



Cold River Ranch
294 Homes

Rodeo Palms
1,665 Homes

SITE
Lot 1: ±3.4 Acres

SITE
Lot 2: ±2.4 Acres

PALM DESERT DR

RODEO PALMS JH
815 STUDENTS

YANNI PALMS DR

OLD AIRLINER RD / CR 48



±5.8 ACRES - MANVEL, TEXAS

5523 & 5703 COUNTY ROAD 48 | MANVEL, TEXAS 77373

RETAIL DEVELOPMENT OPPORTUNITY NEAR HWY 288 & HWY 6

JOE BURKE | 281.640.7685 | ROB WHITAKER | 281.640.7657

PROPERTY INSIGHTS

±5.8 ACRES AVAILABLE FOR SALE (WILL SUBDIVIDE) IN MANVEL

- Site consists of both hard corners leading into future single family residential community
- Located in a high growth area with thousands of single family rooftops along with multiple master planned communities planned and underway
- Less than 5 minutes to new H-E-B at Highway 6 and 288
- Over 500' of frontage along County Road 48
- Adjacent to Rodeo Palms Junior High School (Alvin ISD)
- Utilities available through Brazoria County MUD 29

▶ **JOE BURKE**

MBA, USMC-RETIRED

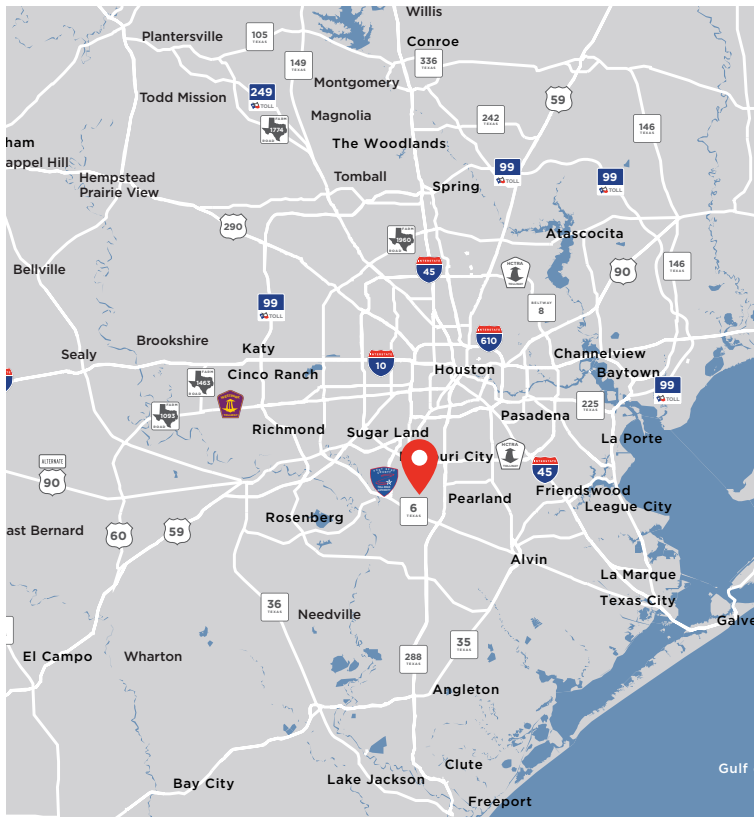
JBURKE@NEWQUEST.COM

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▶ **ROB WHITAKER**

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281.640.7657



PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
Lot 1: ±3.4 Acres
Lot 2: ±2.4 Acres
- ▶ **PRICE:**
\$12.00 per square foot (\$3,031,776)
- ▶ **SCHOOL DISTRICT:**
Alvin ISD
- ▶ **FRONTAGE:**
±1,600 feet of frontage along CR 48 with one curb cut/drive way
- ▶ **ENGINEERING/DETENTION:**
Regional Detention shared with residential development
- ▶ **UTILITIES:**
Brazoria County MUD 29 (Adjacent)



158,183

Current Population
Within a 5-Mile Radius



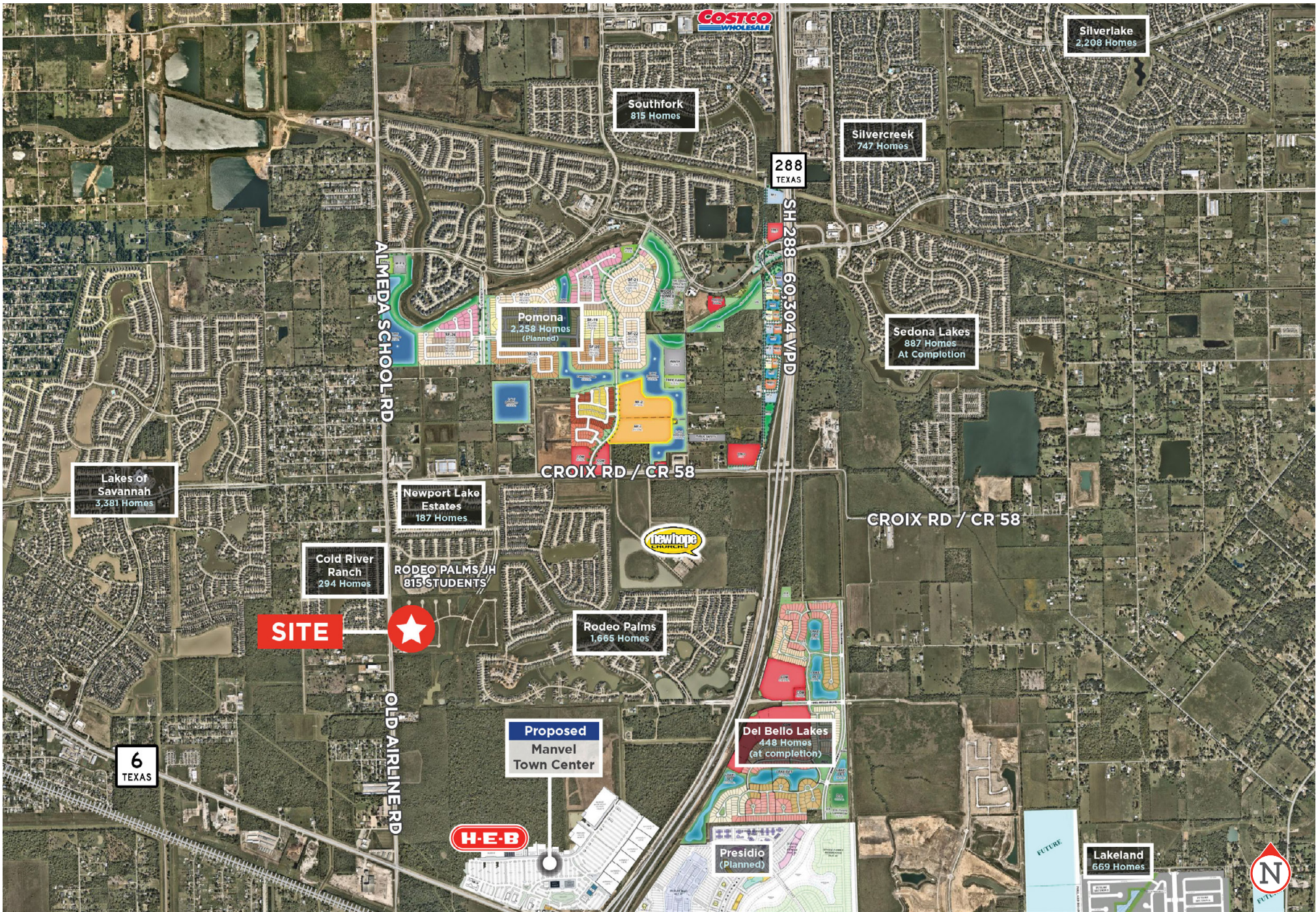
17.51%

Population Growth
Within a 5-Mile Radius
from 2020 to 2023



\$152,151

Average HHI Within
a 3-Mile Radius



AERIALS + ACREAGE

Manvel, Texas

Located in northern Brazoria County, Manvel is conveniently situated at the intersection of State Highway 6 and 288 just 18 miles south of downtown Houston. As one of the largest cities in land size in the Houston area, Manvel is quickly changing from a rural community to a suburban city.

Manvel, first known as Pomona, was later named Manvel after a man who became president of the Atchison, Topeka and Santa Fe Railway upon learning of a West Texas town named Pomona.

In 1877, about 8 miles east of Manvel, the Gulf, Colorado and Santa Fe Railways built through the area from Galveston to Alvin. The area quickly grew in the early 1900s with the discovery of oil and increase in rice production.

According to the U.S. Census Bureau's American Community Survey, the population has more than doubled over the past decade from 4,810 (in 2010) to 11,432 (in 2020). Population for The City of Manvel is estimated to grow by 2.36% annually in the next five years (ESRI).

With a town motto of "City on the Rise", The City of Manvel is undergoing significant expansions in commercial and residential developments. The three major projects currently in development include the 273-acre Manvel Town Center anchored by H-E-B, 940-home Valencia subdivision and the city's downtown concept anchored by a \$63.9M athletic complex.

Source: cityofmanvel.com

National Rankings

Working in Manvel

Ranked A based on employment rates, job and business growth, and cost of living.



Most Diverse Suburbs in Texas

Ranked within the top 50 out of 418 suburbs.

Best Suburbs to Raise a Family in Texas

Ranked 175 out of 416 suburbs.

Source: niche.com



EXECUTIVE SUMMARY

DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 09/23

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,190	17,947	51,147
Current Population	7,965	57,383	158,183
2020 Census Average Persons per Household	3.64	3.20	3.09
2020 Census Population	6,923	54,533	134,618
Population Growth 2020 to 2023	15.06%	5.22%	17.51%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	11.35%	14.42%	16.75%
2 Person Household	20.85%	23.94%	24.27%
3+ Person Household	67.80%	61.63%	58.98%
Owner-Occupied Housing Units	73.61%	73.76%	73.58%
Renter-Occupied Housing Units	26.39%	26.24%	26.42%

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2023 Estimated White	30.94%	30.49%	29.21%
2023 Estimated Black or African American	25.77%	28.76%	34.27%
2023 Estimated Asian or Pacific Islander	8.14%	14.33%	14.19%
2023 Estimated Other Races	34.31%	25.73%	21.75%
2023 Estimated Hispanic	46.01%	34.00%	28.29%

INCOME

	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$147,240	\$152,151	\$142,380
2023 Estimated Median Household Income	\$136,290	\$133,728	\$124,463
2023 Estimated Per Capita Income	\$39,575	\$47,098	\$45,867

EDUCATION (AGE 25+)

	1 MILE	3 MILES	5 MILES
2023 Estimated High School Graduate	16.59%	17.59%	17.17%
2023 Estimated Bachelors Degree	22.55%	26.67%	29.17%
2023 Estimated Graduate Degree	24.05%	22.53%	20.88%

AGE

	1 MILE	3 MILES	5 MILES
2023 Median Age	31.8	33.1	33.8

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 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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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