

LAND FOR SALE

EXCELLENT DEVELOPMENT OPPORTUNITY IN MANVEL, TEXAS

Cemetery Rd., Manvel, TX 77578



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	35 Acres
ZONING:	Commercial
MARKET:	Manvel
SUBMARKET:	South

PROPERTY OVERVIEW

Excellent Development opportunity in Manvel, Texas. Multiple areas of access from Lewis Ln. and possibly Masters Rd. Less than 3 miles from the proposed Manvel Town Center a 750,000 SF Retail Power Center. The centralized location makes this an Amazing Residential Development opportunity.

PROPERTY HIGHLIGHTS

- Centrally located.
- Utilities nearby.
- Multiple areas of ingress and egress.
- Within close proximity to all area schools.
- Great Residential Development site.
- Possible 60-acre agglomeration.

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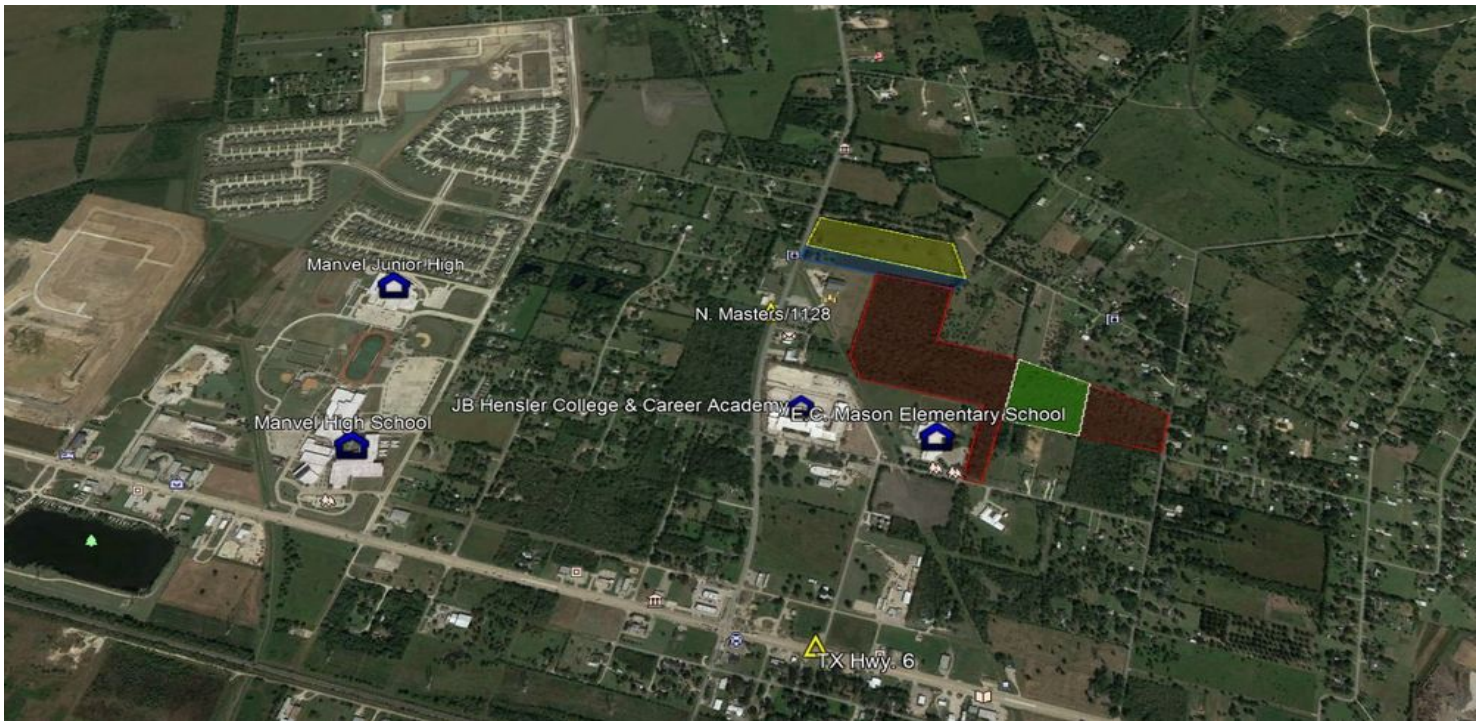
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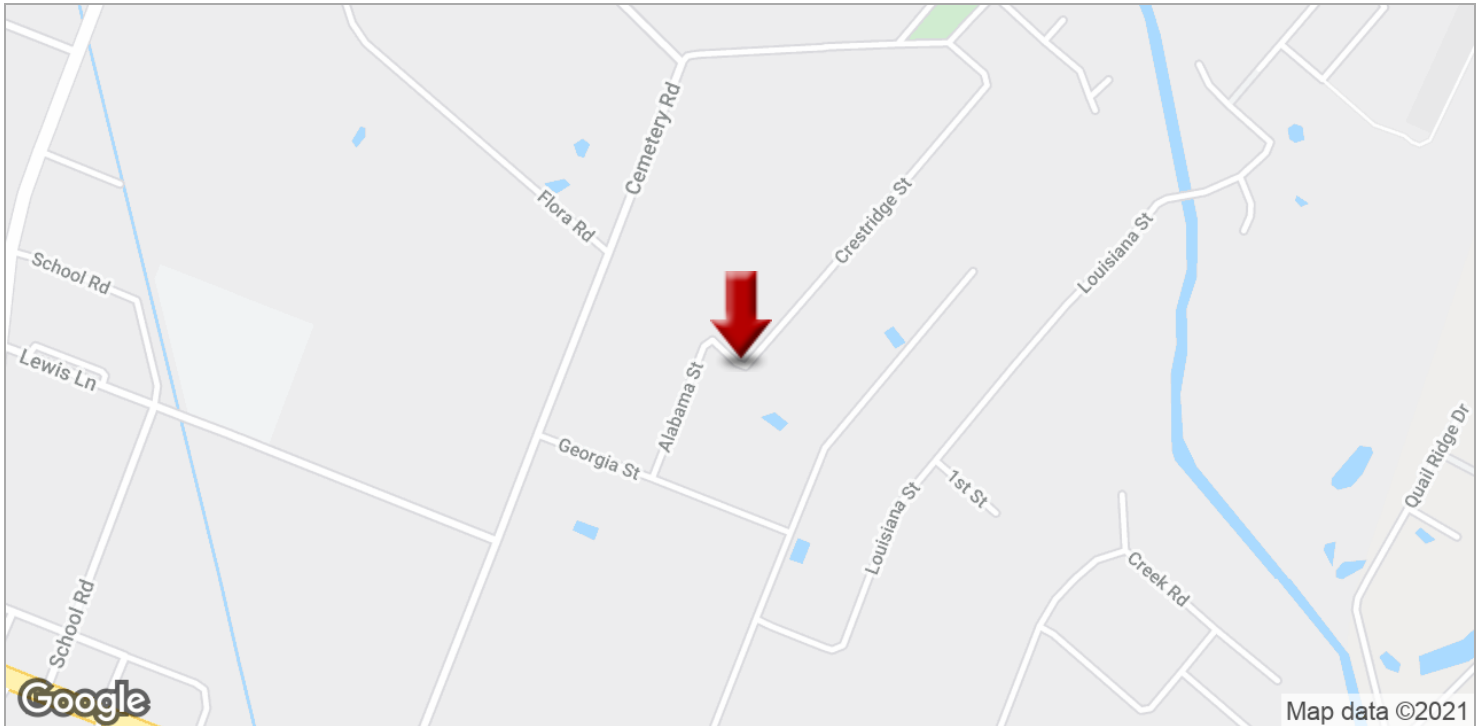
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,267	37,625	231,330
Median age	35.7	34.4	34.1
Median age (male)	33.3	33.0	33.2
Median age (Female)	38.2	35.5	34.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	411	12,289	76,743
# of persons per HH	3.1	3.1	3.0
Average HH income	\$68,059	\$87,311	\$92,207
Average house value	\$231,389	\$213,853	\$197,198

* Demographic data derived from 2010 US Census

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