

# FOR SALE

## 6 ACRE DEVELOPMENT SITE FRONTING 288 - MANVEL, TEXAS

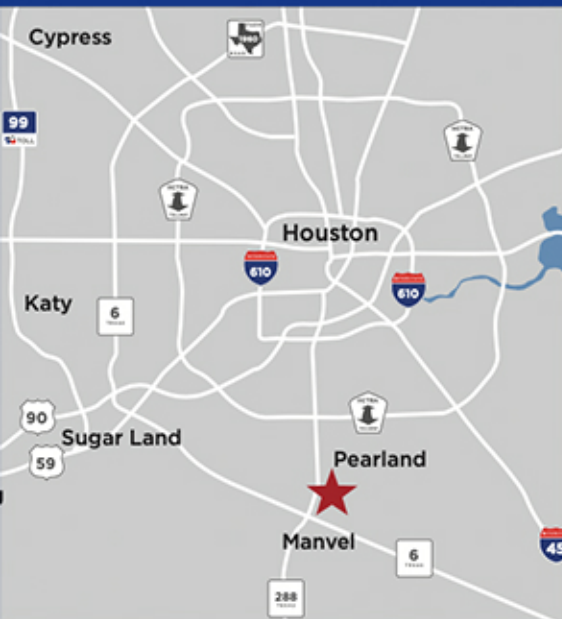
BORDERING MANVEL AND PEARLAND  
ZONED LIGHT COMMERCIAL  
THIS TRACT IS IDEAL FOR QSR / RETAIL / AUTOMOTIVE / MEDICAL



### FRONTING 288 N AT BAILEY AVENUE

### \$12 PSF

Manvel, Texas



IDEAL ACCESS TO GROWING COMMUNITIES OF  
SEDONA LAKES, POMONA AND MERIDIANA

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# FEATURES

## 6 ACRE DEVELOPMENT SITE FRONTING 288 - MANVEL, TEXAS

### LOCATION:

HWY 288 North and Bailey Avenue

### SALE:

FEE SIMPLE

### SIZE:

6 ACRES

### MUNICIPALITY:

Manvel, Texas  
Brazoria County

### ACCESS:

TXDOT Application for access  
on 288 feeder has been made

### CONFIDENTIALTY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without the written consent of the owner. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The owner has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, the owner has not verified, and will not verify, any of the information contained herein, nor has the owner conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

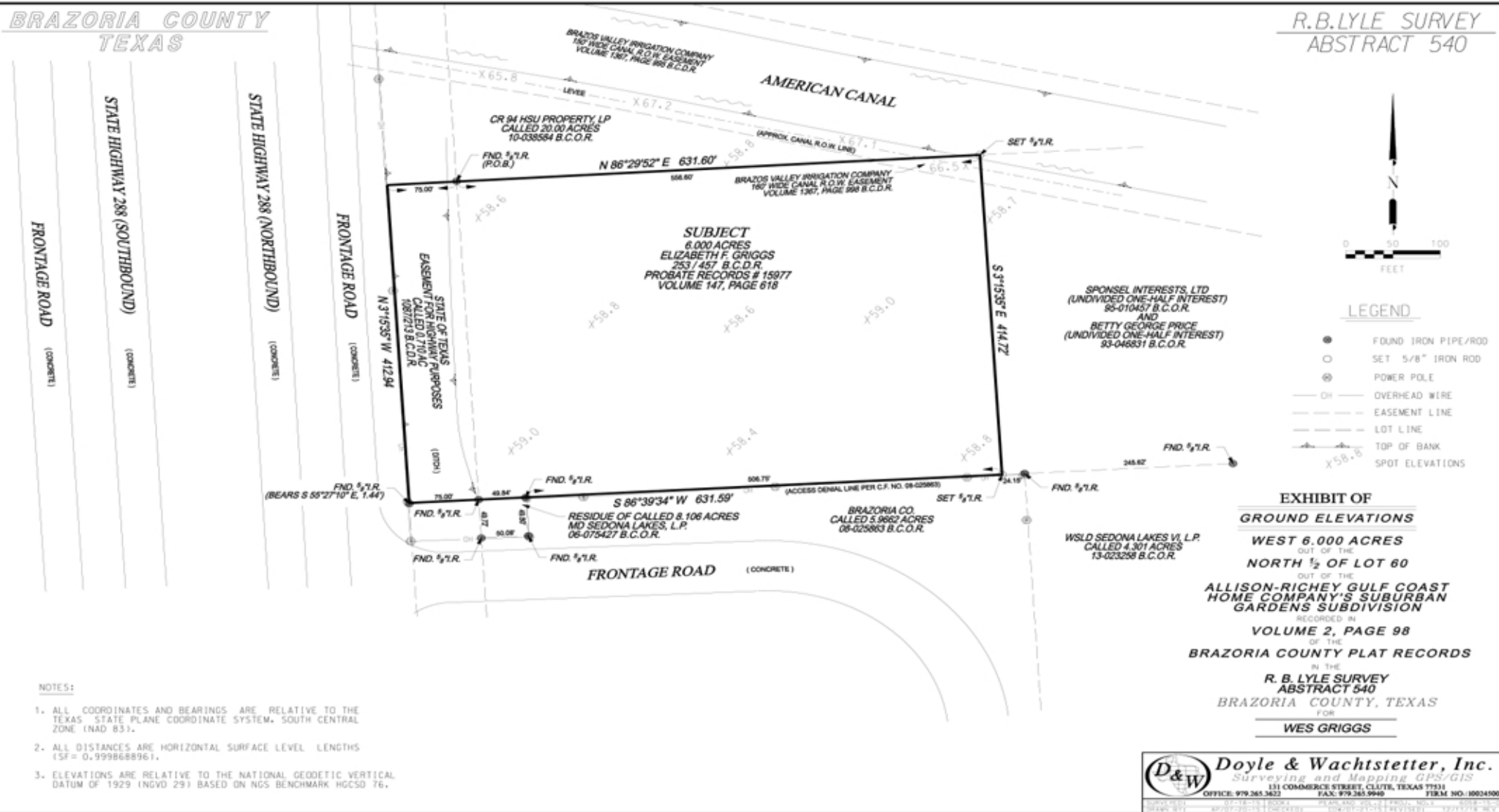


# SURVEY

## 6 ACRE DEVELOPMENT SITE FRONTING 288 - MANVEL, TEXAS

BRAZORIA COUNTY  
TEXAS

R.B. LYLE SURVEY  
ABSTRACT 540



- NOTES:
- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
  - ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF = 0.999868896).
  - ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) BASED ON NGS BENCHMARK HGCS0 76.

EXHIBIT OF  
GROUND ELEVATIONS  
WEST 6.000 ACRES  
OUT OF THE  
NORTH 1/2 OF LOT 60  
OUT OF THE  
ALLISON-RICHEY GULF COAST  
HOME COMPANY'S SUBURBAN  
GARDENS SUBDIVISION  
RECORDED IN  
VOLUME 2, PAGE 98  
OF THE  
BRAZORIA COUNTY PLAT RECORDS  
IN THE  
R. B. LYLE SURVEY  
ABSTRACT 540  
BRAZORIA COUNTY, TEXAS  
FOR  
WES GRIGGS

**Doyle & Wachtstetter, Inc.**  
Surveying and Mapping GPS/GIS  
131 COMMERCE STREET, CLUTE, TEXAS 77534  
OFFICE: 979.265.3622 FAX: 979.265.9940 TIRM NO: 10024500



# MARKET

## 6 ACRE DEVELOPMENT SITE FRONTING 288 - MANVEL, TEXAS



2010 Census, 2020 Estimates with Delivery Statistics as of 04/20

	1 Mile	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	2,739	20,718	44,027
Current Population	8,519	61,269	131,300
2010 Census Average Persons per Household	3.11	2.96	2.98
2010 Census Population	6,041	38,244	88,797
Population Growth 2010 to 2020	41.27%	60.65%	48.35%

	1 Mile	3 Miles	5 Miles
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	16.67%	16.28%	17.09%
2 Person Households	26.24%	26.81%	27.98%
3+ Person Households	57.10%	56.92%	54.93%
Owner-Occupied Housing Units	81.66%	79.69%	80.33%
Renter-Occupied Housing Units	18.34%	20.31%	19.67%

	1 Mile	3 Miles	5 Miles
<b>RACE AND ETHNICITY</b>			
2020 Estimated White	52.70%	51.41%	51.40%
2020 Estimated Black or African American	21.65%	22.15%	22.66%
2020 Estimated Asian or Pacific Islander	16.22%	16.15%	13.85%
2020 Estimated Other Races	9.01%	9.85%	11.60%
2020 Estimated Hispanic	21.28%	22.77%	25.77%

	1 Mile	3 Miles	5 Miles
<b>INCOME</b>			
2020 Estimated Average Household Income	\$112,712	\$113,291	\$113,678
2020 Estimated Median Household Income	\$101,486	\$112,131	\$104,091
2020 Estimated Per Capita Income	\$39,621	\$39,649	\$39,980

	1 Mile	3 Miles	5 Miles
<b>EDUCATION (AGE 25+)</b>			
2020 Estimated High School Graduate	13.63%	14.42%	16.68%
2020 Estimated Bachelors Degree	31.88%	29.06%	26.98%
2020 Estimated Graduate Degree	23.69%	22.32%	19.70%

	1 Mile	3 Miles	5 Miles
<b>AGE</b>			
2020 Median Age	33.3	34.4	34.6





## INFORMATION ABOUT BROKERAGE SERVICES

**Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.**

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

