



COUNTY ROAD 58

COUNTY ROAD 58

Meridiana
5,500 Homes
\$400,000+

Ashton Woods
300 Homes
Planned

Pomona
2,100+ Homes
\$400,000+

SITE

PROPOSED CONNECTION
TO COUNTY ROAD 58

Sedona Lakes
800 Homes
\$400,000+

288
TEXAS
HIGHWAY 288
98,124 VPD

OFFERING MEMORANDUM

NEQ OF SH 288 & CR 58

SH 288 & CR 58 | MANVEL, TX 77578



LAND BROKERAGE

Brad LyBrand
Senior Vice President

Glenn Dickerson
Vice President

NewQuest Properties has been retained as the exclusive Broker for the disposition of **±41.83 acres in the NEQ of SH 288 and CR 58 in Manvel, Texas.** This prime commercial reserve in Sedona Lakes represents a prime opportunity for investment and or development. The site has an unprecedented view from SH 288. The SH 288 Toll Road is less than 2.5 miles south of the Brazoria healthcare HUB with \$400+ Million in projects recently completed. Excellent opportunity for retail, restaurants, office, hospitality, medical, and specialty-use development. These attributes, coupled with the thousands of new high paying jobs and the correlated housing projects in the region to accommodate demand, have created an unprecedented opportunity for long term strategic positioning in the market.

Manvel is within a 25-minute drive time to several larger colleges including: University of Houston, Rice University, Texas A&M Galveston, University of St. Thomas, Houston Community College, Texas Southern University, Baylor College of Medicine, University of Texas at Houston School of Medicine, University of Texas Medical Branch, and Houston Baptist University. Living in Manvel offers residents a suburban rural mix, feel and most residents own their homes. The public schools in Manvel are above average.

This tract is zoned to Sedona Lakes PUD.



PROPERTY DETAILS

ADDRESS	0 South Fwy at CR 58
LATITUDE, LONGITUDE	29.517444, -95.384713
TOTAL ACRES	±41.83 Acres
FRONTAGE (APPROX.)	±3,150 ft on SH 288 / ±226 ft on CR 58
ACCESS	SH 288 / Future Bailey Rd & CR 58 Extensions
SCHOOL DISTRICT	Alvin ISD
UTILITIES	Contact Broker

ADDITIONAL PROPERTY DETAILS

PARCEL ID	172388
OWNER	WSLD SEDONA LAKES VI, LP
PROPERTY	STATE HIGHWAY 288 & CR 58 MANVEL, TX 77578
LEGAL	A0417 A C H & B TRACT 45A, 46A, 47A, 48A, 49A, 50A, 55A, 56TO58 ACRES 41.83
PRICING	TO BE DETERMINED BY MARKET

All inquiries should be directed to NewQuest Properties.

2021 TAX RATES

DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.14600
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.10000
GBC	BRAZORIA COUNTY	0.342017
JAL	ALVIN COMMUNITY COLLEGE	0.183443
RDB	ROAD & BRIDGE FUND	0.05000
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.39770
TOTAL TAX RATE:		2.21916

2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2021 Estimated Population	3,237	54,898	131,450
5-YR Est. Population Growth	3.4%	3.6%	3.2%
Average Household Income	\$116,800	\$109,945	\$120,877
Median Owner-Occupied Housing Value	\$296,376	\$286,501	\$270,034

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2026 Projected Median HHI	\$130,621	\$120,440	\$118,328
2021 Estimated Median HHI	\$113,431	\$106,692	\$103,555
2010 Census Median HHI	\$74,401	\$93,686	\$86,564
2000 Census Median HHI	\$78,737	\$86,493	\$68,458

AERIAL VIEW



Southfork
812 Homes

Silverlake
3,355 Homes

Silvercreek
743 Homes

Pomona
2,100+ Homes
(Planned)

Sedona Lakes
900+ Homes
At Completion

Lakes of Savannah
3,400+ Homes
(Planned)

Cold River Ranch
448 Homes

Rodeo Palms
1,516 Homes

SITE

Del Bello Lakes
448 Homes
(planned)

Proposed
Marvel
Town Center

Proposed
H-E-B

Presidio
310 Homes
(planned)

HOUSTON AT A GLANCE

KEY ECONOMIC INDICATORS

As is the case with most U.S. cities, the Houston economy was impacted by the pandemic.

The Greater Houston Partnership forecasts Houston to add 35,000 - 52,000 jobs in 2021 (depending on vaccine rollout), with most of the growth occurring in the second half of the year. The total number of jobs recovered since April 2020 is 214,500, or 61.3% of all jobs lost in March and April 2020.



AVIATION

The Houston Airport System (HAS) handled 22.9 million passengers in the 12 months ending April '21.



BUILDING PERMITS

City of Houston building permits totaled \$744.3 million in Sept '20, up 3.3% from \$720.6 million in Sept '19, according to the latest data released by the city's Public Works Department



CONSTRUCTION

Four of the top twenty five Master Planned Communities nationally are in Houston (Sienna, Tamarron, Balmoral, Bridgeland) - Metrostudy Winter 2021 Quarterly Housing Update.



INFLATION

In the Houston-The Woodlands-Sugar Land metro area, the energy index decreased 2.0% since January '20, due to a 13.4% fall in motor fuel prices. Counteracting some of the decrease, electricity costs rose 12.4% in that same period. Natural gas prices decreased 0.6%..



HOME SALES

Four of the top twenty five Master Planned Communities nationally are in Houston (Sienna, Tamarron, Balmoral, Bridgeland) - Metrostudy Winter 2021 Quarterly Housing Update.



VEHICLE SALES

New vehicle sales fell 7.9% in December '20 compared to December '19. Dealers sold 21,550 new trucks and autos, down 1,846 units from December '19, according to TexAuto Facts, published by InfoNation, Inc. of Sugar Land. Truck/SUV sales slipped 1.7% and car sales fell 22.9%..

TEXAS OVERVIEW

95

FORTUNE 500
COMPANIES
CALL TEXAS HOME



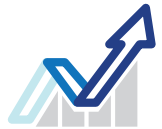
RECESSION PROOF
RANKED AMONG TOP
RECESSION-PROOF STATES
IN AMERICA



POPULATION
28,995,881



2ND LARGEST
STATE ECONOMY
IN THE U.S.A.



#1 JOBS CREATOR
IN THE NATION
342,800 JOBS
ADDED IN 2019



#1 STATE FOR
BUSINESS CLIMATE
BUSINESS FACILITIES
MAGAZINE | 2020



#1 STATE IN
AMERICA
TO START A BUSINESS



BEST STATE
FOR BUSINESS
15TH YEAR IN A ROW



TOP STATE FOR
GROWTH
14+ MILLION WORKERS
374,000 NEW RESIDENTS | 2020



LARGEST
MEDICAL CENTER
2ND LARGEST CANCER CENTER
MD ANDERSON, HOUSTON



NO STATE
INCOME TAX

FORT WORTH

#1 In U.S. job growth market | 2020
#2 Top-moving destination | 2019
#4 Fastest-growing city in the nation
Leads the country in employment and
population growth | 2020

DALLAS

#6 Fastest-growing housing market | 2020
21 Fortune 500 companies
300 Corporate headquarters
8,300 Californians move in area yearly
Top 10 Hottest Job Markets | 2019

HOUSTON

#1 for Corporate Moves | 2020
#2 in Business Expansion | 2015-2020
#3 in the World in "Cities of the Future"
Analysis | 2020
#5 Best Places to Live in Texas | 2020
Most Diverse City in the Nation
23 Fortune 500 Companies
Over 5M SF of industrial space opened
or secured by Amazon since 2018

AUSTIN

#1 Fastest-growing major metro | 2020
#1 Best city to start a business | 2020
#2 Best city for young professionals | 2020
#3 Fastest-growing city in the nation
Best place to live in the U.S. for the
3rd year in a row | 2020
Record-breaking \$17.5B in Residential
Closings | 2020

SAN ANTONIO

#2 Fastest-growing city in the nation
#4 Best places to live in Texas | 2020
#34 Best places to live in America



66% OF THE POPULATION LIVES WITHIN
THE TEXAS TRIANGLE OF DALLAS,
HOUSTON, SAN ANTONIO, AND AUSTIN



NAMED THE #1 CORPORATE MOVE DESTINATION
FOR THE 6TH YEAR IN A ROW

WHY HOUSTON



POPULATION & DEMOGRAPHICS

- 7,233,951 POPULATION IN THE HOUSTON MSA
- **THE 4TH MOST-POPULOUS CITY IN THE NATION**
- **PROJECTED TO HAVE LARGEST POPULATION GAIN IN THE U.S. FROM 2020 - 2025**
- RANKED NO. 2 IN PROJECTED NET MIGRATION AT 297K BEHIND PHOENIX
- HOUSTON HAS NO ETHNIC MAJORITY AND TODAY REPRESENTS THE RACIAL MAKEUP OF THE U.S. FORTY YEARS FROM NOW



NATIONAL & GLOBAL CONNECTIONS

- **5,000+ HOUSTON-BASED BUSINESS OPERATE INTERNATIONALLY**
- \$237 BILLION IN TRADE THROUGH HOUSTON'S CUSTOMS DISTRICTS
- THE PORT OF HOUSTON IS THE LARGEST GULF COAST CONTAINER PORT



BUSINESS & ECONOMY

- **2ND LARGEST METRO ECONOMY IN THE NATION**
- **27TH-LARGEST ECONOMY IN THE WORLD (MORE THAN THE COUNTRY OF AUSTRIA)**
- **23 FORTUNE 500 COMPANIES LOCATED IN HOUSTON (#4 AMONG US CITIES)**
- **OVER 5M SF OF INDUSTRIAL SPACE OPENED OR SECURED BY AMAZON SINCE 2018**
- **RANKED NO. 1 CITY FOR CORPORATE MOVES IN 2020**
- **RANKED NO. 2 ON U-HAUL'S ANNUAL LIST OF THE HOTTEST STATES FOR WHERE PEOPLE ARE MOVING FOR THE SECOND YEAR IN A ROW**
- **THE HOUSTON ECONOMY IS BIGGER THAN THE ECONOMIES OF THIRTY-ONE STATES, AND IS GROWING IN 2021**
- **REBUILT EMPLOYMENT TO 95% OF PRE-PANDEMIC LEVELS**



THE TEXAS MEDICAL CENTER

- THE LARGEST MEDICAL COMPLEX IN THE WORLD
- VISITED BY 10 MILLION PATIENTS WITH APPROXIMATELY 180,000+ PROCEDURES PERFORMED ANNUALLY
- **50 MILLION SF OF WORLD-CLASS HOSPITALS, RESEARCH FACILITIES, AND EDUCATIONAL INSTITUTIONS**



QUALITY OF LIFE

- **RENTAL PROPERTY OCCUPANCY AVERAGED 90.7% ACROSS ALL STABILIZED ASSETS.**
- OVER 500 INSTITUTIONS DEDICATED TO ART/PERFORMANCE/HISTORY
- THE HOUSTON MUSEUM DISTRICT IS ONE OF THE LARGEST IN THE COUNTRY WITH OVER 20 MUSEUMS
- **HOME TO OVER 60 HIGHER-EDUCATION INSTITUTIONS, INCLUDING TIER 1 SCHOOLS RICE UNIVERSITY, UNIVERSITY OF HOUSTON, AND TEXAS A&M**
- **HOME TO MORE THAN 10,000 RESTAURANTS SHOWCASING MORE THAN 75 TYPES OF CUISINE**
- ONE OF ONLY A HANDFUL OF US CITIES WITH ALL FOUR MAJOR ARTISTIC COMPANIES IN RESIDENCE: THE HOUSTON BALLET, THE HOUSTON GRAND OPERA, THE ALLEY THEATER, AND THE HOUSTON SYMPHONY

SOURCES: THE GREATER HOUSTON PARTNERSHIP, VISIT HOUSTON, AND NEWMARK

LOCATION DEMOGRAPHICS

HOUSTON, TEXAS 77578 - 5 MILE RADIUS

 **POPULATION**
131,450

 **HOUSEHOLDS**
45,775

 **MEDIAN AGE**
35.2

 **MEDIAN INCOME**
\$103,555



2021 POPULATION BY AGE

MAJOR EMPLOYERS IN BRAZORIA COUNTY

Alvin ISD
Dow Chemical Company
Pearland ISD
Texas Dept of Criminal Justice
Wood Group
Brazosport ISD
Brazoria County
Olin Corporation
Phillips 66

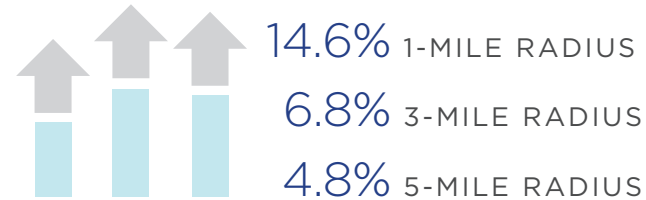
LARGEST EMPLOYERS IN TEXAS

AT&T
Keller Williams
American Airlines
Livestock Investors Ltd
Tenet Healthcare
JCPenney
Dell
Schlumberger
H-E-B Foods

LOCATION DEMOGRAPHICS

HOUSTON, TEXAS 77578

POPULATION GROWTH 2010-2021



HOUSEHOLDS BY EXPENDITURE

	1 MILE	3 MILES	5 MILES
Total Monthly Retail Expenditures	\$3,095	\$2,955	\$3,179
Consumer Expenditure Top 10 Categories			
Shelter	\$1,375	\$1,314	\$1,413
Transportation	\$1,195	\$1,142	\$1,230
Food and Beverages	\$953	\$911	\$981
Health Care	\$532	\$510	\$550
Utilities	\$455	\$437	\$472
Entertainment	\$384	\$365	\$392
Household Operations	\$264	\$251	\$269
Apparel	\$238	\$227	\$243
Furnishings and Equipment	\$237	\$226	\$242
Contributions	\$229	\$215	\$231

POPULATION PROFILE

	1 MILES	3 MILES	5 MILES
2019 Estimate Total Population	3,237	54,898	131,450
Under 20	950	15,348	36,271
20 to 34 Years	668	11,263	27,190
35 to 39 Years	330	4,979	11,362
40 to 49 Years	513	8,339	19,093
50 to 64 Years	499	8,894	21,588
Age 65+	277	6,075	15,945
Median Age	34.1	34.9	35.2
Population 25+ by Education	2,130	36,619	87,850
Elementary (0 to 8)	36	1,159	3,588
Some High School (9 to 11)	19	1,101	3,400
High School Graduate (12)	260	6,059	15,107
Some College (13-15)	512	8,264	18,172
Associate Degree Only	203	2,788	6,841
Bachelor Degree Only	694	10,566	24,478
Graduate Degree	406	6,684	16,264

LOCATION DEMOGRAPHICS

POPULATION

In 2021 the population in your selected geography is 131,450. The population has changed by 14.6% since 2000. It is estimated that the population in your area will be 152,479 five years from now, which represents a change of 3.4% from the current year. The current population is 49.8% male and 50.2% female. The median age of the population in your area is 34.9 compare this to the US average which is 38.3. The population density in your area is 368 people per square mile.

HOUSEHOLDS

There are currently 45,773 households in your selected geography. The number of households has changed by 14.5% since 2000. It is estimated that the number of households in your area will be 53,913 five years from now, which represents a change of 3.6% from the current year. The average household size in your area is 2.9 persons.

HOUSING

The median housing value in your area was \$270,034 in 2021, compare this to the US average of \$340,000. In 2021, there were 35,607 owner occupied housing units in your area and there were 10,166 renter occupied housing units in your area. The median rent at the time is \$1,202.

RACE & ETHNICITY

The current year racial makeup of your selected area is as follows: 50.6% White, 24.1% Black, 0.5% Native American and 13.2% Asian/Pacific Islander. Compare these to US averages which are: 60.1% White, 12.2% Black, 0.7% Native American and 5.6% Asian/Pacific Islander. People of Hispanic origin are counted independently of race. People of Hispanic origin make up 29.4% of the current year population in your selected area. Compare this to the US average of 18.5%.

INCOME

In 2021 the median household income for your selected geography is \$120,877; compare this to the US average which is currently \$79,900. The median household income for your area has changed by 2.4% since 2000. It is estimated that the median household income in your area will be \$118,328 five years from now, which represents a change of 2.9% from the current year. The current year per capita income in your area is \$42,103; compare this to the US average, which is \$56,200.

EMPLOYMENT

In 2021, there are 47,024 employees in your selected area, this is also known as the daytime population. 2021 demographic studies revealed that 71.2% of employees are employed in white-collar occupations in this geography, and 28.8% are employed in blue-collar occupations. Unemployment in this area is 5.4%. The average time traveled to work is 36.4 minutes.

MEET THE TEAM



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CONTACT BROKER FOR DUE DILLIGENCE INFORMATION



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