



- Just down the Hwy corridor is major new Dabhi Group development (fuel stop, EV charging, hotel & suites, Indian restaurant, luxury offices, kids play zone)
- Potential credit for redevelopment-existing impervious area may reduce new detention requirements
- Strong visibility and traffic counts with immediate commercial expansion underway
- Valuable Hwy 6 frontage with flexible commercial potential
- Recently struck by a vehicle; sold as-is, creating a value-add or rebuild opportunity
- 1,546 SF structure for office conversion, residential rental, or future commercial use
- Utilities on site
- Easy access to Manvel, Pearland and regional connectors



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