

FOR SALE

7.5 ACRES

SOUTHWEST CORNER OF HWY 6 AND SH 288, MANVEL, TX 77578



BROKER CONTACT

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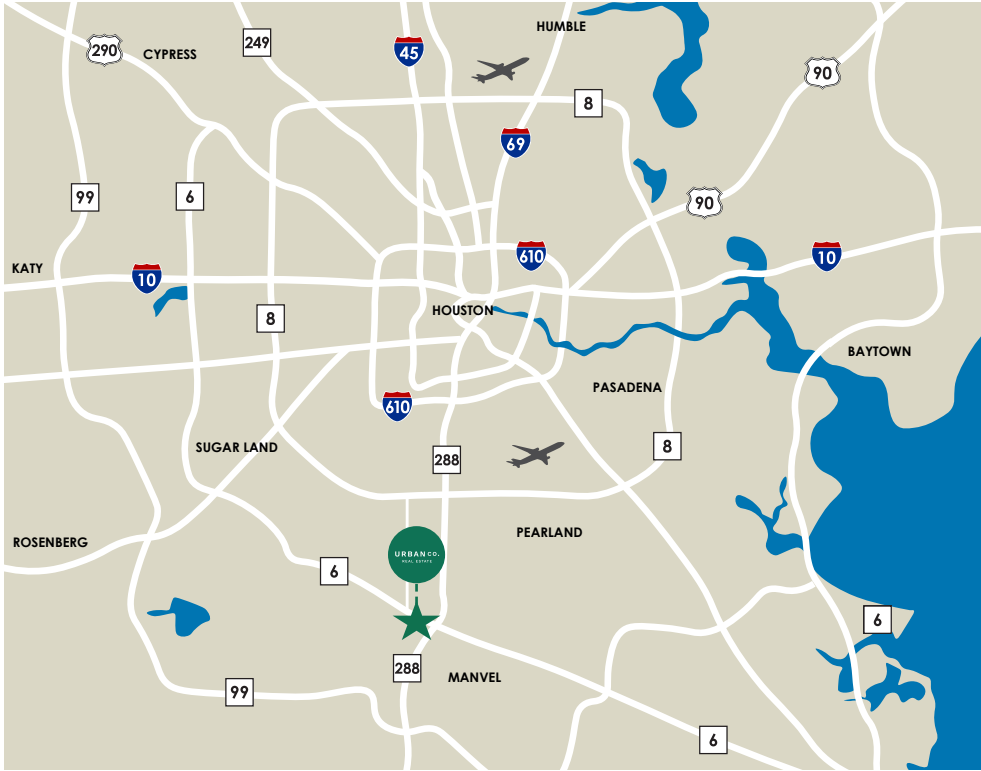
THE PROPERTY



SITE

6
TEXAS

288
TEXAS



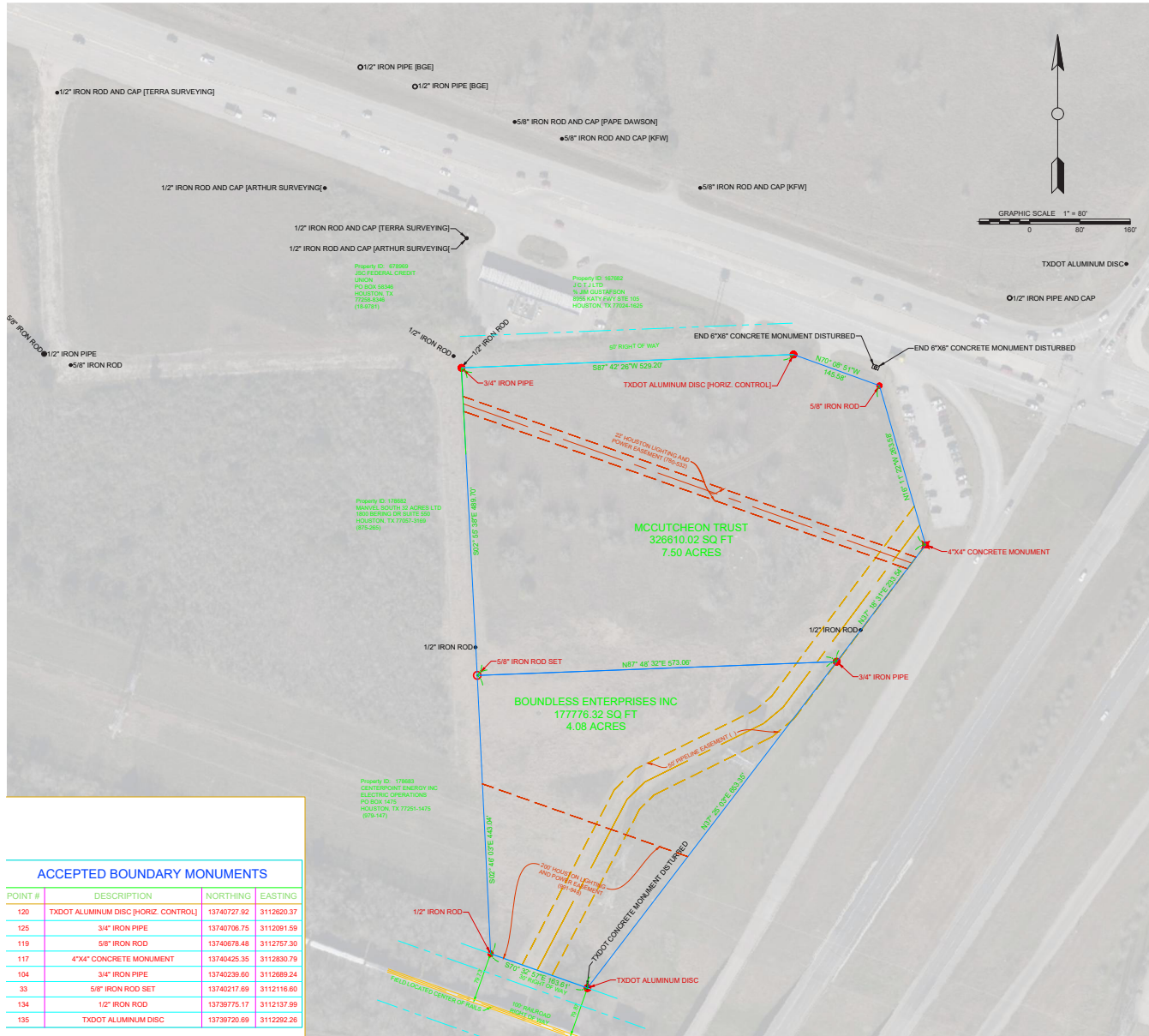
<p>LOCATION SWC of Highway 6 and SH 288</p> <p>LAT./LONG. 29.482299407106094, -95.40338311519017</p> <p>SIZE 7.5 acres</p> <p>UTILITIES Available</p> <p>SCHOOLS Alvin Independent School District</p> <p>PARCEL ID 0560-0037-000</p>	<p>OWNER Barbara McCutcheon</p> <p>ZONING Light Commercial District</p> <p>LEGAL A0560 H T & B R R, TRACT 246-247, ACRES 8.410 BEES</p> <p>DETENTION On Site</p> <p>FLOODPLAIN None</p>
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Source: Landvision



More information on the area, including demographics, is included on page 9.

SITE SURVEY

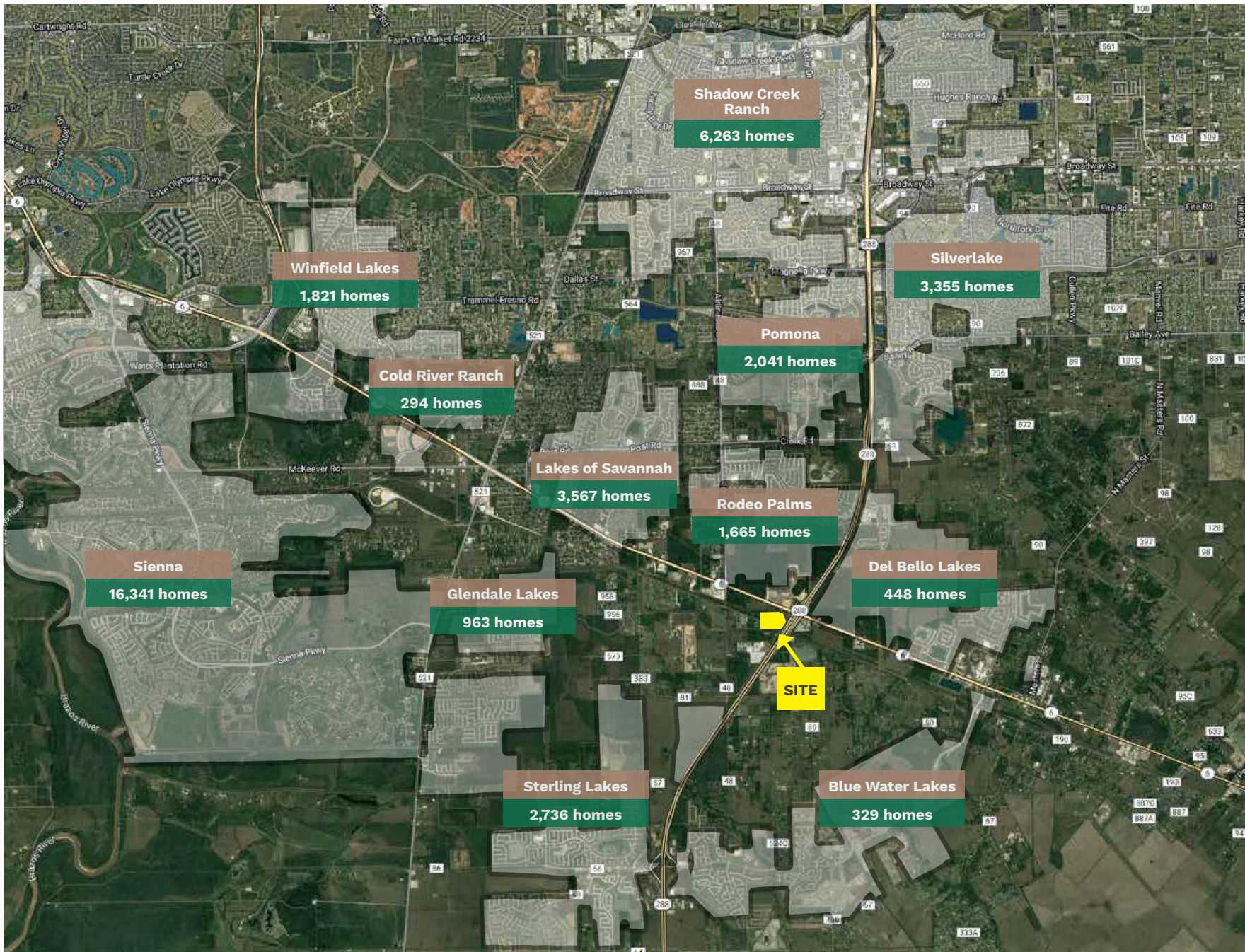




BOOMING RESIDENTIAL

COMMUNITY

The Manvel area is a national leader in new residential construction, bringing triple-digit growth with large master-planned communities like Lakes of Savannah, Pomona and Bluewater Lakes. The property location is surrounded by 28 active home communities that report approximately 25,000 future lots for a total of approximately 72,000 total units.



Data sourced from Zonda

FUTURE RETAIL UNDER CONSTRUCTION

Manvel Town Center, a new 273-acre retail development at the NW corner of SH 6 and SH 288, is one of the largest commercial projects in Manvel. The mixed-use center's prime location at this strong regional intersection offers visibility, accessibility and traffic from one of the fastest-growing residential areas in Texas. Anchored by a 100,000-SF H-E-B, the center is designed to incorporate more than 1 million SF of retail, entertainment, hospitality, medical and office space. Upon completion, the Manvel Town Center will be one of the largest open-area, retail-focused projects in history for Houston's metro area.





F O C U S O N

MANVEL

Manvel, Texas, located six miles south of Pearland, is one of the fastest-growing areas of Houston. A national leader in new residential construction, the city expects to be home to 130,000 residents in the next 20 years. Scenic master-planned communities, growing commercial centers, and transportation accessibility makes Manvel one of the best new communities near Houston.



2023 Tax Rates

Brazoria County Appraisal District	0.000000
City of Manvel	0.570000
Brazoria Co. Drainage Dist. #4 (Pearland)	0.138000
Brazoria Co. Emergency Dist. #4	0.097745
Brazoria County	0.291106
Alvin Community College	0.164145
Road and Bridge Fund	0.050000
Alvin Independent School District	1.377700
TOTAL TAX RATE	2.688696



Demographics (by miles):

0-5 MILES

POPULATION		
	2023 POPULATION EST.	83,214
	5-YEAR FORECAST POPULATION GROWTH	87,449
	5-YEAR FORECAST % GROWTH	5.1%
GENERAL INCOME CHARACTERISTICS		
	AVERAGE HH INCOME	\$139,714
	MEDIAN HOME VALUE	\$249,808

Easy Access to Major Metro Areas/Attractions

Texas Medical Center	15 miles
Downtown Houston	19 miles
NRG Stadium	19 miles
William P. Hobby Airport	22 miles
The Galleria	26 miles
Galveston	39 miles
George Bush Intercontinental Airport	42 miles



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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.

11-2-2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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