

For Lease

Developed By
NASSAR GROUP LLC **NASSAR GROUP**

Drive-Thru Available



Huntington

Huntington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hpiproperties.com

Shops at Manvel

Highway 6 and Wilson Dr.,
Manvel, TX 77578

For Lease



Hunington

SHOPS AT MANVEL

Hwy 6 and Wilson Dr., Manvel, TX 77578



Property Information

Space For Lease	6,175 SF (Will Divide) 6,925 SF (Will Divide)
Rental Rate	\$30.00 PSF
NNN	\$9.00 PSF
Building Size	19,550 SF

Property Highlights

- Prime Retail Location in Growing Manvel Market.
- High Growth Area with Rapid Residential and Commercial Development.
- Strategically Located Near Major Thoroughfares and Future Developments.
- Brand new retail development offering modern design and infrastructure tailored to today's tenant needs.

Demographics

Population (2025)	2 mi. - 5,348 3 mi. - 11,340 5 mi. - 56,754
Projected Population (2030)	2 mi. - 6,489 3 mi. - 14,215 5 mi. - 70,096
Average Household Income	2 mi. - \$140,161 3 mi. - \$144,085 5 mi. - \$151,153
Traffic Counts	Hwy 6: 36,246 VPD

Tooba Patoli
Senior Associate | Leasing
tooba@hpiproperties.com

Abdul Sabha
Vice President | Leasing
abdul@hpiproperties.com

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800 • Houston, Texas 77046 • 713-623-6944
hpiproperties.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

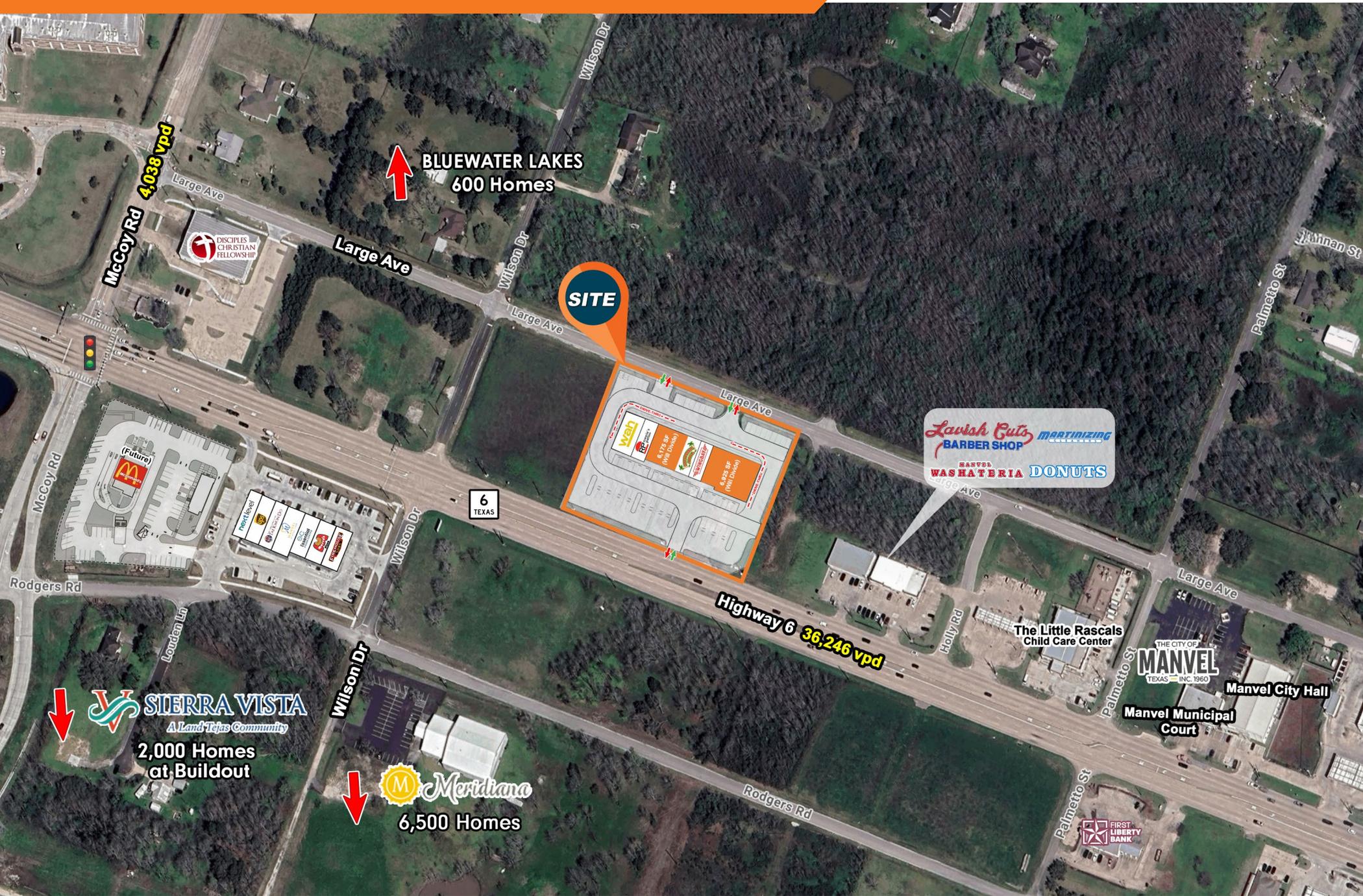
For Lease



Hunington

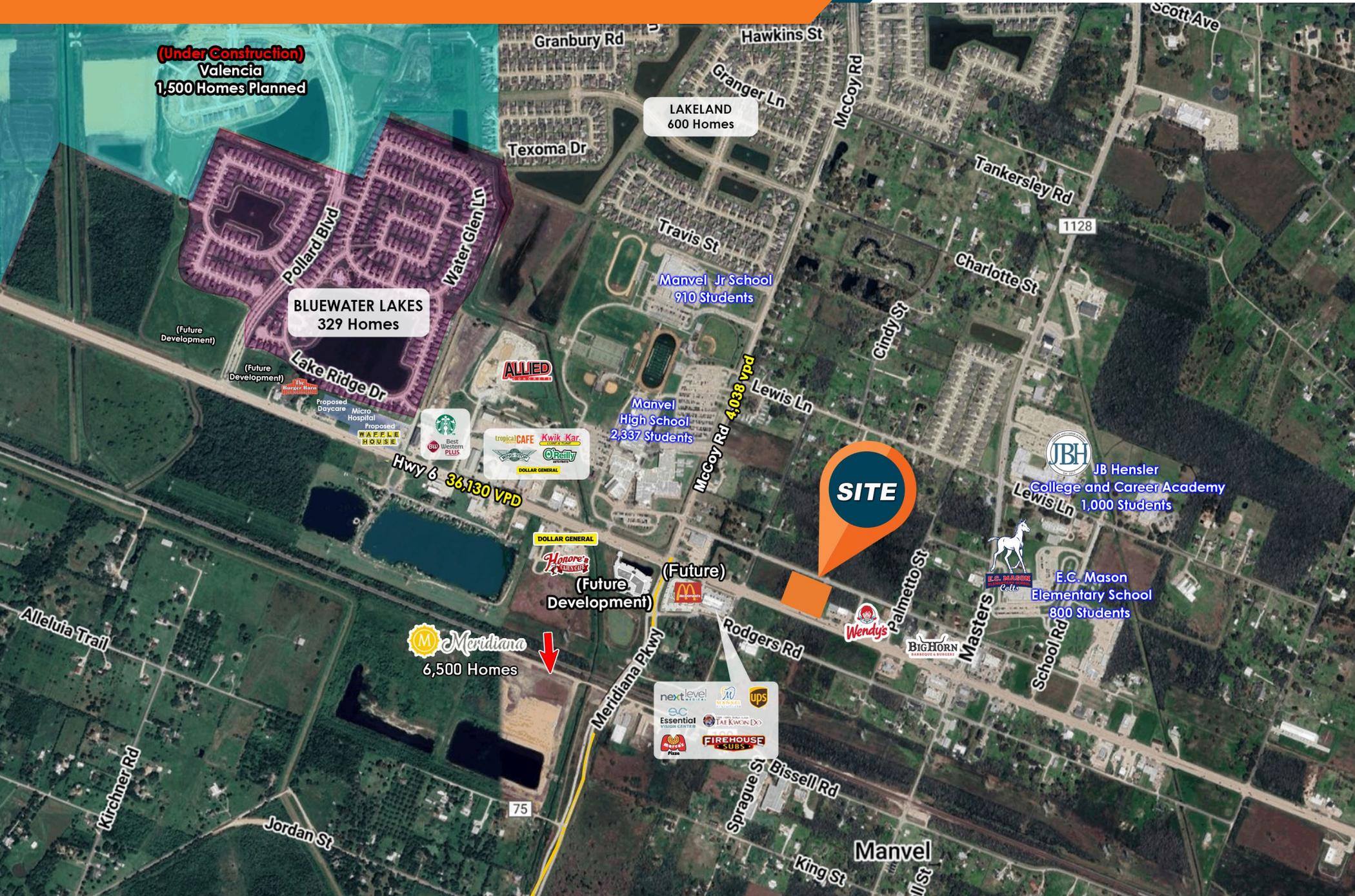


For Lease



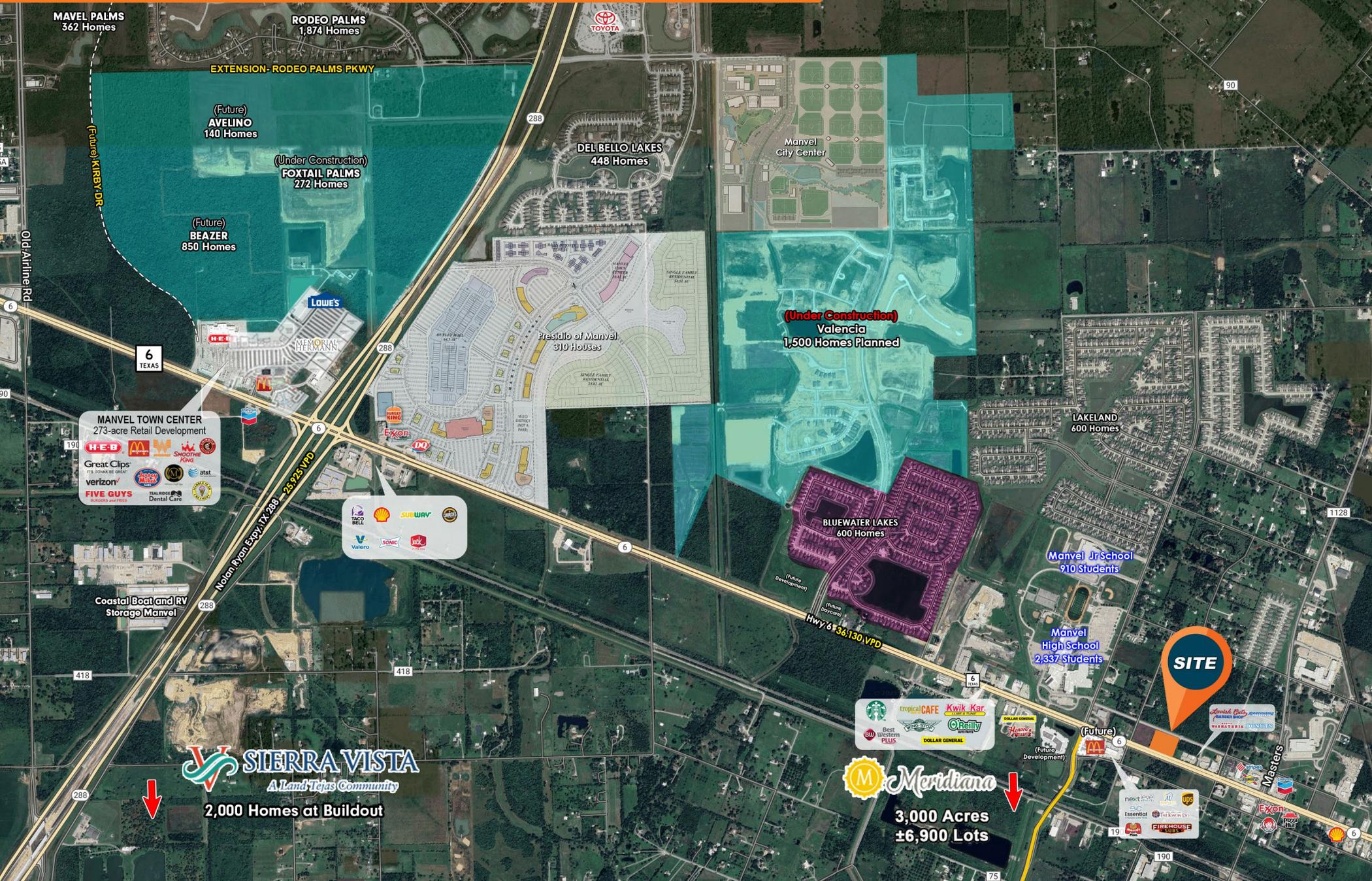
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

For Lease



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

For Lease



MANVEL TOWN CENTER
273-acre Retail Development

- H-E-B
- McDonald's
- Wendy's
- Smoothie King
- Great Clips
- Verizon
- Five Guys
- Teal Ridge
- Dental Care

- Shell
- Subway
- Exxon
- Valero
- SONIX
- Jack

SIERRA VISTA
A Land Texas Community
2,000 Homes at Buildout

Meridiano
3,000 Acres
±6,900 Lots

SITE

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunnington Properties or by any agent, independent associate, subsidiary or employee of Hunnington Properties This information is subject to change.

For Lease



Hunington

