

MERIDIANA VILLAGE

5115 Meridana Parkway | Manvel, TX 77578

For Lease

**NOW
UNDER
CONSTRUCTION**



A Development By:



Leasing By:

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Read King
Commercial Real Estate

OVERVIEW & DEMOGRAPHICS

AVAILABLE

1,200 SF - 15,000 SF (will subdivide)

Drive-thru end cap available

LEASE RATE

Call for pricing

PROPERTY HIGHLIGHTS

- New Class A retail center in the heart of the Meridiana, a 6,900 home master planned community
- New Caffey Junior High with 732 students directly adjacent behind
- Adjacent to the NE Village Recreation Center - Adventure Cove now open
- Meridiana is conveniently located 10 minutes from Pearland Town Center, 15 minutes from Sugar Land, 20 minutes from Houston Hobby Airport, 25 minutes from Texas Medical Center, and 30 minutes from Downtown Houston.
- Two Elementary Schools with 2,000+ students located within 1 mile of the retail center

TRAFFIC COUNTS

8,359 VPD on Meridiana Pkwy @ SH-288

34, 949 VPD on HWY 6

47,363 VPD on SH 288

AREA RETAILERS



DEMOGRAPHICS	2 MILE	5 MILES	7 MILES
2023 POPULATION	10,580	48,627	101,391
2028 PROJ. POPULATION	12,604	57,531	114,666
DAYTIME POPULATION	6,277	31,344	62,643
AVERAGE HOUSEHOLD INCOME	\$140,503	\$124,923	\$128,890

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MARKET AERIAL



Proposed

Burlington TARGET

Lowe's ROSS

Michael's petco

Barbara Bennett Elementary School
800 + Students

Now Open

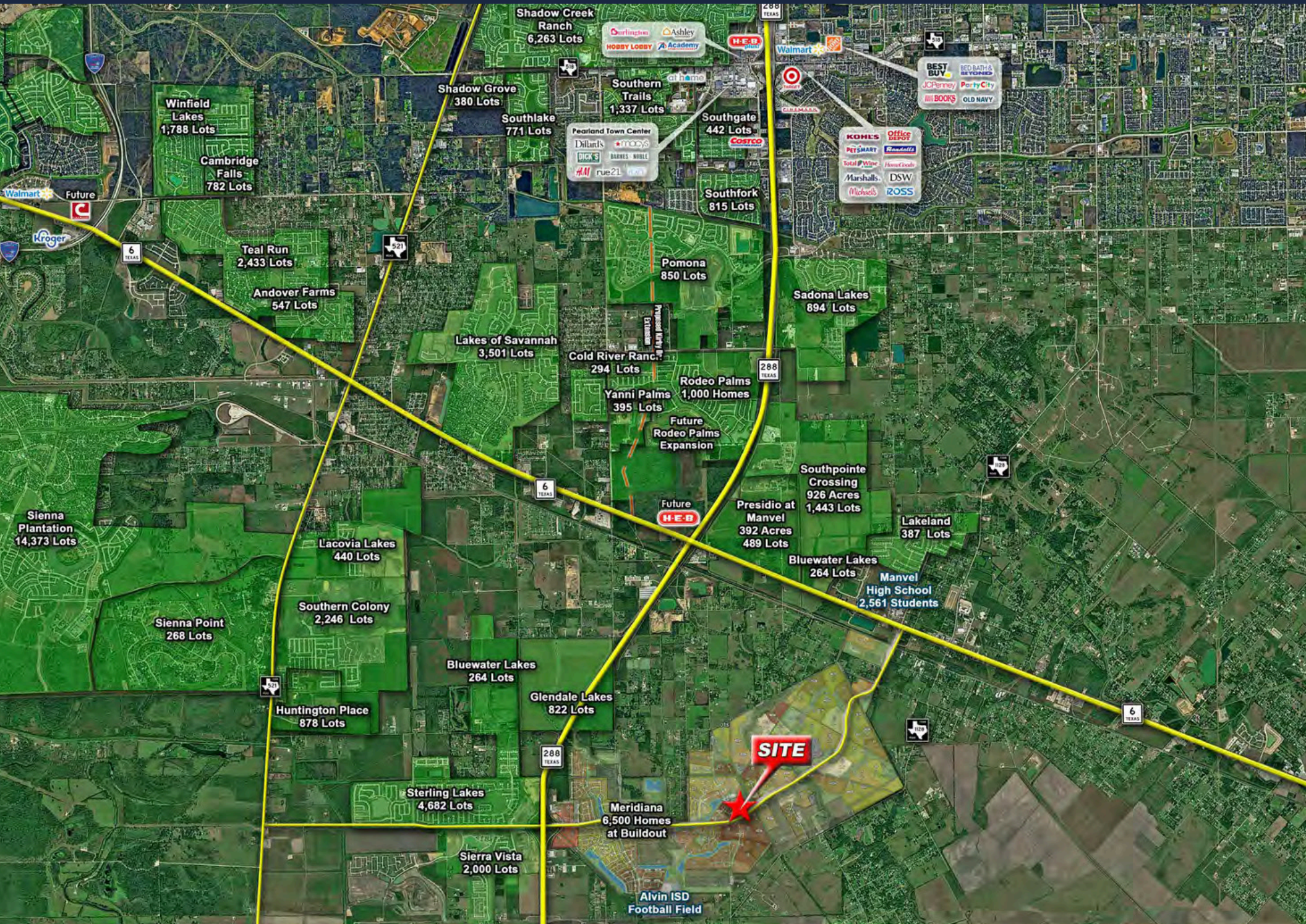
SITE

COUNTRYSIDE MONTESSORI
COMING SOON

Iowa Colony Junior High
1,000 Students
NOW OPEN

Freedom Field
Alvin ISD
Football Field

TRADE AREA





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.

11-2-2015



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.

Read King Inc.	504639	713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Charles Scoville	303620	713.782.9000
Designated Broker of Firm	License No.	Phone
Charles Scoville	303620	713.782.9000
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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