

ANCHOR, JUNIOR ANCHOR, RETAIL AND PAD SITES AVAILABLE

NWC SH-288 & SH-6, MANVEL, TX 77578



weitzman®

FOR LEASING INFO

713.781.7111

James Namken - jnamken@weitzmangroup.com

Kyle Knight - kknight@weitzmangroup.com

Emily Guenther - eguenther@weitzmangroup.com



AVERAGE HOUSEHOLD INCOME

\$139,795

Average household income within 7-miles (2024, ESRI)

HOUSTON AREA JOBS

33%

of jobs in the Greater Houston area are Located within 20 miles of Manvel

POPULATION GROWTH

137.7%

in the past decade (2010-2020) (U.S. Census Bureau)

5-YEAR POPULATION GROWTH

16% within 3-mile radius

18% within 5-mile radius

Source: 2024, ESRI

VALUE OF CITY

City of Manvel projected value to double from 2021 to 2025.

Source: City of Manvel

HOUSING PERMITS

2022 YTD housing permits are up over 2021 as follows

12% in Manvel City Limits

18% in Manvel ETJ

2022 HOUSING PERMIT VALUE

\$328M

Source: City of Manvel

TRAFFIC COUNTS

Hwy 288

83,477 VPD

Hwy 6 South

38,247 VPD

Source: 2023, Inrix

MAJOR AREA EMPLOYERS (2024)



4,074 Employees



3,666 Employees



2,579 Employees



2,541 Employees



2,471 Employees



2,000 Employees



1,684 Employees



1,475 Employees



1,272 Employees



1,166 Employees



MANVEL TOWN CENTER | HWY 288 & SH-6, MANVEL, TX 77578

Current Tenants

1	H-E-B	107,972 sf
Retail A		
2	Great Clips	1,100 sf
3	Milano Nails	5,000 sf
4	Marble Slab	1,500 sf
5	AT&T	1,400 sf
Proposed Anchors		
6	Burlington*	25,017 sf
7	Ross*	22,217 sf
8	Five Below*	8,470 sf
9	Marshall's*	22,354 sf
10	Ulta*	10,000 sf
11	Petco*	12,504 sf
12	Lowe's*	113,860 sf
13	Target*	147,873 sf
Restaurant Space		
	Restaurant	5,850 sf
	Restaurant	5,850 sf
	Restaurant	6,300 sf
	Restaurant	5,227 sf

Retail B		
14	Chipotle	2,550 sf
15	Available	2,000 sf
16	Lala Garden*	2,350 sf
17	Jersey Mike's	1,400 sf
18	Aki Steak & Sushi	4,000sf
Retail C		
19	Verizon	2,400 sf
20	Available	2,000 sf
21	MH Go Health	2,600 sf
22	Dunkin**	3,500 sf
Retail C-1		
23	Smoothie King	1,200 sf
24	Ramen*	2,000 sf
25	Five Guys Burgers & Fries*	2,400 sf
Retail D		
26	Memorial Hermann	9,000 sf
27	Available	2,400 sf
28	Bath & Body Works*	4,000 sf

Retail E		
29	Available	3,150 sf
30	Waxing the City*	1,350 sf
31	Available	2,500 sf
32	Available	3,400 sf
Outparcels		
1A	Teal Ridge Dental Care	3,500 sf
1B	McDonald's	4,456 sf
2	Whataburger	3,745 sf
5	Chase Bank*	0.88 ac

Outparcels		
6	Available	0.94 ac
7	Available	1.61 ac
8	Available	0.98 ac
9	Available	1.13 ac
10	Available	0.98 ac
11	Available	1.61 ac
12	Available	1.24 ac
13	Available	1.24 ac
14	Available	1.30 ac

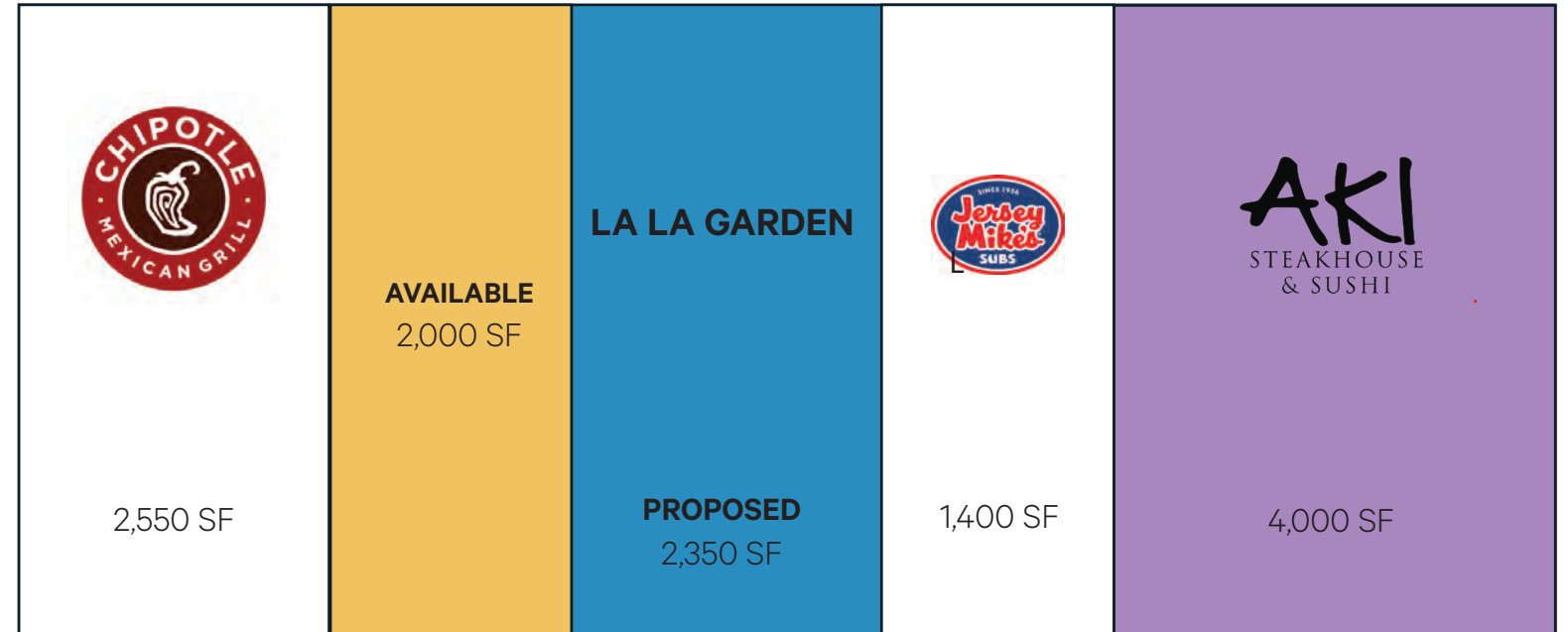


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BUILDING A - 9,000 SF



BUILDING B - 12,300 SF



- Available
- Executed
- LOI
- Open For Business

BUILDING C-1 - 5,600 SF

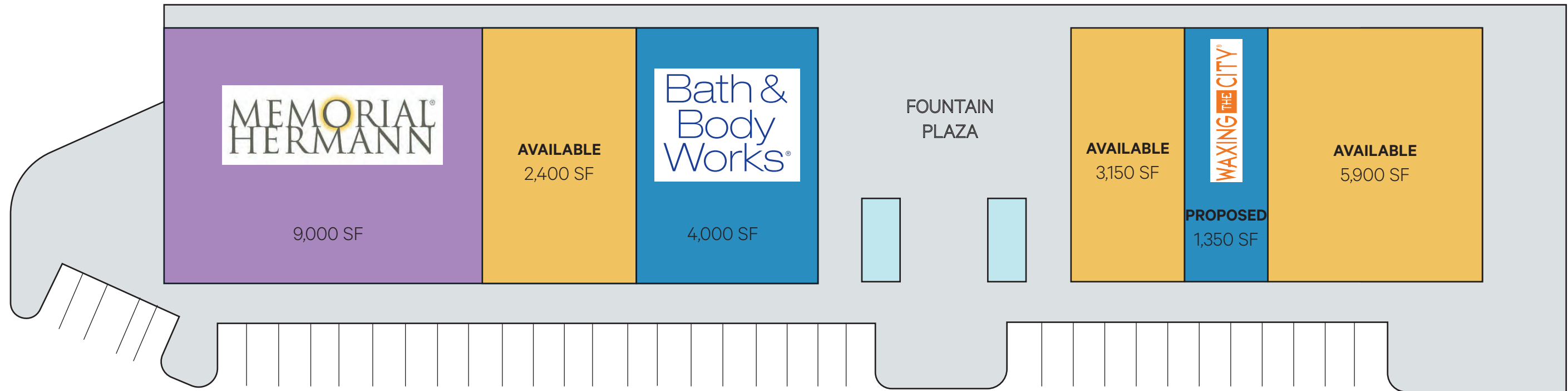
BUILDING C - 10,500 SF



- Available
- Executed
- LOI
- Open For Business

RETAIL D - 16,400 SF

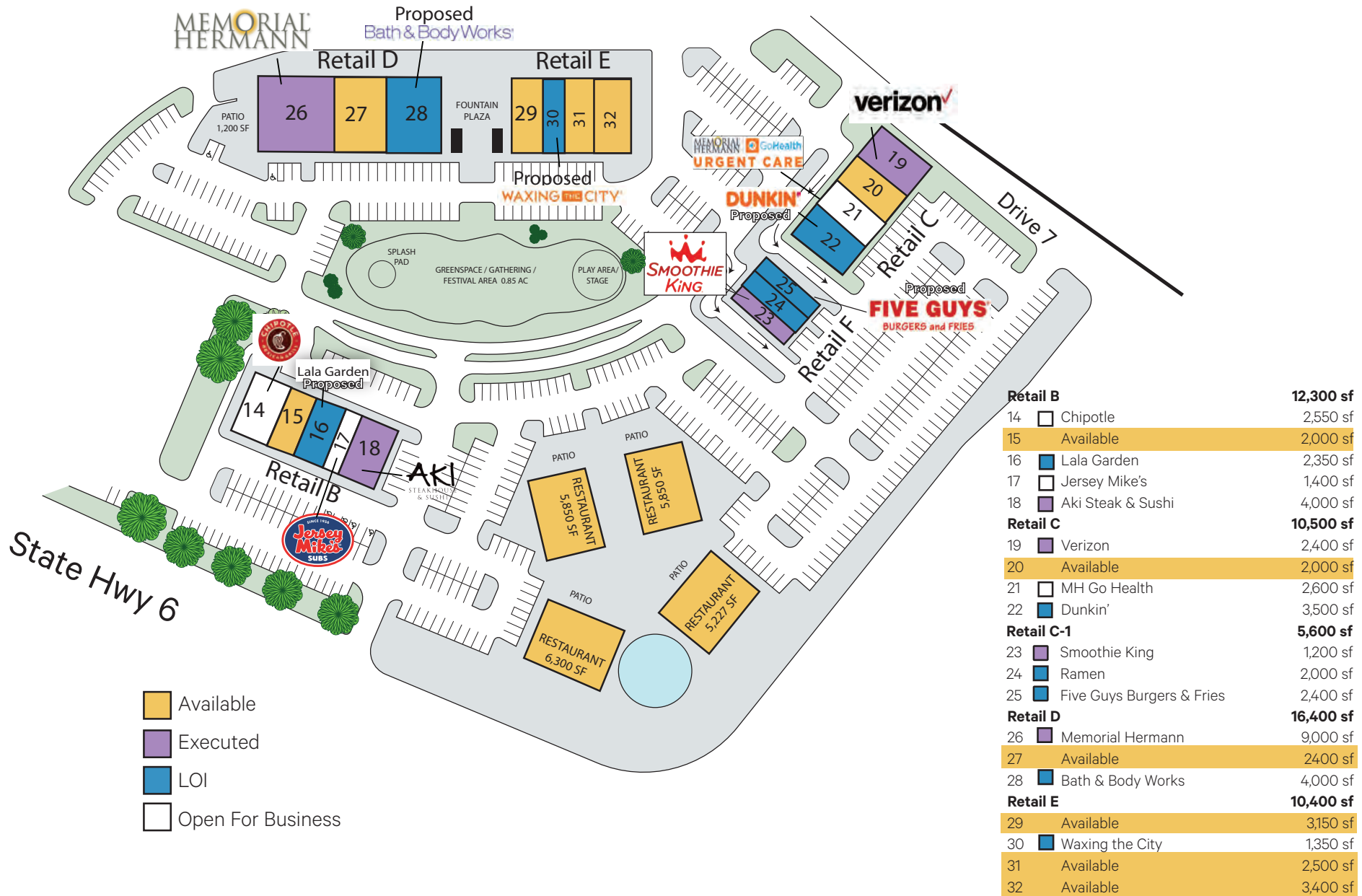
RETAIL E - 10,400 SF



- Available
- Executed
- LOI
- Open For Business

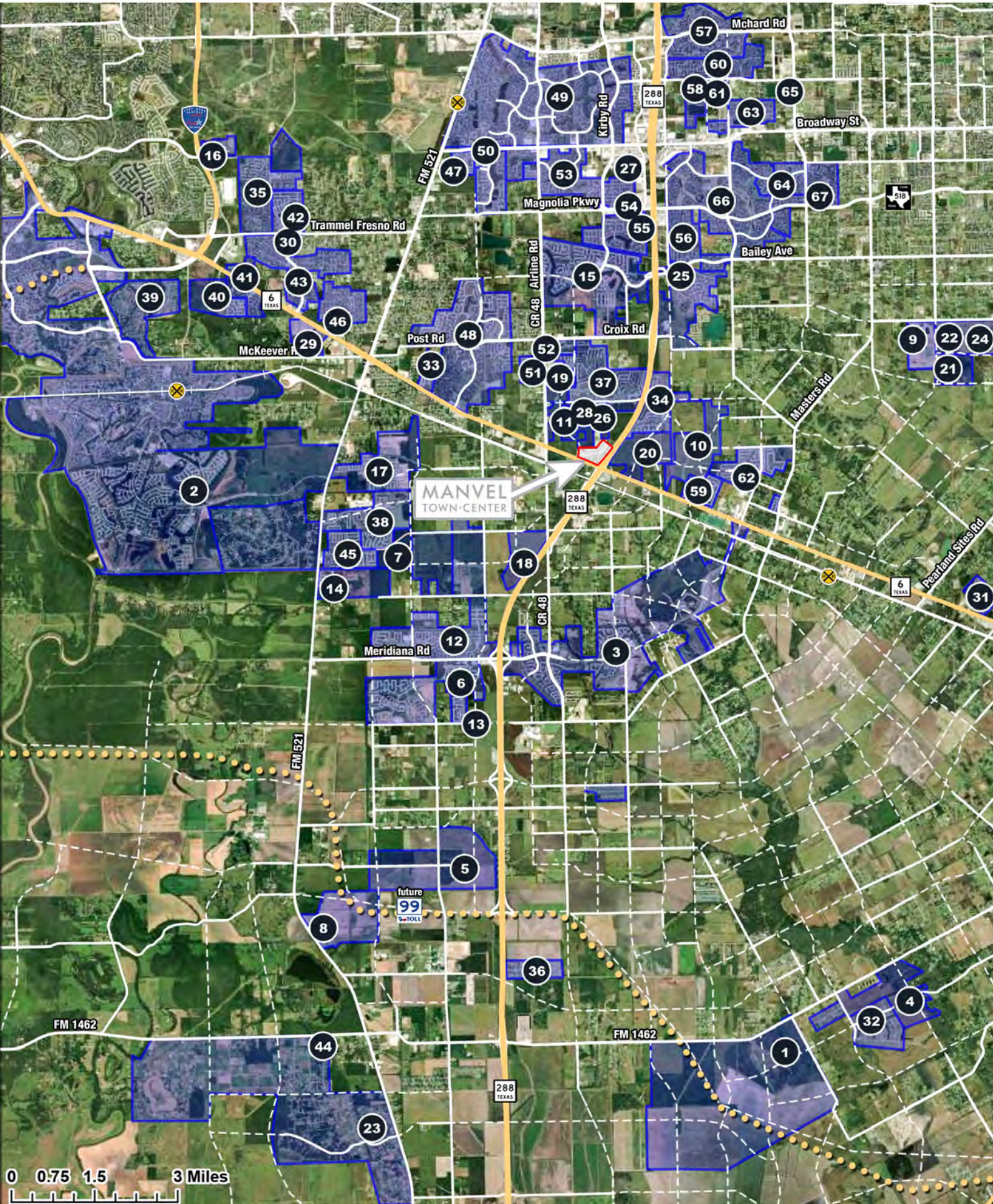
MANVEL TOWN CENTER

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MANVEL HOUSING ACTIVITY



ID	SELECTED COMMUNITIES	OCCUPIED HOMES	U/C	FUTURE LOTS	TOTAL UNITS
1	SE PROPERTIES LTD	-	-	8,750	8,750
2	SIENNA	11,772	295	4,779	16,819
3	MERIDIANA	2,624	259	3,176	6,059
4	WALTON 1445 ACRES	-	-	2,500	2,500
5	CREEKHAVEN	-	-	2,101	2,101
6	SIERRA VISTA	1,551	69	1,652	3,272
7	CALDWELL CROSSING/LAKES	-	-	1,603	1,603
8	MAPLE FARMS	-	-	1,515	1,515
9	MASSEY OAKS	128	15	983	1,126
10	VALENCIA	21	76	974	1,071
11	BEAZER	-	-	850	850
12	STERLING LAKES	1,864	120	779	2,763
13	ELLWOOD	-	-	657	657
14	HUNTINGTON PLACE	238	21	619	878
15	POMONA	1,591	156	511	2,258
16	OLYMPIA FALLS/FIELDS	157	43	468	668
17	GLENDALE LAKES	945	35	461	1,441
18	LACOVIA LAKES	-	-	440	440
19	MANVEL PALMS	-	-	362	362
20	THE PRESIDIO MANVEL	-	-	310	310
21	ORDENAUX	-	-	282	282
22	MAGNOLIA CRK	-	-	282	282
23	SUNCREEK ESTATES	330	2	271	603
24	McKEEVER TRACT	-	-	255	255
25	SEDONA LAKES	650	-	237	887
26	FOXTAIL PALMS	-	-	227	227
27	PEARLAND TOWN CENTER	-	-	142	142
28	AVELLINO	-	-	140	140
29	POST OAK POINTE	318	66	109	493
30	TEAL GARDENS	-	-	107	107
31	MARTHA'S VINEYARD	221	32	61	314
32	SAVANNAH PLANTATION	160	1	52	213
33	CHARLESTON HEIGHTS	301	59	44	404
34	DEL BELLO LAKES	403	3	42	448
35	WINFIELD LAKES	1,783	4	34	1,821
36	PALM CREST	93	4	34	131
37	RODEO PALMS	1,647	5	13	1,665
38	CALDWELL RANCH	1,225	150	4	1,379
39	SILVER RIDGE	270	-	-	270
40	SHIPMANS COVE	274	-	-	274
41	CREEKMONT	494	-	-	494
42	CAMBRIDGE FALLS	782	-	-	782
43	TEAL RUN	2,433	-	-	2,433
44	SUNCREEK RANCH	129	-	-	129
45	SOUTHERN COLONY	1,442	-	-	1,442
46	ANDOVER FARMS	547	-	-	547
47	SHADOW GROVE	380	-	-	380
48	LAKES OF SAVANNAH	3,381	-	-	3,381
49	SHADOW CREEK RANCH	6,263	-	-	6,263
50	SOUTHLAKE	771	-	-	771
51	COLD RIVER RANCH	294	-	-	294
52	NEWPORT LAKE ESTATES	187	-	-	187
53	SOUTHERN TRAILS	1,337	-	-	1,337
54	SOUTHGATE	442	-	-	442
55	SOUTHFORK	815	-	-	815
56	SILVERCREEK	747	-	-	747
57	COUNTRY PLACE	1,096	-	-	1,096
58	AUTUMN LAKES	413	-	-	413
59	BLUEWATER LAKES	329	-	-	329
60	SOUTHDOWN	1,509	-	-	1,509
61	SOUTH HAMPTON	180	-	-	180
62	LAKELAND	669	-	-	669
63	SUNRISE LAKES	708	-	-	708
64	VILLAGES OF EDGEWATER	426	-	-	426
65	CRYSTAL LAKE-P	137	-	-	137
66	SILVERLAKE	4,540	-	-	4,540
67	SOUTHWYCK	1,663	-	-	1,663

TOTALS 60,680 1,415 35,826 97,894

3Q24 DATA SOURCED FROM: Zonda



DEMOGRAPHICS	WITHIN 3 MILES	WITHIN 5 MILES	WITHIN 7 MILES	WITHIN 10 MILES
	27,060 POPULATION	102,260 POPULATION	201,951 POPULATION	405,128 POPULATION
	+30.59% 5 YR POPULATION GROWTH (2020 – 2024)	+32.59% 5 YR POPULATION GROWTH (2020 – 2024)	+17.49% 5 YR POPULATION GROWTH (2020 – 2024)	+10.92% 5 YR POPULATION GROWTH (2020 – 2024)
	8,396 HOUSEHOLDS	32,333 HOUSEHOLDS	66,028 HOUSEHOLDS	131,543 HOUSEHOLDS
	35.2 MEDIAN AGE	35.1 MEDIAN AGE	35.7 MEDIAN AGE	36.1 MEDIAN AGE
	\$107,866 MEDIAN HOUSEHOLD INCOME	\$108,508 MEDIAN HOUSEHOLD INCOME	\$108,295 MEDIAN HOUSEHOLD INCOME	\$99,733 MEDIAN HOUSEHOLD INCOME
	17,699 DAYTIME POPULATION	68,100 DAYTIME POPULATION	145,232 DAYTIME POPULATION	300,114 DAYTIME POPULATION

Source: Esri, 2024





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.



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 on 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 listening 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

477965

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Email

713-781-7111

Phone

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Email

713-980-5622

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Email

Phone

Emily Guenther

Sales Agent/Associate's Name

814559

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eguenther@weitzmangroup.com

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713-781-7111

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