

FOR LEASE



Located within
Meridiana Master
Planned Community

Drive-Thru
Endcap
Available
1,500 SF

DRIVE-THRU

LAST SPACE
AVAILABLE

MERIDIANA VILLAGE

5115 MERIDIANA PARKWAY | MANVEL, TEXAS 77578

Stephen J. Pheigaru
Managing Partner
stephen@palodurocp.com

Ashley Strickland
Partner | Brokerage
ashley@palodurocp.com

Ben DiCecco
Associate | Brokerage
ben@palodurocp.com

Palo Duro Commercial Partners
950 Echo Lane, Suite 330, Houston, TX 77024
O: (281) 995-2200 | palodurocp.com



The information contained herein was obtained from sources believed reliable; however, Agent/Broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



MERIDIANA VILLAGE
Manvel, Texas



MERIDIANA VILLAGE

5115 MERIDIANA PARKWAY | MANVEL, TEXAS 77578

FOR LEASE

AVAILABLE

1,500 SF Drive-Thru End Cap

NNN

\$11.00 PSF

LEASE RATE

\$36.00 PSF

PROPERTY HIGHLIGHTS

- New Class A retail center in the heart of the Meridiana master planned community
- Monument Signage Available
- Adjacent to New Caffey Junior High with 732 students
- Cross Access with the new Village Recreation Center - Adventure Cove
- Meridiana is conveniently located 10 minutes from Pearland Town Center, 15 minutes from Sugar Land, 20 minutes from Houston Hobby Airport, 25 minutes from Texas Medical Center, and 30 minutes from Downtown Houston

TRAFFIC COUNTS

8,359 VPD ON MERIDIANA PKWY @ SH-288
35,648 VPD ON HWY 6 | 47,376 VPD ON SH 288
TXDOT 2023)

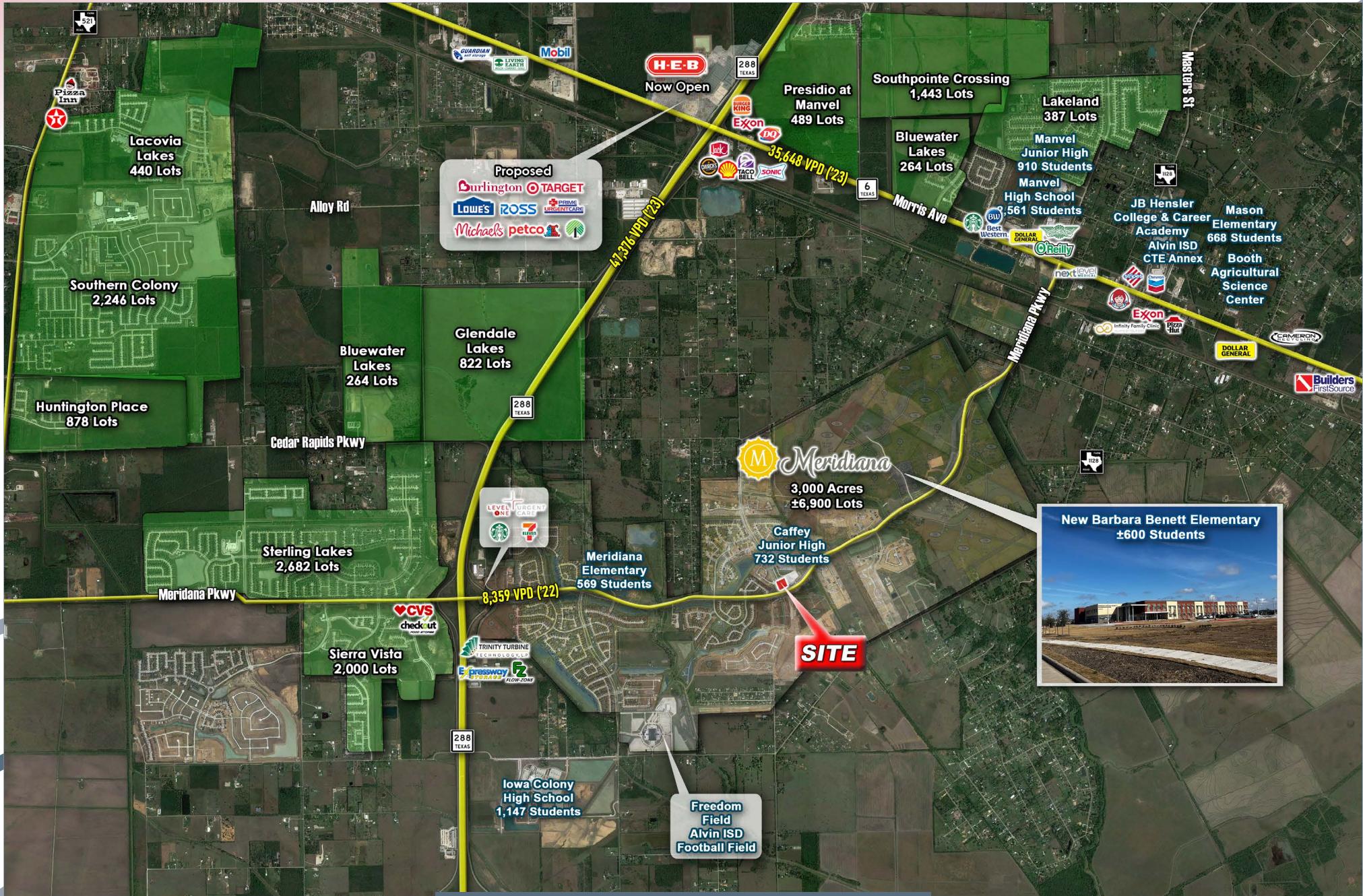
AREA RETAILERS



DEMOGRAPHICS

	2024 POPULATION	2029 PROJ. POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME
3 MILE	14,458	19,566	9,876	\$147,055
5 MILE	50,806	66,650	33,645	\$121,944
7 MILE	101,606	121,257	63,474	\$131,379

The information contained herein was obtained from sources believed reliable; however, Agent/Broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



MARKET AERIAL

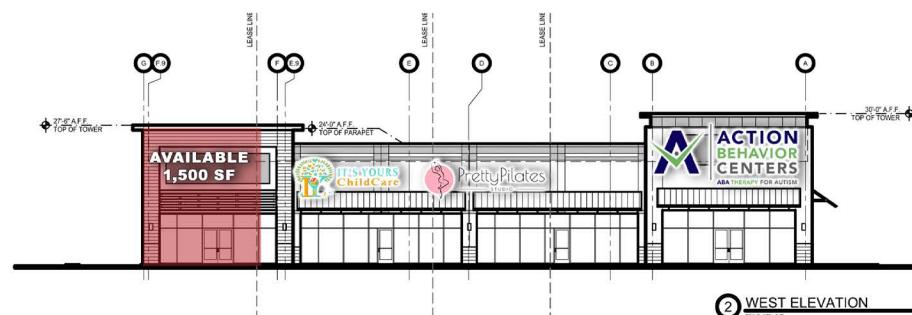
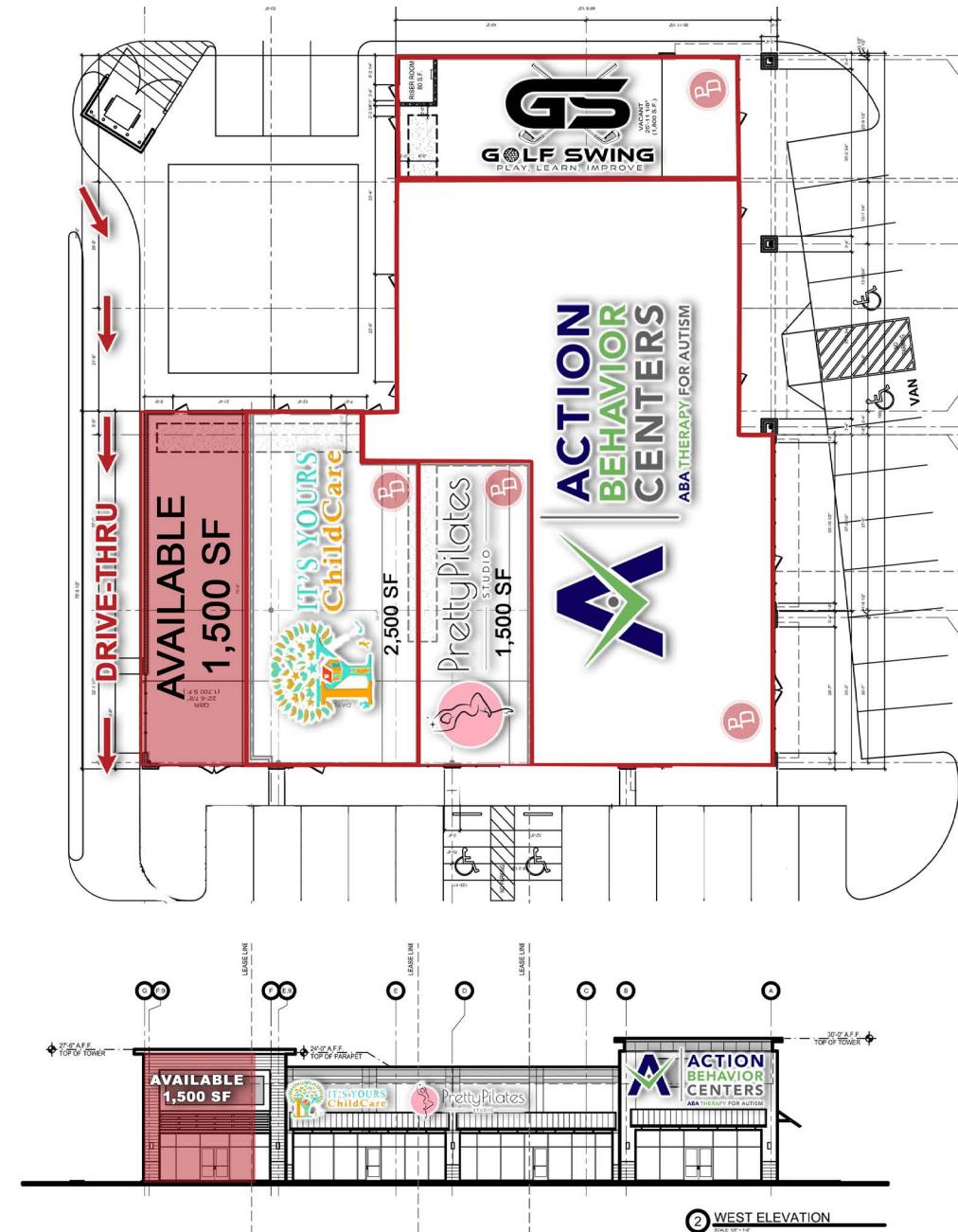
MERIDIANA VILLAGE - FOR LEASE



SITE PLAN AERIAL

MERIDIANA VILLAGE - FOR LEASE

The information contained herein was obtained from sources believed reliable; however, Agent/Broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



LOD

MERIDIANA VILLAGE - FOR LEASE

The information contained herein was obtained from sources believed reliable; however, Agent/Broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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.



2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

950 Maverick Partners, LLC d/b/a Palo Duro Commercial Partners

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Jeffrey Stephen Hayes

Designated Broker of Firm

Stephen Pheigaru

Licensed Supervisor of Sales Agent/Associate

Ashley Strickland

Sales Agent/Associate's Name

9012690

License No.

491387

License No.

610516

License No.

614649

License No.

281-995-2200

Phone

281-995-2200

Phone

281-995-2200

Phone

281-995-2200

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1