

# THE MARKET AT MERIDIANA

SWC Hwy 6 & Meridiana Pkwy | Manvel, TX

## For Lease



Developed By:



Leasing By:

MATT MCKINNERNEY  
713.980.4722  
mmckinnerney@read-king.com

LANE PLEASON  
713.980.4753  
lpleason@read-king.com

COLLIN LESTER  
713.980.4749  
clester@read-king.com

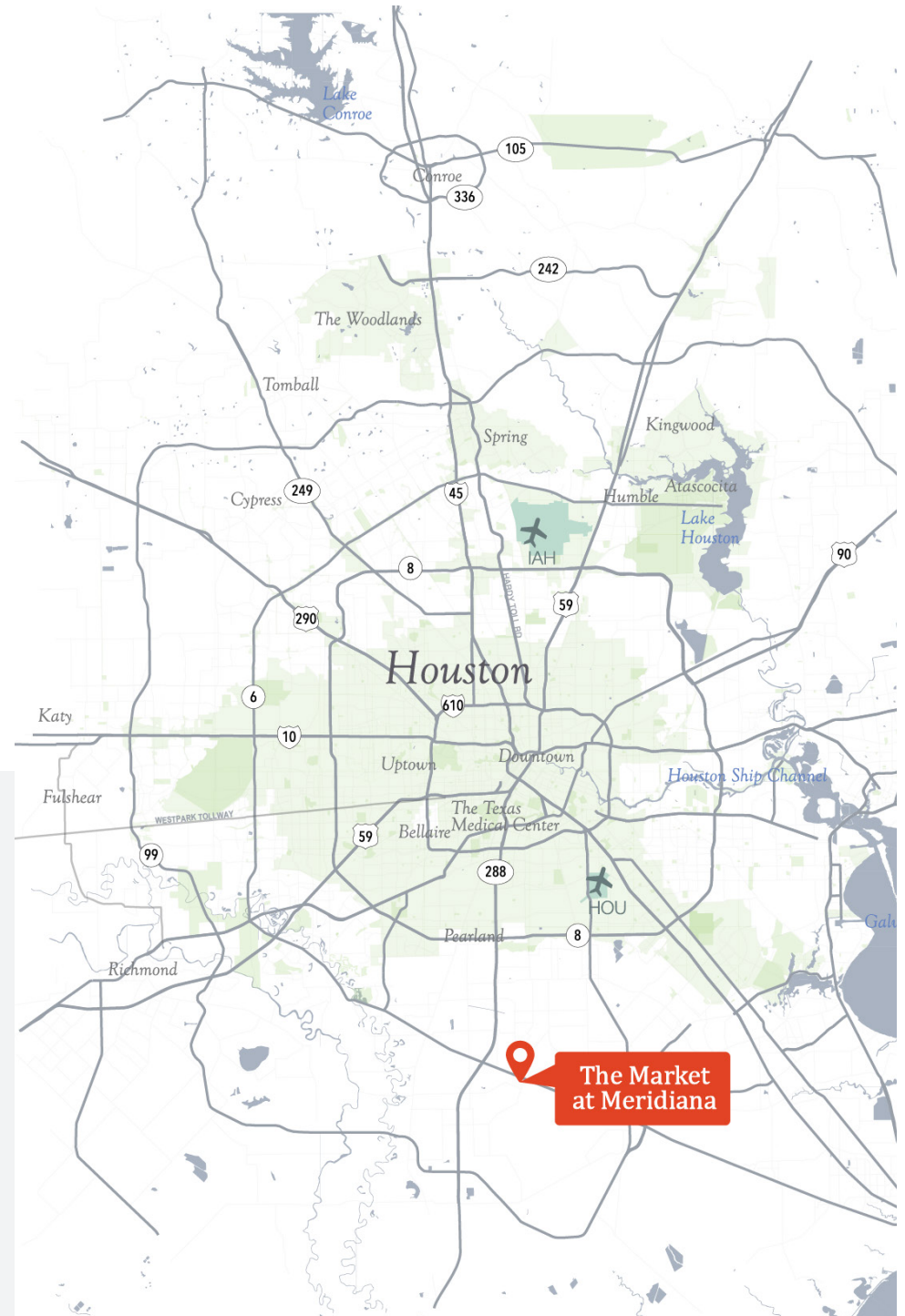




# PROPERTY INFORMATION

- New development at the southwest corner of Highway 6 and Meridiana Parkway in Manvel, Texas
- Signalized Intersection
- Directly across from Manvel High School with approximately 2,561 students
- Just off 288 at Meridiana Parkway, ten minutes from Pearland Town Center, with easy access north to Texas Medical Center and downtown Houston, and south to DOW and BASF
- Meridiana is a 3,000 acre master planned community with ±6,900 lots and new home prices ranging from the \$300s – \$1Mil+

DEMOGRAPHICS	2 Miles	3 Miles	5 Miles
 Population	4,570	9,565	54,247
 Average Household Income	\$148,069	\$142,092	\$153,700
 Daytime Population	2,561	4,705	21,295
TRAFFIC COUNTS	CPD		
 Highway 6	38,450		





# MARKET AERIAL



**Proposed**  
Burlington TARGET  
LOWE'S ROSS  
Michael's petco

**The Market at Meridiana**



**3,000 Acres  
±6,900 Lots**

**Caffey Junior High  
732 Students**

**Meridiana Elementary  
569 Students**

LEVEL ONE  
Starbucks 7-Eleven

**8,359 VPD (22)**

**Sterling Lakes  
2,682 Lots**

**6,105 VPD (22)**

**Sierra Vista  
2,000 Lots**

CVS check-It

TRINITY TURBINE TECHNOLOGY  
Expressway STORAGE FLOW-ZONE

288 TEXAS

**Iowa Colony High School  
1,147 Students**

**Freedom Field  
Alvin ISD  
Football Field**

**30,476 VPD (22)**

H-E-B

288 TEXAS

**Presidio at Manvel  
489 Lots**

Exxon  
Shell  
SONIC  
FACO BELL

**34,949 VPD (22)**

**Southpointe Crossing  
1,443 Lots**

**Lakeland  
387 Lots**

**Bluewater Lakes  
264 Lots**

**Manvel Junior High  
910 Students  
Manvel High School  
561 Students**

**Morris Ave**

6 TEXAS

**JB Hensler College & Career Academy  
Alvin ISD CTE Annex**

**Mason Elementary  
668 Students  
Booth Agricultural Science Center**

**28,002 VPD (22)**

DOLLAR GENERAL

**Meridiana Pkwy**



**Alloy Rd**

**Bluewater Lakes  
264 Lots**

**Glendale Lakes  
822 Lots**

288 TEXAS

**Cedar Rapids Pkwy**

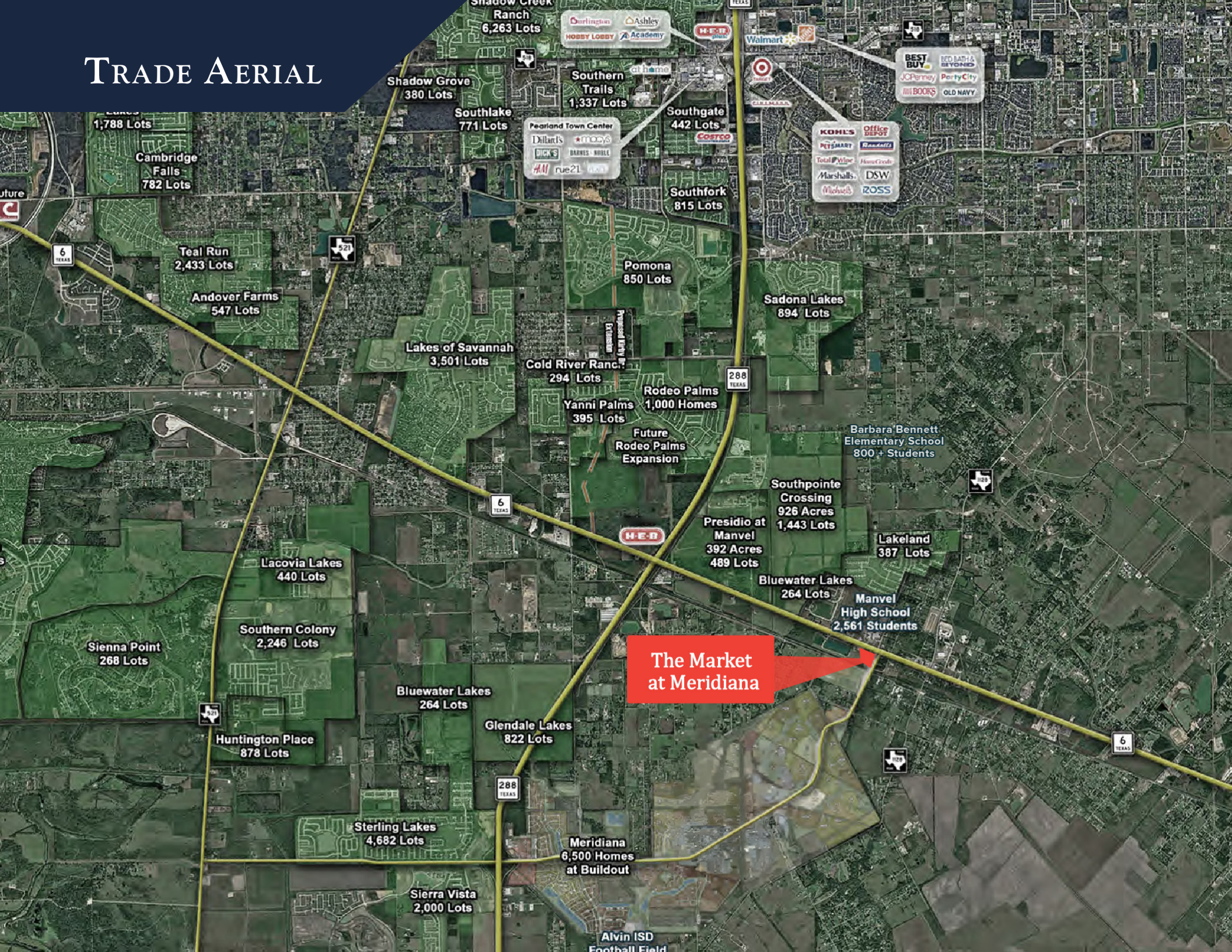
**Barbara Bennett Elementary School  
800 + Students**

**ana Pkwy**

**Master's St**



# TRADE AERIAL



Shadow Creek Ranch  
6,263 Lots

Hobby Lobby  
Ashley  
Academy

Walmart  
Target

BEST BUY  
RED BATH & BEVERAGES  
JOYRNEY  
Party City  
BOOKS  
OLD NAVY

KOHL'S  
Office DEPOT  
PETSMART  
KARAOKE  
Total Wine  
HomeGoods  
Marshalls  
DSW  
Michaels  
ROSS

1,788 Lots

Cambridge Falls  
782 Lots

Shadow Grove  
380 Lots

Southlake  
771 Lots

Southern Trails  
1,337 Lots

Southgate  
442 Lots

Pearland Town Center  
Dillard's  
macy's  
DICK'S  
DANNES HOME  
H&M  
rue21  
H&M

Southfork  
815 Lots

Teal Run  
2,433 Lots

Andover Farms  
547 Lots

Pomona  
850 Lots

Sadona Lakes  
894 Lots

Lakes of Savannah  
3,501 Lots

Cold River Ranch  
294 Lots

Rodeo Palms  
1,000 Homes

Yanni Palms  
395 Lots

Future Rodeo Palms Expansion

Barbara Bennett Elementary School  
800+ Students

Lacovia Lakes  
440 Lots

Sienna Point  
268 Lots

Southern Colony  
2,246 Lots

Presidio at Manvel  
392 Acres  
489 Lots

Southpointe Crossing  
926 Acres  
1,443 Lots

Lakeland  
387 Lots

Bluewater Lakes  
264 Lots

Manvel High School  
2,561 Students

Bluewater Lakes  
264 Lots

Glendale Lakes  
822 Lots

Huntington Place  
878 Lots

Sterling Lakes  
4,682 Lots

Meridiana  
6,500 Homes at Buildout

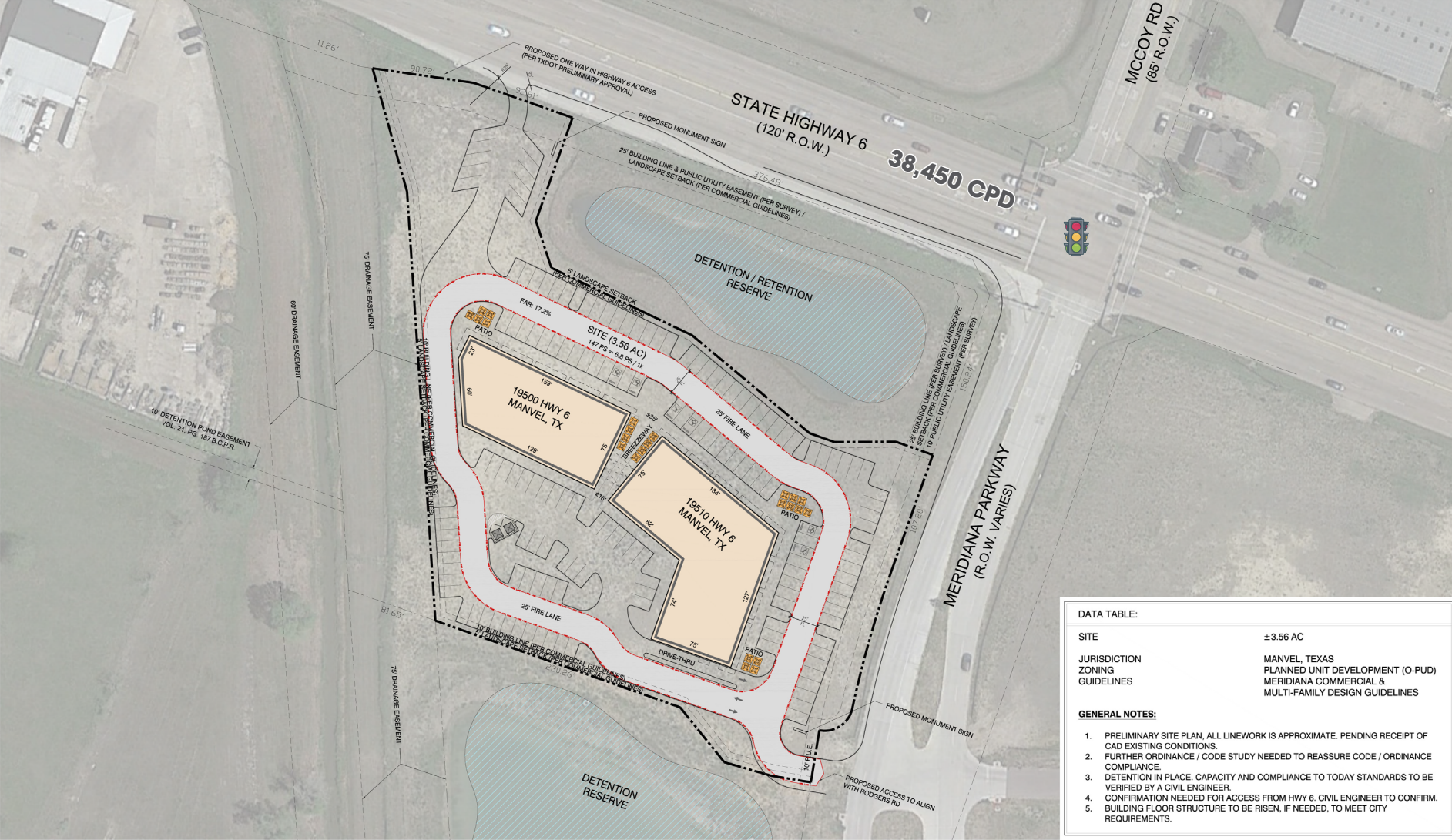
Sierra Vista  
2,000 Lots

Alvin ISD Football Field

The Market at Meridiana



# SITE PLAN

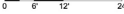


DATA TABLE:	
SITE	±3.56 AC
JURISDICTION	MANVEL, TEXAS
ZONING	PLANNED UNIT DEVELOPMENT (O-PUD)
GUIDELINES	MERIDIANA COMMERCIAL & MULTI-FAMILY DESIGN GUIDELINES
<b>GENERAL NOTES:</b>	
1. PRELIMINARY SITE PLAN, ALL LINework IS APPROXIMATE. PENDING RECEIPT OF CAD EXISTING CONDITIONS.	
2. FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE.	
3. DETENTION IN PLACE, CAPACITY AND COMPLIANCE TO TODAY STANDARDS TO BE VERIFIED BY A CIVIL ENGINEER.	
4. CONFIRMATION NEEDED FOR ACCESS FROM HWY 6. CIVIL ENGINEER TO CONFIRM.	
5. BUILDING FLOOR STRUCTURE TO BE RISEN, IF NEEDED, TO MEET CITY REQUIREMENTS.	

SITE PLAN - EXHIBIT



Scale: 3/32" = 1'-0"



## COMMERCIAL DEVELOPMENT

September 18, 2024

HIGHWAY 6 @ MERIDIANA PKWY  
MANVEL, TX  
23035-01\_Site\_240918

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## 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
C. Ewing King	318967	713.782.9000
Designated Broker of Firm	License No.	Phone
C. Ewing King	318967	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](http://www.trec.texas.gov)

IABS 1-0

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**For Leasing Opportunities Contact**

**Matt McKinnerney**

Vice President – Leasing  
mmckinnerney@read-king.com  
713.980.4722

**Lane Pleason**

Vice President – Leasing  
lpleason@read-king.com  
713.980.4753

**Collin Lester**

Associate – Leasing  
clester@read-king.com  
713.980.4749



713.782.9000  
read-king.com

1900 W LOOP SOUTH  
SUITE 1250  
HOUSTON, TX 77027