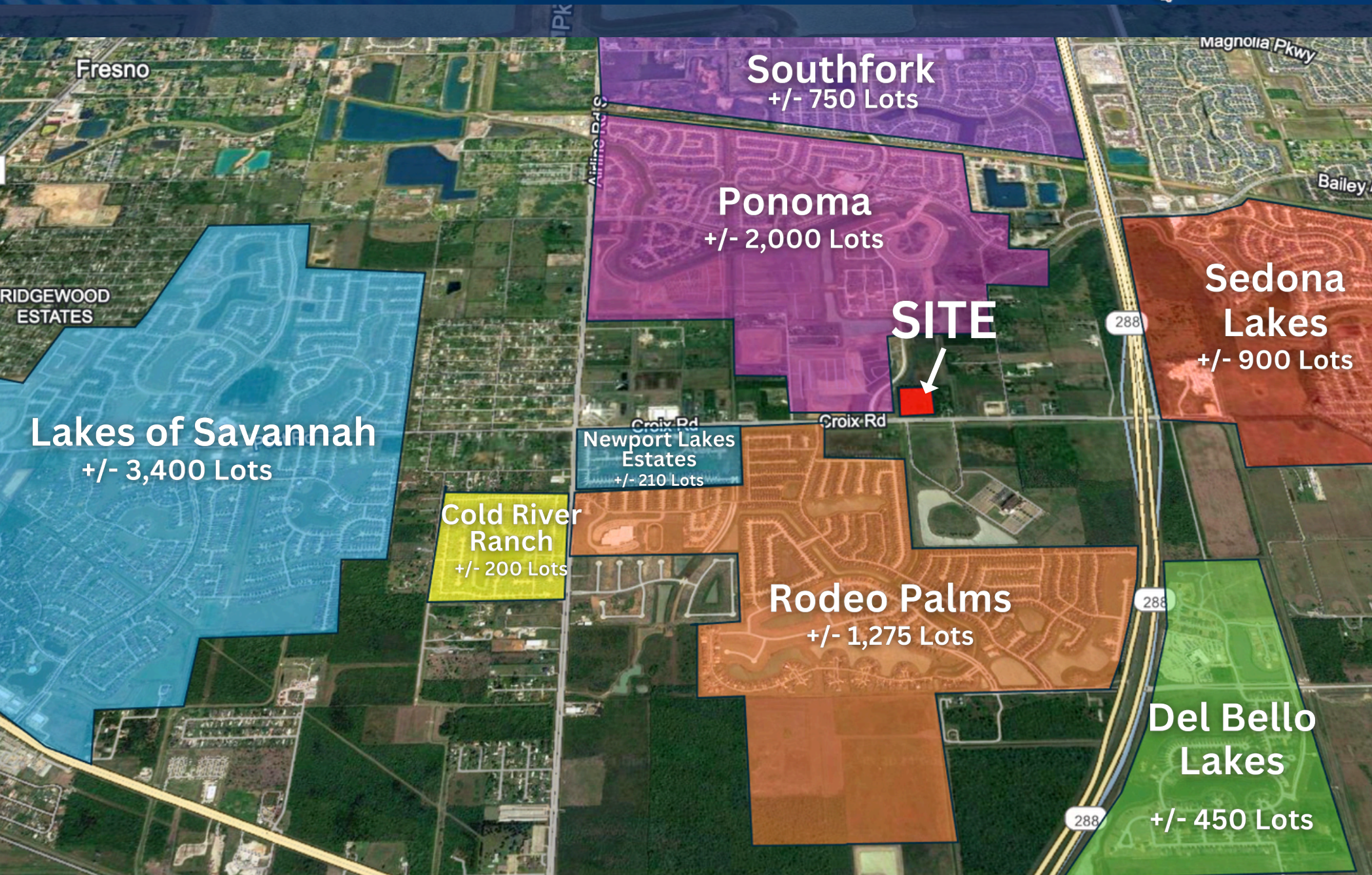
- Excellent visibility on County Road 58 and just +/- 0.60 miles to TX State Highway 288.

- Full demographic package available upon request.

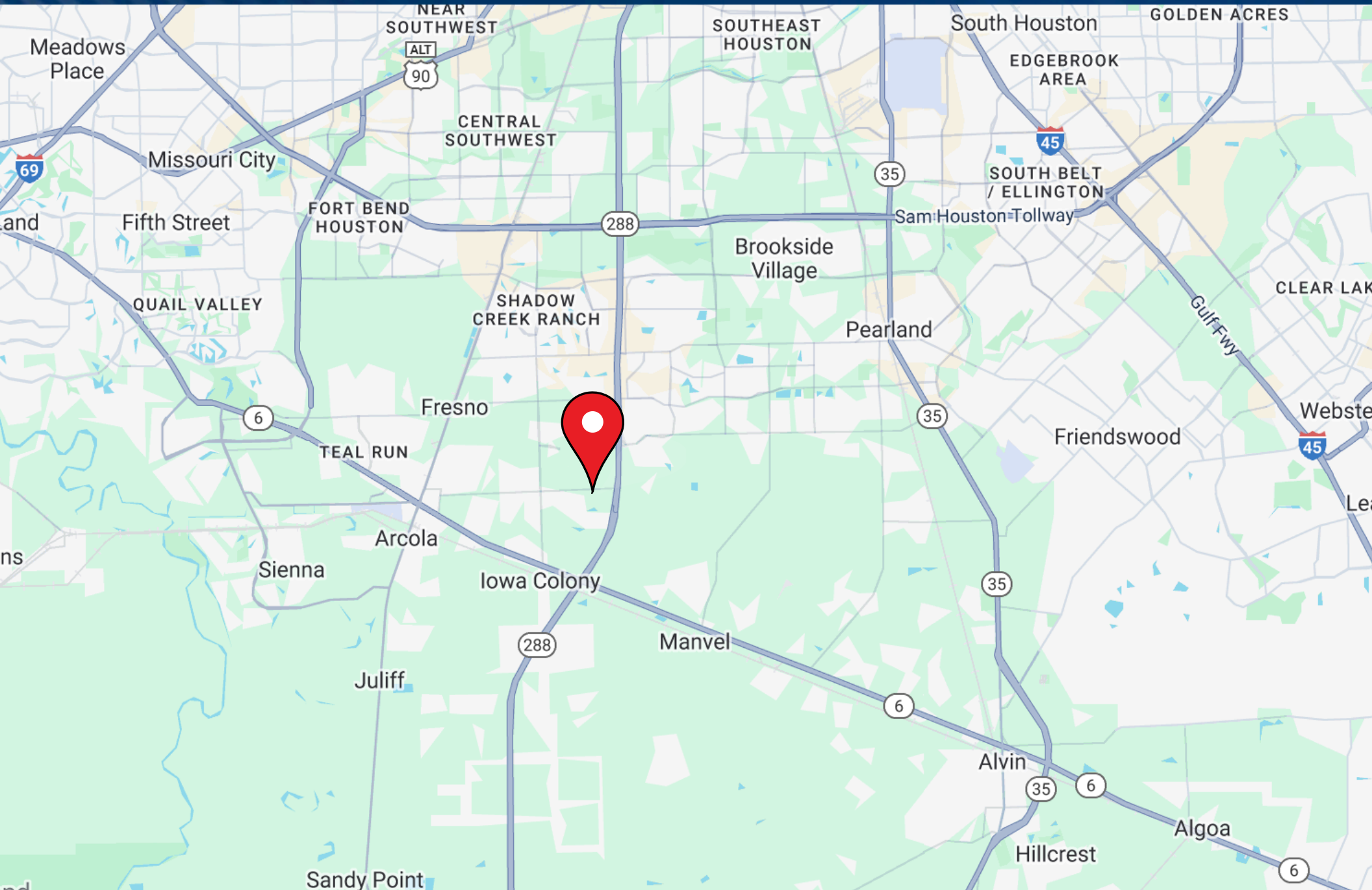




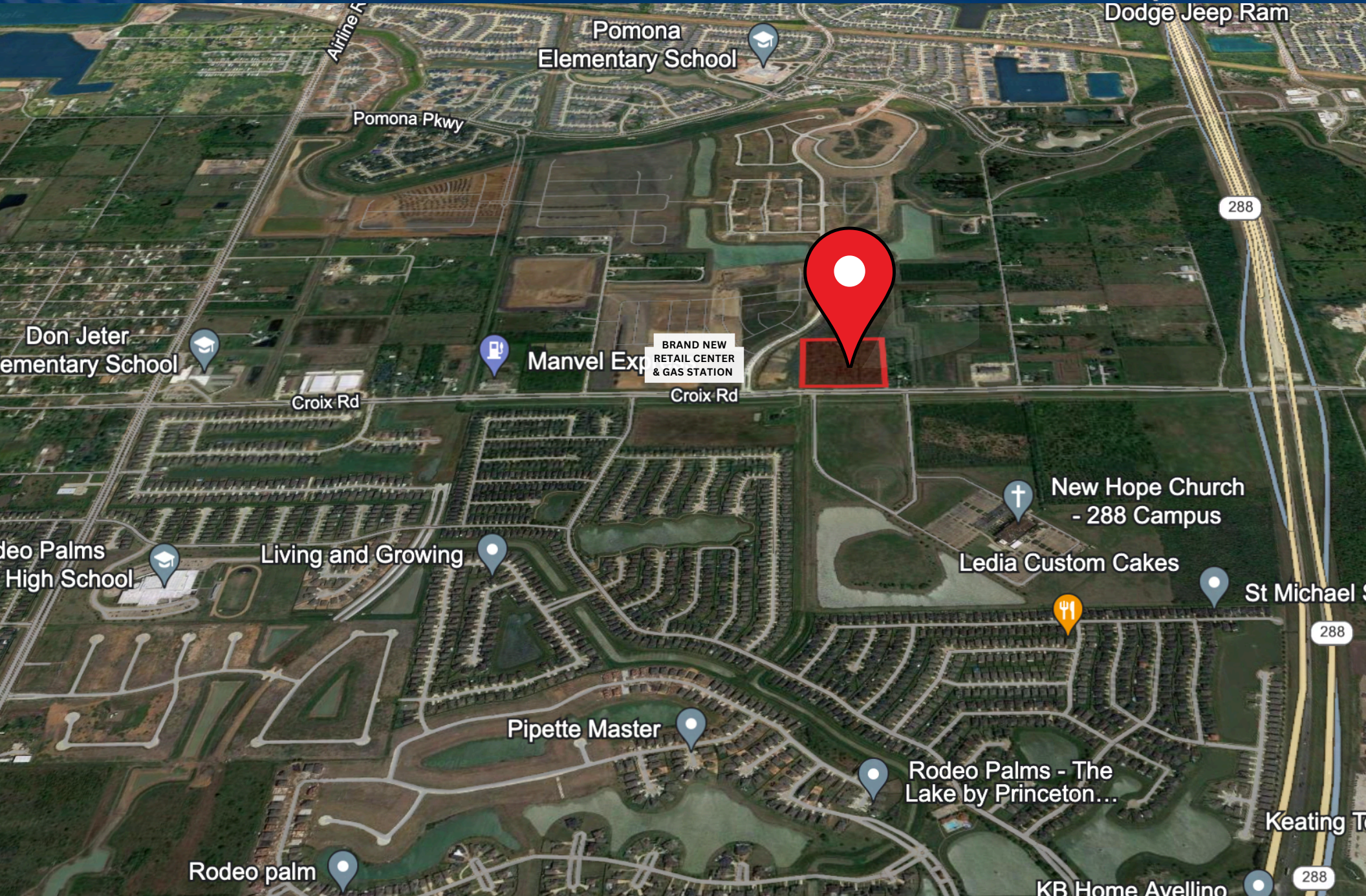
NEARBY SINGLE FAMILY COMMUNITIES



LOCATION MAP



MARKET AERIAL



Dodge Jop Ram

Pomona Elementary School

Pomona Pkwy

288

Don Jeter Elementary School

Manvel Exp
BRAND NEW RETAIL CENTER & GAS STATION
Croix Rd

Croix Rd

New Hope Church - 288 Campus

Rodeo Palms High School

Living and Growing

Ledia Custom Cakes

St Michael S

288

Pipette Master

Rodeo Palms - The Lake by Princeton...

Keating T

Rodeo palm

KB Home Avellino

288

DEMOGRAPHIC SUMMARY

77578, Manvel, Texas
Ring of 3 miles

KEY FACTS

58,225

Population



18,156

Households

35.4

Median Age

\$106,682

Median Disposable Income

EDUCATION

5.3%

No High School Diploma

15.5%

High School Graduate

24.9%

Some College/
Associate's Degree

54.3%

Bachelor's/Grad / Prof Degree

58,225

2023 Total Population (Esri)

INCOME



\$129,917

Median Household Income



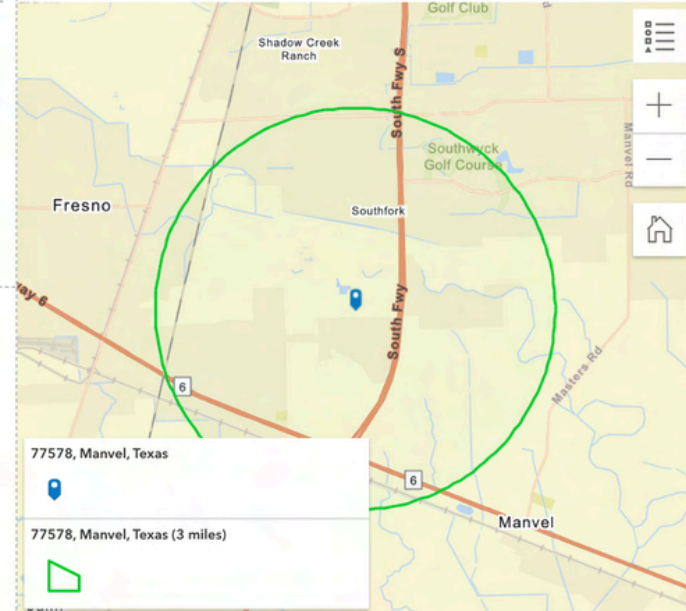
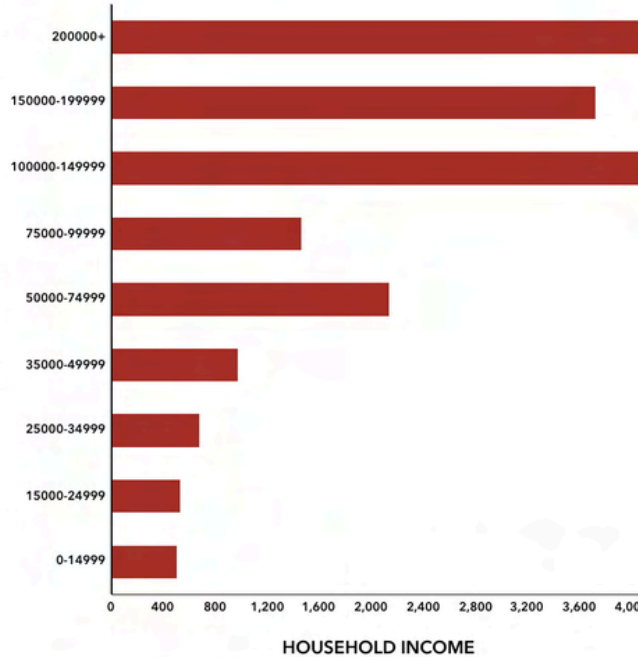
\$49,151

Per Capita Income



\$588,455

Median Net Worth



EMPLOYMENT

76.1%

White Collar

15.6%

Blue Collar

11.3%

Services

2.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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>Texas CRES, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004590</u> License No.	<u>joel@texasgres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Designated Broker of Firm	<u>465800</u> License No.	<u>joel@texasgres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Licensed Supervisor of Sales Agent/ Associate	<u>465800</u> License No.	<u>joel@texasgres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>William Douglass Larson</u> Sales Agent/Associate's Name	<u>227872</u> License No.	<u>doug@texasgres.com</u> Email	<u>(713) 824-3799</u> Phone



Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

W. DOUGLASS LARSON
PRINCIPAL/ASSOCIATE BROKER
DOUG@TEXASCRES.COM
(713) 824-3799

CHRIS JOYCE
PRINCIPAL
CHRIS@TEXASCRES.COM
(936) 577-0836

