

THE MARKET AT MERIDIANA

SWC Hwy 6 & Meridiana Pkwy | Manvel, TX

For Lease



Developed By:



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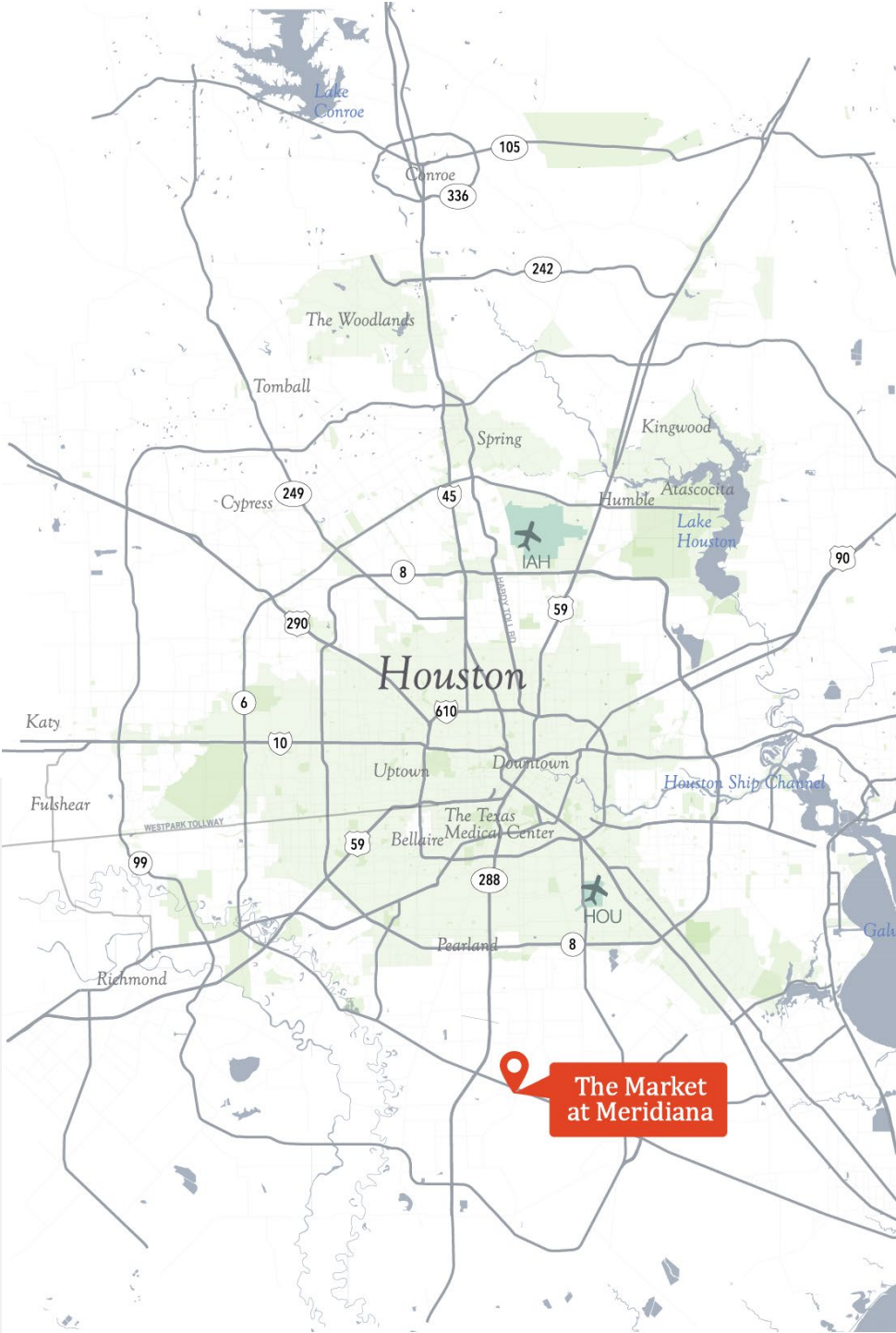


Read King
Commercial Real Estate

PROPERTY INFORMATION

- New retail development at the southwest corner of Highway 6 and Meridiana Parkway in Manvel, Texas
- Signalized Intersection
- Directly across from Manvel High School with approximately 2,607 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+

2024 DEMOGRAPHICS		2 Miles	3 Miles	5 Miles
	Population	4,860	11,821	60,177
	Average Household Income	\$129,350	\$129,926	\$140,491
	Daytime Population	4,277	9,090	39,268
TRAFFIC COUNTS		VPD		
	Highway 6	38,648		



MARKET AERIAL

The Market at Meridiana

Proposed Development:
 Burlington, Target, Lowe's, Ross, Michael's, Petco

Commercial Centers:
 H-E-B, Exon, O'Reilly, Dollar General, CVS, Starbucks, Best Western, O'Reilly, Dollar General, Exon, O'Reilly, Dollar General, Exon, O'Reilly, Dollar General

Schools:
 Meridiana Elementary (569 Students), Caffey Junior High (732 Students), Barbara Bennett Elementary School (800+ Students), Manvel Junior High (910 Students), Manvel High School (561 Students), Mason Elementary (668 Students), Booth Agricultural Science Center, JB Hensler College & Career Academy, Alvin ISD CTE Annex, Iowa Colony High School (1,147 Students)

Residential Developments:
 Glendale Lakes (822 Lots), Bluewater Lakes (264 Lots), Sterling Lakes (2,682 Lots), Sierra Vista (2,000 Lots), Southpointe Crossing (1,443 Lots)

Infrastructure:
 Highway 288, Highway 6, Alloy Rd, Cedar Rapids Pkwy, Morris Ave, Meridiana Pkwy

Other Features:
 Freedom Field Alvin ISD Football Field, Trinity Turbine Technology, Starbucks, Best Western, O'Reilly, Dollar General, Exon, O'Reilly, Dollar General, Exon, O'Reilly, Dollar General

The Market at Meridiana

Proposed

Burlington TARGET

Michael petco

Michaels petco



**Presidio at
Manvel
489 Lots**

Southpointe Crossing
1,443 Lots

Lakeland
387 Lots

**Bluewater
Lakes
264 Lots**

**Manvel
Junior High
910 Students**

**Manvel
High School
561 Students**

JB Hensler
College & Career
Academy
Alvin ISD

**Mason
Elementary
668 Students**

**Booth
Agricultural
Science
Center**

28,002 VPD ('22)

DOLLAR
GENERAL

**Barbara Bennett
Elementary School
800 + Students**

Meridiana
3,000 Acres
±6,900 Lots

**Caffey
Junior High
732 Students**

**Meridiana
Elementary
569 Students**

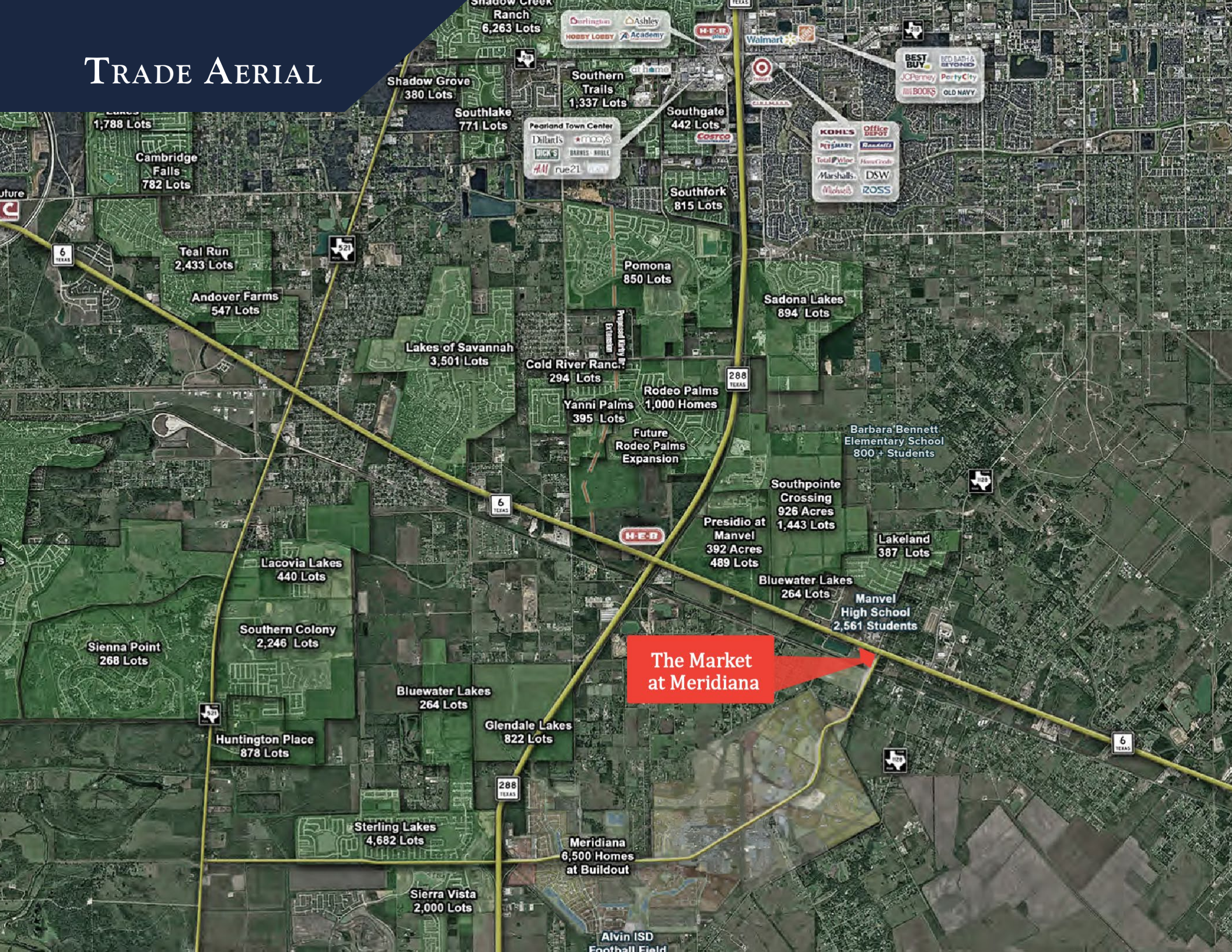
Sterling Lakes
2,682 Lots

Sierra Vista
2,000 Lots

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

**Freedom
Field
Alvin ISD
Football Field**

TRADE AERIAL



Shadow Creek Ranch
6,263 Lots

Shadow Grove
380 Lots

Southlake
771 Lots

Southern Trails
1,337 Lots

Southgate
442 Lots

Southfork
815 Lots

Pearland Town Center
Dillard's, Macy's, Dick's, Barnes & Noble, H&N, rue21, Home

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

Southpointe Crossing
926 Acres

Presidio at Manvel
392 Acres

489 Lots

Lakeland
387 Lots

Bluewater Lakes
264 Lots

Manvel High School
2,561 Students

Lacovia Lakes
440 Lots

Southern Colony
2,246 Lots

Sienna Point
268 Lots

Bluewater Lakes
264 Lots

Glendale Lakes
822 Lots

Huntington Place
878 Lots

Sterling Lakes
4,682 Lots

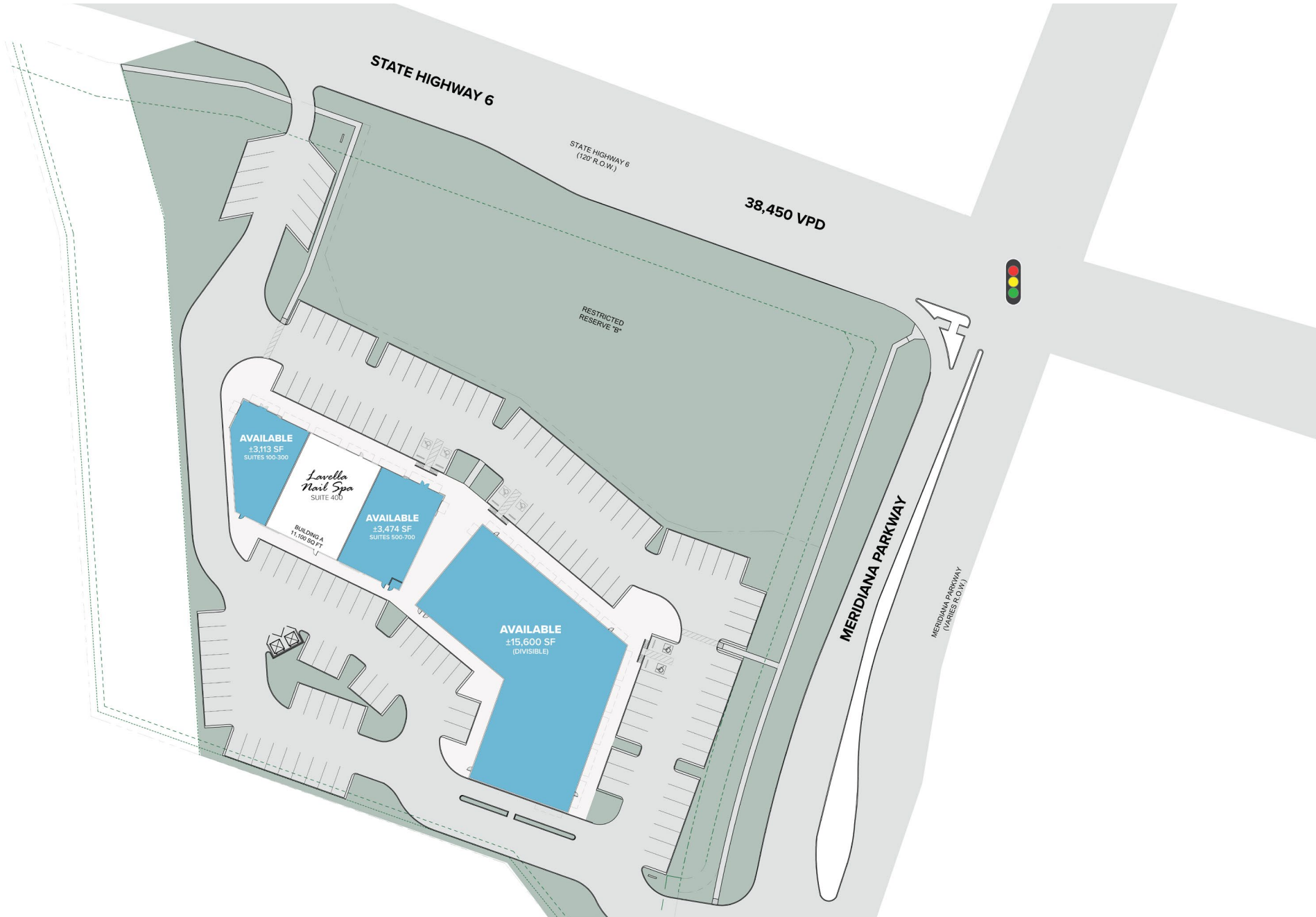
Sierra Vista
2,000 Lots

Meridian
6,500 Homes at Buildout

Alvin ISD Football Field

The Market at Meridian

SITE PLAN





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.

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Charles Scoville	303620	cscoville@read-king.com	713.782.9000
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Buyer/Tenant/Seller/Landlord Initials

Date

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