

# For Sale ±12.3 Acres

Highway 6 & Pollard Blvd, Manvel, TX 77578

Texas Medical  
Center

288  
TEXAS



±12.3 Acres

Pollard Blvd.

6  
TEXAS



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# Location Map

±12.3 Acres | Highway 6 & Pollard Blvd, Manvel, TX 77578



Manvel  
Town Center

288  
TEXAS

Presido at  
Manvel

Manvel  
City Center

Valencia

6  
TEXAS

Site  
±12.3 Acres



Manvel  
High School

# Nearby Development

±12.3 Acres | Highway 6 & Pollard Blvd, Manvel, TX 77578



- Manvel Town Center (ball parks, recreation for the entire City and ETJ)
- Meridiana (5,000 homes)
- Valencia (1,000)
- Pomona (2,200 homes)
- Pollard is complete to Del Bello and connects to 288
- Meridiana Parkway feeds to Hwy 6 less than 1 mile away and much of that traffic will pass up Pollard .
- Pollard Blvd. is the front door to the new master planned Hillwood development Valencia.
- Starbucks selected Bluewater due to the coming development and Hwy 6 car count
- 400 lots were released October 2023
- 500 more lots will follow in 2024
- Pollard Blvd. is 0.9 miles from the Manvel High School
- Pollard is also the front door to the new Manvel City Center for the entire City of Manvel.

# Property Information

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Colliers



Site  
±12.3 Acres

## Site Information

Size	±12.3 Acres
Street Address	Pollard Blvd.
City, State, Zip	Manvel, TX 77578
County	Brazoria
Parcel ID	6398-0413-000
Utilities	Brazoria County MUD 66
Current Zoning	Light Commercial (LC)
Jurisdictions	City of Manvel
School District	Alvin ISD
Price	Contact Brokers

## 2024 Tax Rates

CMU - City of Manvel	0.560000
DR3 - Brazoria County Conservation	0.150000
EM3 - Brazoria Emergency #3	0.077385
GBC - Brazoria County	0.270664
JAL - Alvin Community College	0.151264
M66 - MUD #66	0.845000
RBD - Road & Bridge Fund	0.043284
SAL - Alvin ISD	1.192300
<b>TOTAL (\$ per \$100 Value)</b>	<b>\$3.289897</b>

# Site Demographics

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	3 mile radius	5 mile radius	7 mile radius
<b>Current Year Summary</b>			
Total Population	16,674	77,121	180,271
Total Households	5,347	24,986	58,239
Total Family Households	4,182	20,037	45,784
Average Household Size	3.12	3.08	3.09
Median Age	36.6	35.7	35.7
Population Age 25+	10,812	48,798	114,395
2010-2020 Total Population: Annual Growth Rate (CAGR)	6.77%	5.36%	3.79%
2020-2023 Total Population: Annual Growth Rate (CAGR)	9.78%	5.80%	3.86%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	8.59%	3.19%	2.49%
Households	9.27%	3.51%	2.67%
Families	8.98%	3.31%	2.55%
Median Household Income	1.24%	1.76%	1.92%
<b>Current Year Population by Sex</b>			
Male Population	8,286	38,286	89,219
% Male	49.7%	49.6%	49.5%
Female Population	8,388	38,835	91,052
% Female	50.3%	50.4%	50.5%
<b>Current Year Race and Ethnicity</b>			
Total	16,675	77,121	180,270
White Alone	42.0%	33.4%	31.1%
Black Alone	23.2%	27.1%	28.1%
American Indian Alone	0.6%	0.8%	0.8%
Asian Alone	6.3%	11.0%	12.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	11.7%	12.6%	12.3%
Two or More Races	16.2%	15.1%	15.0%
Hispanic Origin	32.1%	31.6%	31.0%
Diversity Index	84.6	86.6	86.9
<b>Current Year Educational Attainment</b>			
Total	10,814	48,795	114,395
Less than 9th Grade	1.8%	4.2%	4.2%
9th - 12th Grade, No Diploma	5.7%	3.7%	3.3%
High School Graduate	20.7%	15.9%	16.8%
GED/Alternative Credential	4.0%	3.6%	3.0%
Some College, No Degree	24.3%	19.4%	17.6%
Associate Degree	7.6%	8.2%	8.7%
Bachelor's Degree	25.3%	26.4%	28.0%
Graduate/Professional Degree	10.6%	18.6%	18.4%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$104,064	\$115,185	\$106,815
Average Household Income	\$124,041	\$143,012	\$138,692
Per Capita Income	\$41,083	\$45,650	\$44,814
<b>Current Year Summary Business Data</b>			
Total Businesses	339	979	3,472
Total Daytime Population	12,002	48,558	129,626
Daytime Population: Workers	3,419	10,237	39,722
Daytime Population: Residents	8,583	38,321	89,904

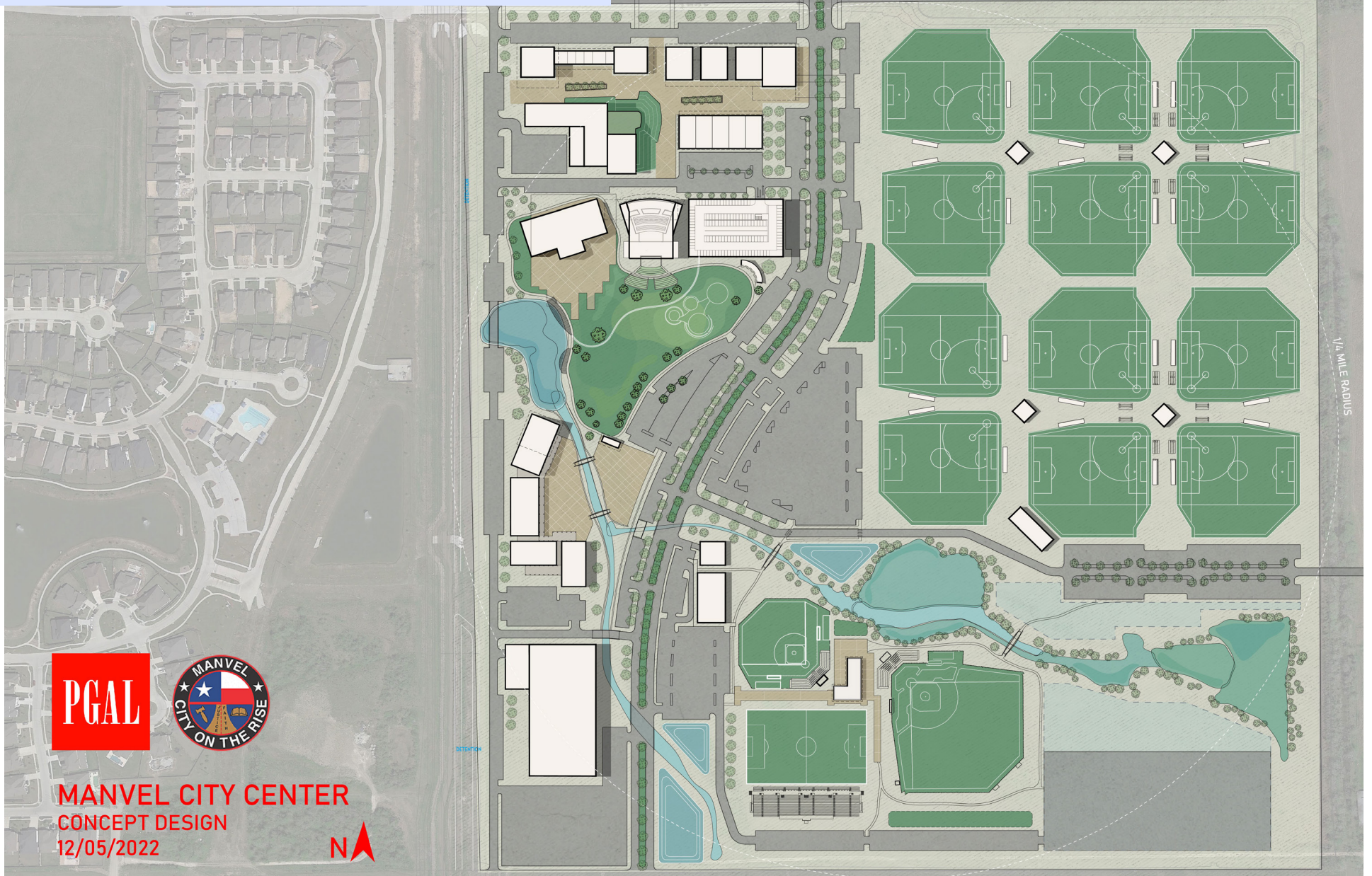
## Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
- Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri, Esri-Data Axle, U.S. Census

# Site Plan

±12.3 Acres | Highway 6 & Pollard Blvd, Manvel, TX 77578



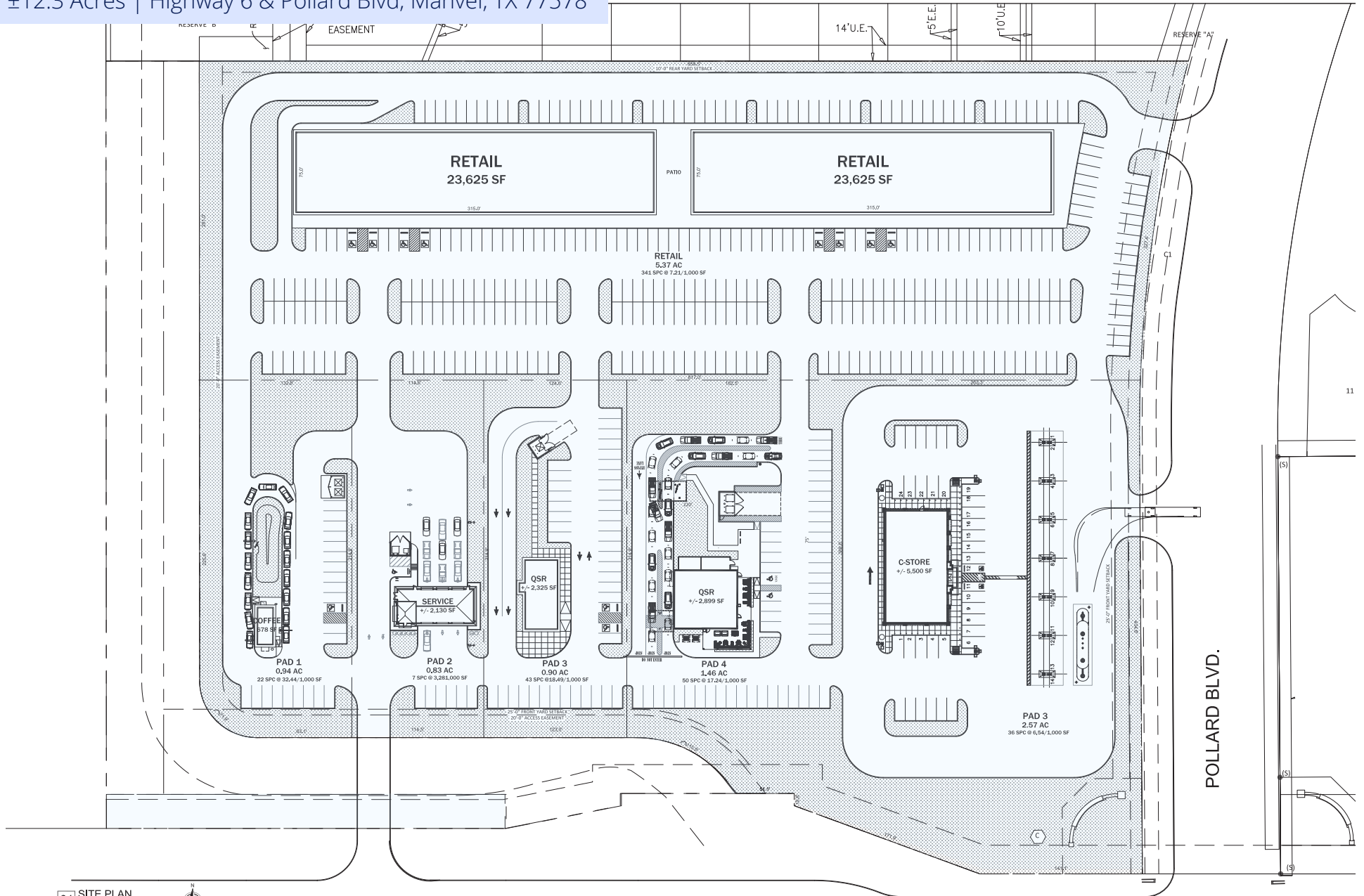
**MANVEL CITY CENTER**  
CONCEPT DESIGN  
12/05/2022



# Conceptual Site Plan

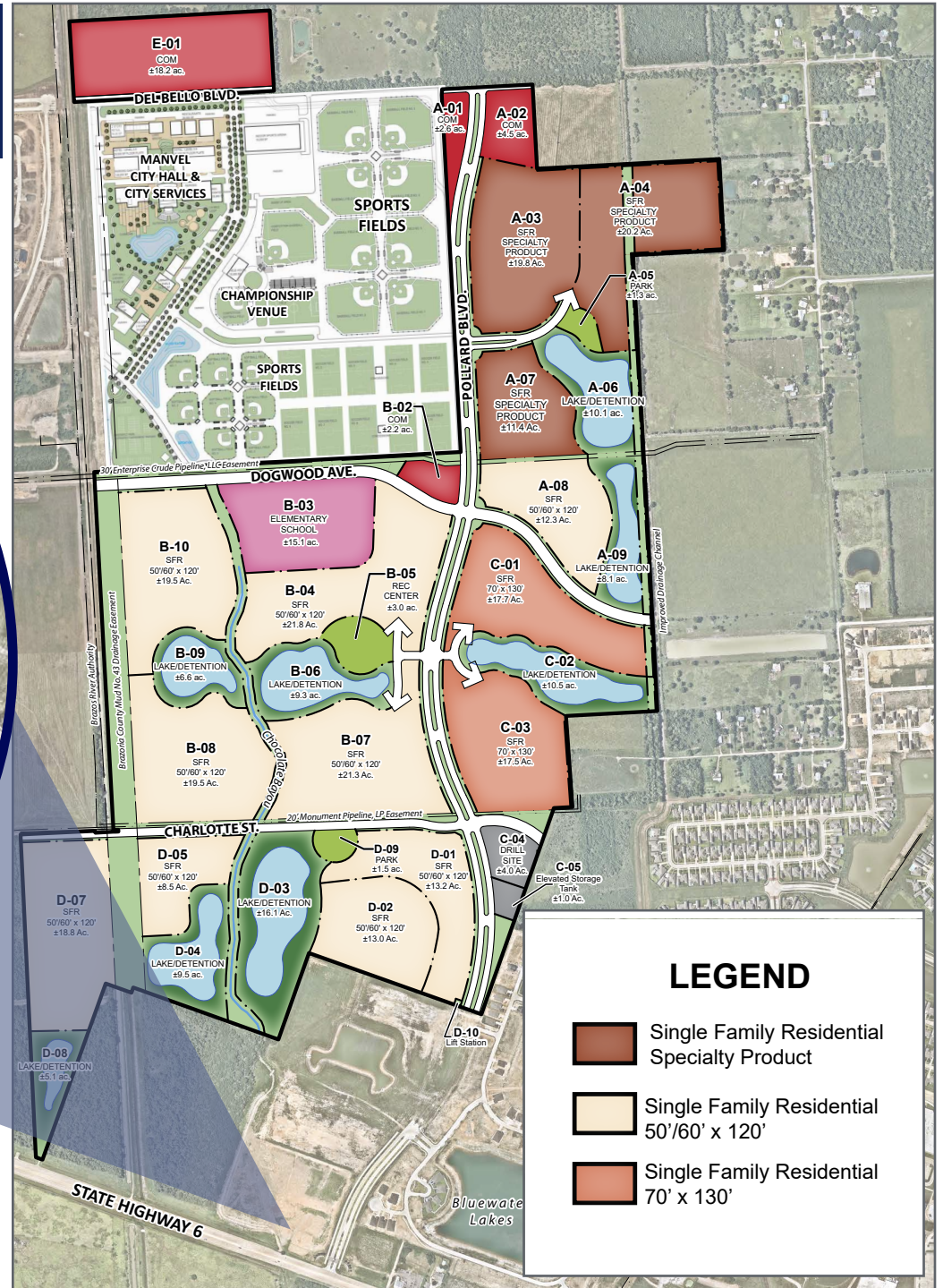
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# Valencia Site Plan

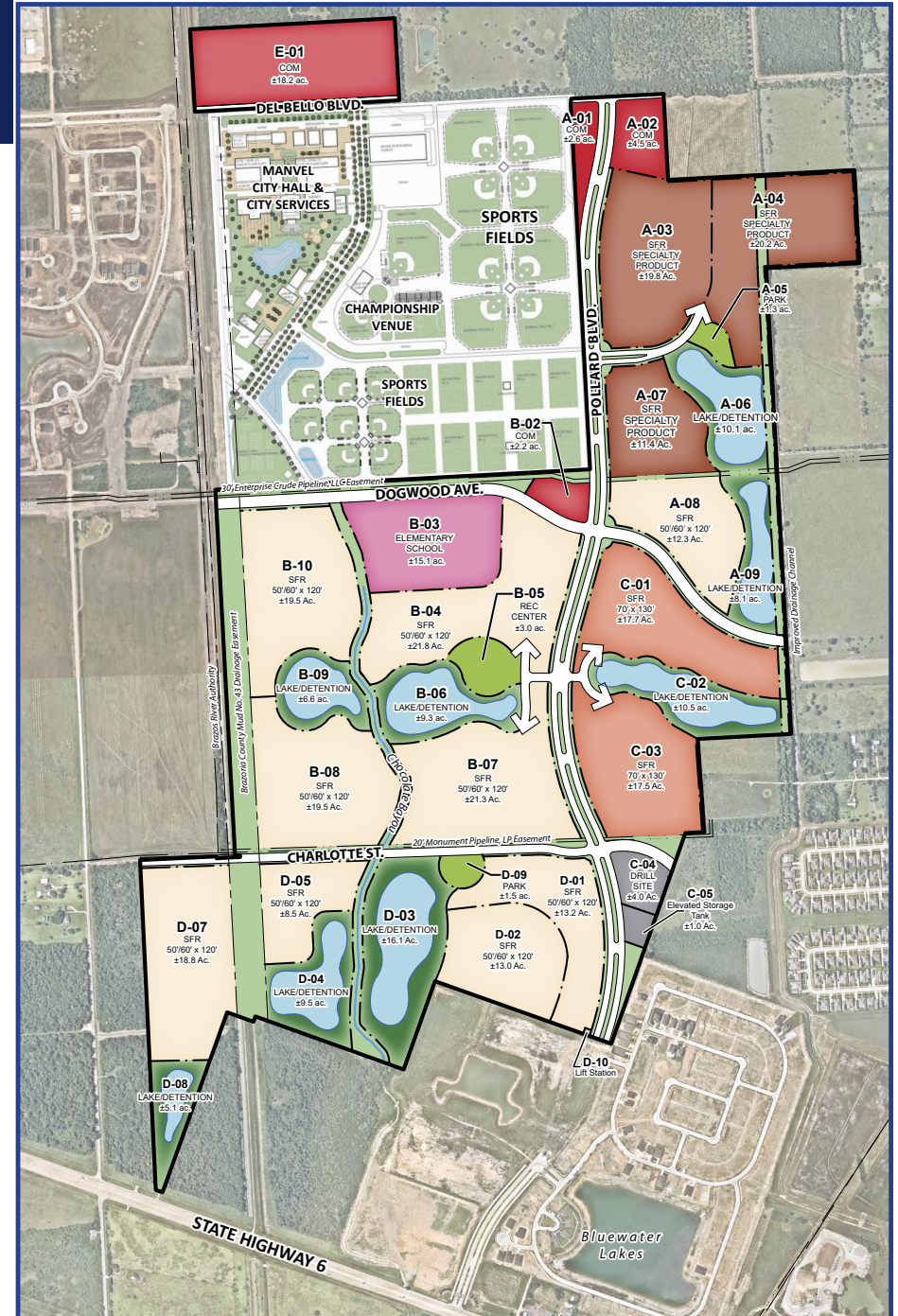
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# Development Information

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- +/-800' of frontage on Highway 6
- +/-696' of frontage on Pollard Blvd
- No pipelines
- Traffic Signal on Highway 6 at Pollard is in
- Pollard is complete to Del Bello and connects to 288
- City Water & Sewer at perimeter
- Drainage and Floodplain mitigation are provided for in BlueWater Lake
- No detention required onsite
- LOMR is filed with FEMA
- Approved TXDOT curb cut on Highway 6
- Curb cuts on Pollard are permitted
- Drainage District 3 contractually allows access over the canal at curb cut
- Power available at Highway 6 from Centerpoint
- Zoned Commercial







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**±12.3 Acres**

Pollard Blvd

6  
TEXAS



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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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date