

THE MARKET AT MERIDIANA

SWC Hwy 6 & Meridiana Pkwy | Manvel, TX

New Construction Retail For Lease



Developed By:



Leasing By:

MATT MCKINNERNEY
713.980.4722
mmckinnerney@read-king.com

LANE PLEASON
713.980.4753
lpleason@read-king.com

JULIAN FERTITTA
713.400.2132
jfertitta@read-king.com



PROPERTY INFORMATION

- New retail development under construction at the southwest corner of Highway 6 and Meridiana Parkway in Manvel, Texas
- Signalized Intersection
- Directly across from Manvel High School with approximately 2,238 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 $\pm 6,900$ lots and new home prices ranging from the \$200s – \$1Mil+

AVAILABLE:

$\pm 1,200$ SF UP TO $\pm 10,784$ SF

ASKING RATE:

STARTING AT: \$32.00 PSF
EST. NNN: \$9.00 PSF

2026 DEMOGRAPHICS

2 Miles

3 Miles

5 Miles



Total Population

5,970

15,332

65,745



Average Household
Income

\$135,114

\$145,472

\$156,190



Daytime Population

5,203

11,189

42,355

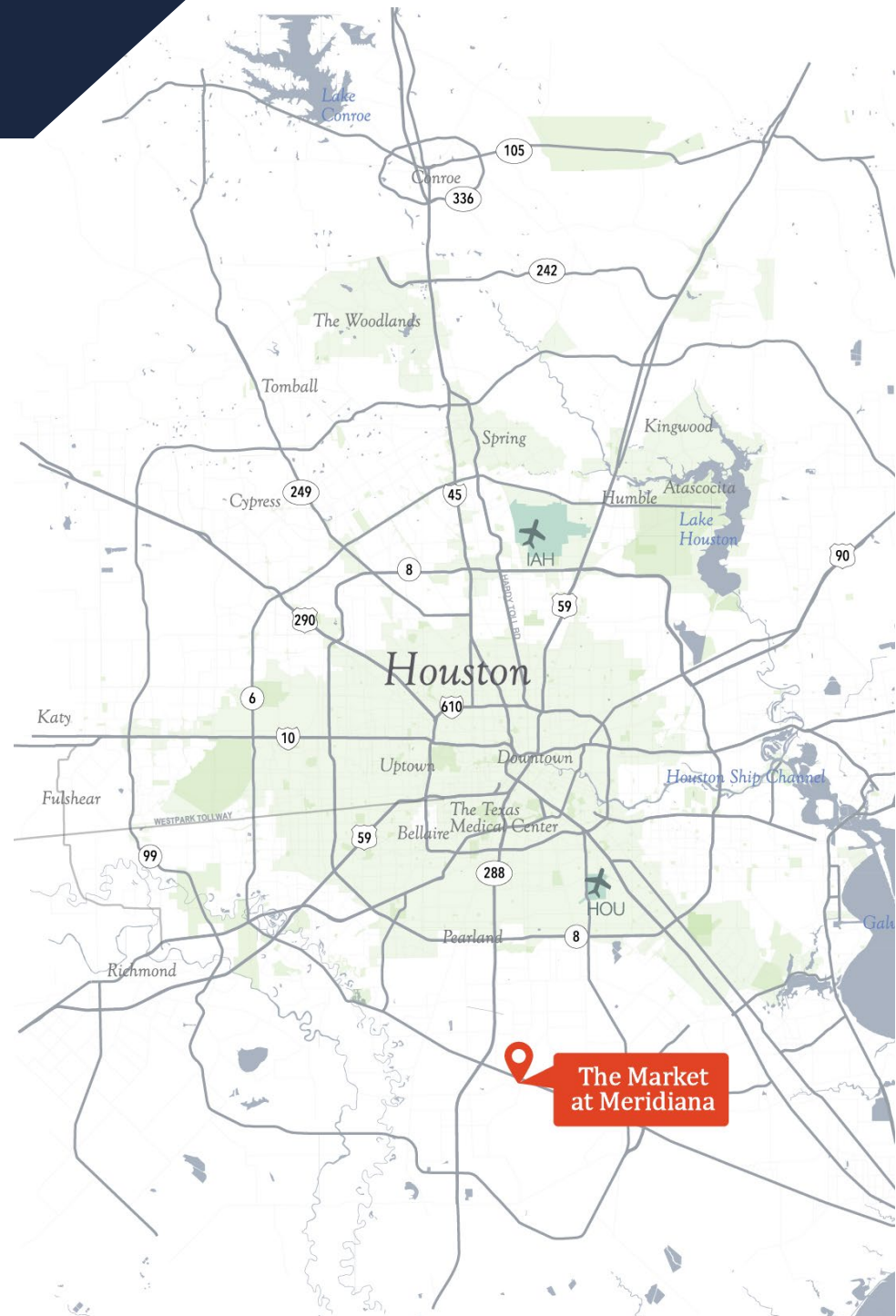
TRAFFIC COUNTS

VPD



Highway 6

38,485 ('25)

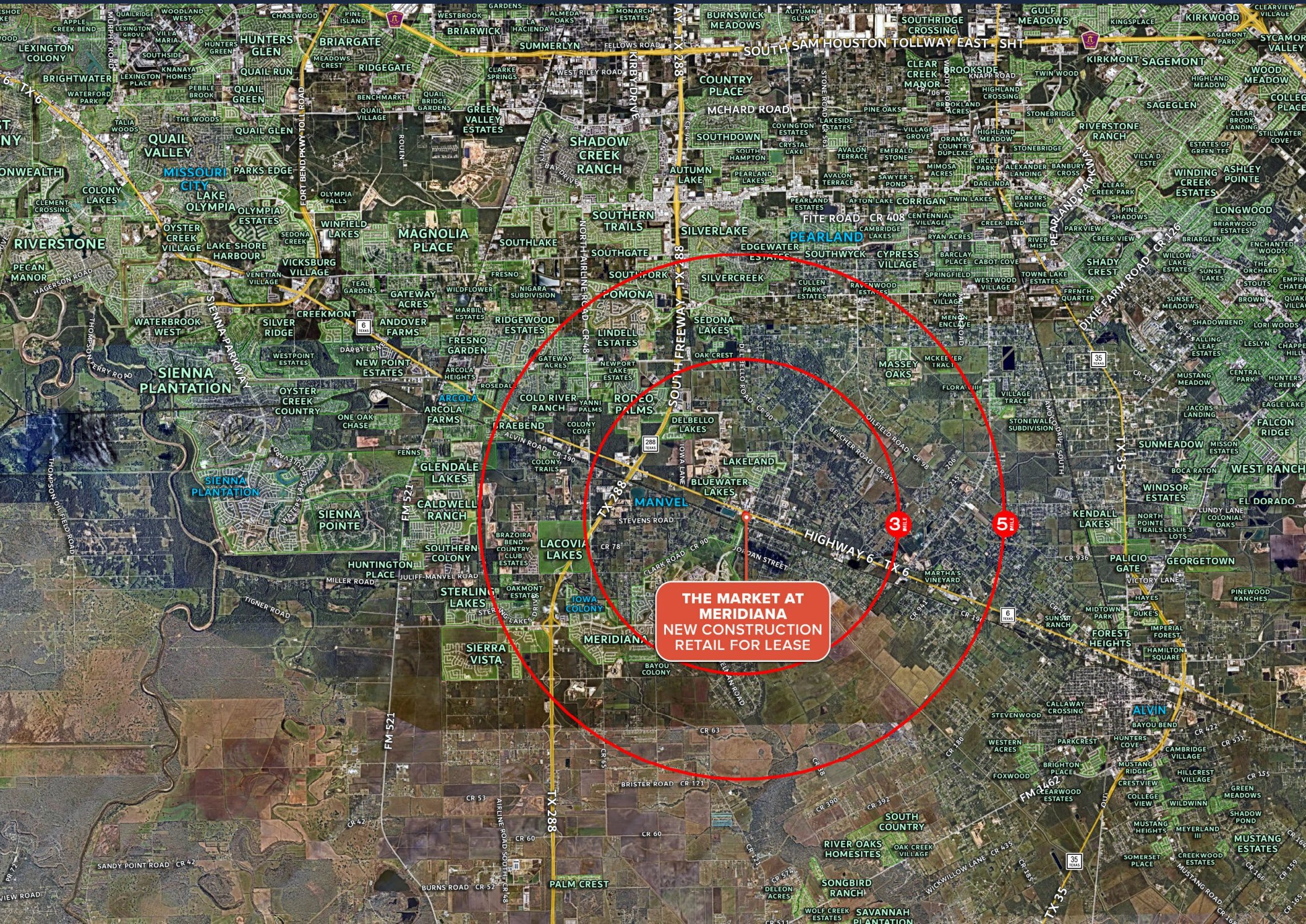


TRADE AREA

**THE MARKET AT MERIDIANA
NEW CONSTRUCTION
RETAIL FOR LEASE**

The map illustrates the trade area for a new retail center in Meridiana, Texas. A large red circle is drawn around the central location, indicating the market area. The map shows a dense network of roads, including major highways like I-288, I-35, and FM 521. Numerous retail locations are marked with logos, including Walmart, Kroger, Target, Home Depot, and various specialty stores. The map also shows the surrounding landscape, including fields and some residential areas. The central red box highlights the specific location for the new construction retail center.

RESIDENTIAL GROWTH CORRIDOR



MARKET AERIAL

MARKET AERIAL

HERITAGE ROSE ELEM
1,209 STUDENTS

CRAWFORD HIGH
623 STUDENTS

MANVEL J H
705 STUDENTS

MANVEL HIGH
2,238 STUDENTS

BENNETT ELEM
333 STUDENTS

CAFFEY J H
540 STUDENTS

MERIDIANA ELEM
794 STUDENTS

IOWA COLONY HS
1,718 STUDENTS

SANCHEZ ELEM
753 STUDENTS

PROPOSED
TARGET
LOWE'S
Burlington
Marshalls
ROSS
FIVE BELOW
petco
ULTA

H-E-B
NOW OPEN

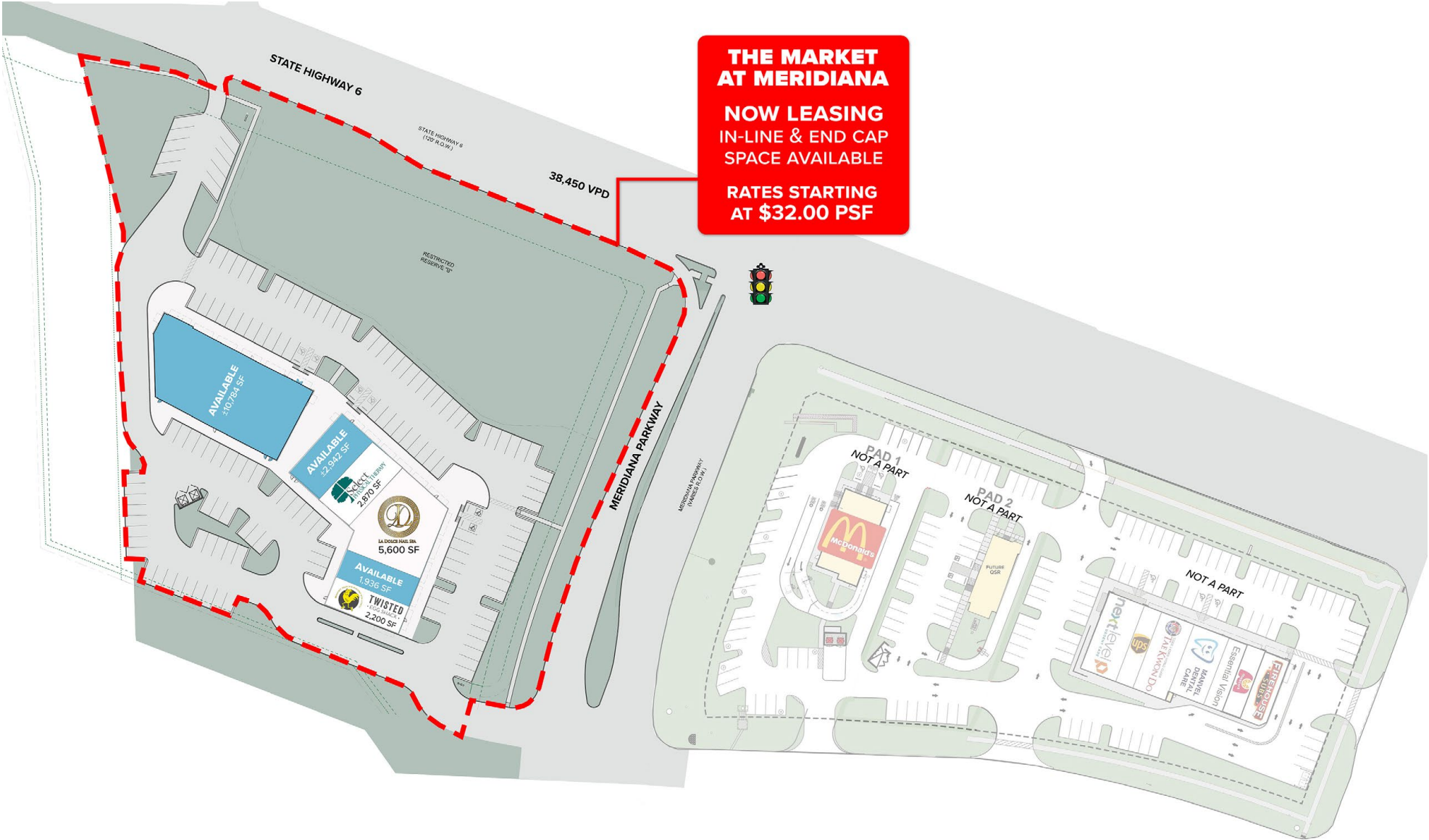
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CONSTRUCTION PROGRESS | SEPT. 2026



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.	Email	Phone
C. Ewing King	318967	ewing@read-king.com	713.782.9000
Designated Broker of Firm	License No.	Email	Phone
C. Ewing King	318967	ewing@read-king.com	713.782.9000
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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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Demographic Source: US Census Bureau & USPS 4/2019, TIGER Geography / 2000-2010 Census, 2019 Estimates with 2024 Projections

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

Julian Fertitta

Leasing Associate
jfertitta@read-king.com
713.400.2132



713.782.9000
read-king.com

1900 W LOOP SOUTH
SUITE 1250
HOUSTON, TX 77027