



# MANVEL TOWN-CENTER

JUNIOR ANCHORS  
INLINE SPACE  
RESTAURANT SPACE  
AVAILABLE



NWC SH-288 & SH-6  
MANVEL, TX 77578

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# DISCOVER THE HEART OF MANVEL YOUR NEW DESTINATION BEGINS HERE



Discover the heart of retail, dining, and entertainment at **Manvel Town Center**, a premier shopping destination located at the crossroads of State Highway 288 and Highway 6 in Manvel, Texas. Spanning over 273 acres, this vibrant open-air center offers a dynamic mix of shops, restaurants, and entertainment options, anchored by the high-traffic H-E-B.

Designed with modern architecture, lush landscaping, and pedestrian-friendly walkways, Manvel Town Center provides an inviting atmosphere for the growing community of Manvel and beyond. Whether you're looking for everyday essentials, a great meal, or a place to unwind with friends and family, Manvel Town Center is your go-to hub for convenience and enjoyment.



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SPACE

**1M+ SF**

Shopping Center now available  
for lease and pre-lease

**Manvel Town Center** is the cornerstone of Manvel's exciting growth and transformation. Located just 20 miles south of Downtown Houston, this vibrant retail destination sits at the intersection of State Highway 288 and Highway 6, providing easy access to the rapidly expanding community. Manvel, Texas, is known for its small-town charm, strong sense of community, and strategic location within the Houston metropolitan area.

As part of a thriving region, Manvel Town Center is set to serve over 350,000 residents within Brazoria County, offering a dynamic mix of shopping, dining, and entertainment for this innovative and growing population.

AVAILABILITY

**JUNIOR ANCHORS, INLINE  
AND RESTAURANT SPACE  
AVAILABLE**

Ideal for mixed-use retail, entertainment,  
hospitality, medical and office

## CURRENT TENANTS



verizon

Great Clips



FIVE GUYS

MEMORIAN URGENT CARE | GoHealth

TEAL RIDGE Dental Care



MAJOR ANCHOR

**108K SF**

**H·E·B**



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# LOCATION

## MANVEL TOWN CENTER

NWC SH-288 & SH-6, Manvel, Texas 77578

- The excellent location of Manvel Town Center offers retailers the opportunity to serve the densely populated trade areas of Manvel, Angleton, Missouri City, Freeport, Alvin and more.
- Strategically located off Hwy 288 and Hwy 6 with 6,600 feet of frontage, Manvel Town Center is traveled by more than 115,000 vehicles daily.
- Manvel Town Center attracts a large daytime population of over 300,000 people within a 10-mile radius
- Immediately neighboring 12 future and growing master planned communities including Pomona, Meridiana, Del Bello Lakes, Foxtail Palms, Avellino, Rodeo Palms, Manvel Palms, The Presidio Manvel and more with 97,894 current and future lots projected (Zonda, 2025)
- Manvel Town Center is situated just 7 miles due south of the Pearland Medical Center, 17 miles south of the Texas Medical Center, 19 miles south of Hobby Airport and 20 miles south of the Central Business District of Downtown Houston. The average commute time for Manvel residents is 36.1 minutes.

## TRAFFIC COUNTS

Highway 288

**83,477 VPD**

Highway 6 South

**38,247 VPD**

Source: 2023, Inrix

## MAJOR AREA EMPLOYERS (2024)



4,074 Employees



3,182 Employees



2,579 Employees



2,541 Employees



2,471 Employees



2,000 Employees



1,684 Employees



1,475 Employees



1,272 Employees



1,166 Employees



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# NORTH EAST VIEW

**MANVEL TOWN CENTER**  
 NWC SH-288 & SH-6, Manvel, Texas 77578



# SITE PLAN

## MANVEL TOWN CENTER NWC SH-288 & SH-6, Manvel, Texas 77578

### Current Tenants

1	H-E-B	108,000 sf
<b>Retail A</b>		
2	Great Clips	1,100 sf
3	Milano Nails	5,000 sf
4	Marble Slab	1,500 sf
5	AT&T	1,400 sf
<b>Proposed Anchors</b>		
6	Burlington*	25,017 sf
7	Ross*	22,217 sf
8	Five Below*	8,470 sf
9	Marshalls*	22,354 sf
10	Ulta*	10,000 sf
11	Petco*	12,504 sf
12	Lowe's	113,860 sf
13	Target*	147,873 sf
<b>Restaurant Space</b>		
	Available Restaurant	5,850 sf
	Available Restaurant	5,850 sf
	Available Restaurant	6,300 sf
	Available Restaurant	5,227 sf

<b>Retail B</b>		
14	Chipotle	2,430 sf
15	Available	2,120 sf
16	Jersey Mike's	1,400 sf
17	Available	2,350 sf
18	Aki Steak & Sushi	4,000 sf
<b>Retail C</b>		
19	Verizon	2,400 sf
20	Available	2,000 sf
21	MH Go Health	2,600 sf
22	Dunkin'*	3,500 sf
<b>Retail C-1</b>		
23	Smoothie King	1,200 sf
24	Available	2,000 sf
25	Five Guys Burgers & Fries	2,400 sf
<b>Retail D</b>		
26	Memorial Hermann	9,000 sf
27	Mattress Firm*	2,400 sf
28	Available	4,000 sf

<b>12,300 sf</b>		
29	Available	3,150 sf
30	Available	1,350 sf
31	Available	1,900 sf
32	Available	4,000 sf
<b>10,500 sf</b>		
<b>Outparcels</b>		
1A	Teal Ridge Dental Care	3,500 sf
1B	McDonald's	4,456 sf
2	Whataburger	3,745 sf
5	In N Out Burger*	0.94 ac

<b>10,400 sf</b>		
<b>Outparcels</b>		
6	Chick Fil A*	1.61 ac
7	Portillo's*	0.98 ac
8	Chuy's*	1.13 ac
9	PNC Bank*	0.98 ac
10	Olive Garden*	1.61 ac
11	In-N-Out Burger*	1.24 ac
12	Available	1.24 ac
13	Available	1.24 ac
14	Available	1.30 ac

\*Proposed Tenants



# MANVEL, TEXAS

## A CITY ON THE RISE

- Manvel is along Texas State Highway 288, which runs north 20 miles to downtown Houston and south 23 miles to Angleton.
- Brazoria County boasts a population of almost 350,000 and is experiencing more than four percent (4%) growth every five years.
- Manvel is served by the Alvin Community College and is also within commuting distance of several larger colleges including the University of Houston, Rice University, Texas A&M Galveston, University of St. Thomas, Houston Community College, Texas Southern University, Baylor College of Medicine, University of Texas Medical Branch and Houston Baptist University.
- Due to a high level of migration to the area, state and county officials are widening and upgrading SH 288 from U.S. 59 to County Road 60, and a toll road is currently under construction

### POPULATION GROWTH

**137.7%**

in the past decade  
(2010-2020)  
(U.S. Census Bureau)

### HOUSTON AREA JOBS

**33%**

of jobs in the Greater  
Houston area are located  
within 20 miles of Manvel

### AVERAGE HOUSEHOLD INCOME

**\$139,795**

within 7 miles  
(Source: ESRI)

### 2023 HOUSING PERMIT VALUE

**429** New housing permits  
valued at more than **\$208MM**

(Source: City of Manvel)

### 2024 HOUSING PERMIT VALUE

**954** New housing permits  
valued at more than **\$464MM**

(Source: City of Manvel)

### VALUE OF CITY

City of Manvel projected value  
to double from 2021 to 2025

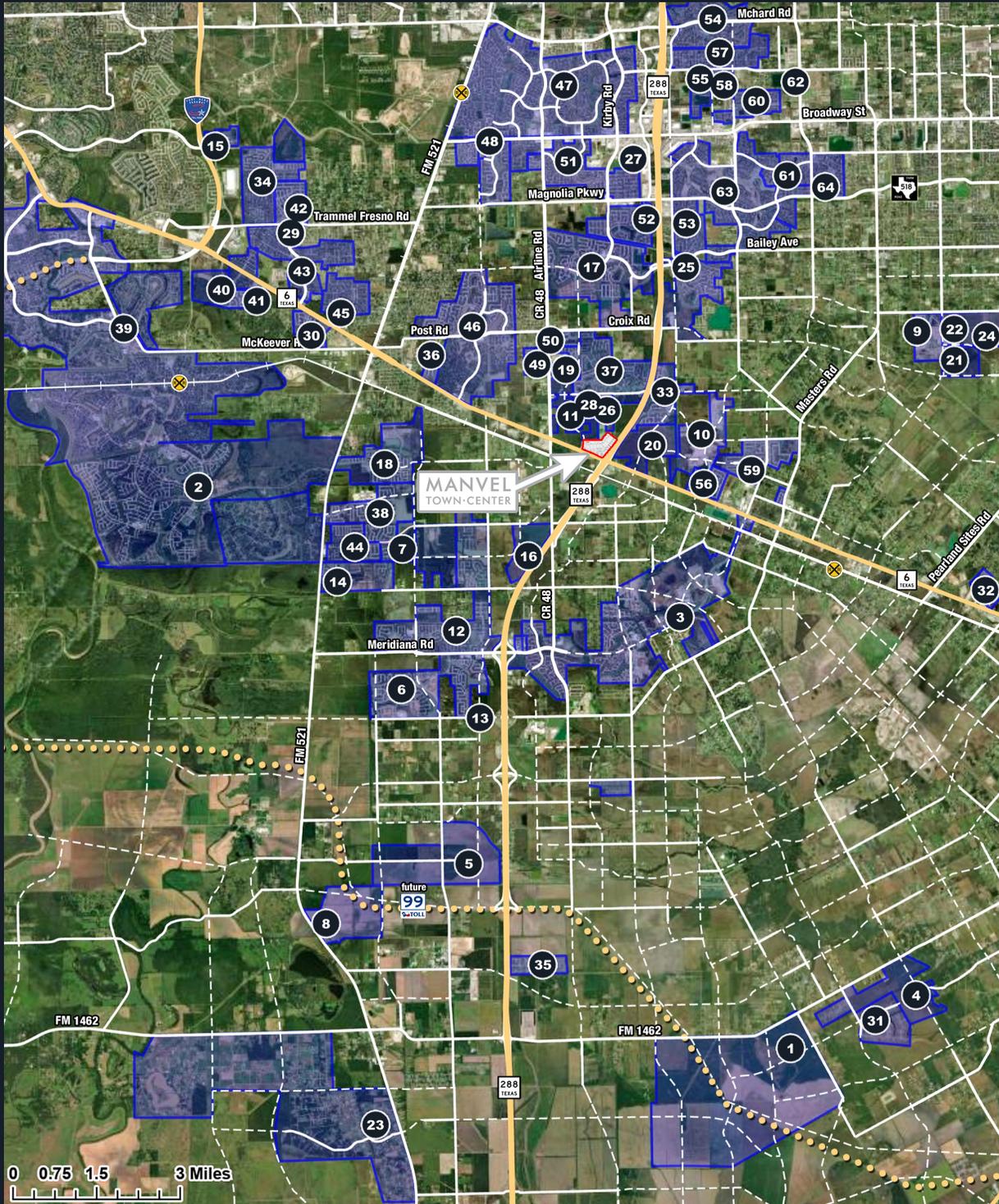


# DEMOGRAPHICS

WITHIN 3 MILES	WITHIN 5 MILES	WITHIN 7 MILES	WITHIN 10 MILES
27,060 POPULATION	102,260 POPULATION	201,951 POPULATION	405,128 POPULATION
+30.59% 5 YR POPULATION GROWTH (2020 – 2024)	+32.59% 5 YR POPULATION GROWTH (2020 – 2024)	+17.49% 5 YR POPULATION GROWTH (2020 – 2024)	+10.92% 5 YR POPULATION GROWTH (2020 – 2024)
8,396 HOUSEHOLDS	32,333 HOUSEHOLDS	66,028 HOUSEHOLDS	131,543 HOUSEHOLDS
35.2 MEDIAN AGE	35.1 MEDIAN AGE	35.7 MEDIAN AGE	36.1 MEDIAN AGE
\$107,866 MEDIAN HOUSEHOLD INCOME	\$108,508 MEDIAN HOUSEHOLD INCOME	\$108,295 MEDIAN HOUSEHOLD INCOME	\$99,733 MEDIAN HOUSEHOLD INCOME
17,699 DAYTIME POPULATION	68,100 DAYTIME POPULATION	145,232 DAYTIME POPULATION	300,114 DAYTIME POPULATION



# MANVEL HOUSING ACTIVITY



ID	SELECTED COMMUNITIES	OCCUPIED HOMES	U/C	FUTURE LOTS	TOTAL UNITS
1	SE PROPERTIES LTD	-	-	8,750	8,750
2	SIENNA	11,900	249	4,663	16,812
3	MERIDIANA	2,779	234	3,046	6,059
4	WALTON 1445 ACRES	-	-	2,500	2,500
5	CREEKHAVEN	-	-	2,101	2,101
6	SIERRA VISTA	1,594	40	1,637	3,271
7	CALDWELL CROSSING/LAKES	-	63	1,540	1,603
8	MAPLE FARMS	-	-	1,515	1,515
9	MASSEY OAKS	138	12	976	1,126
10	VALENCIA	69	58	944	1,071
11	BEAZER	-	-	850	850
12	STERLING LAKES	1,897	165	701	2,763
13	ELLWOOD	-	-	657	657
14	HUNTINGTON PLACE	251	17	610	878
15	OLYMPIA FALLS/FIELDS	196	6	466	668
16	LACOVIA LAKES	-	-	440	440
17	POMONA	1,654	168	436	2,258
18	GLENDALE LAKES	945	84	381	1,410
19	MANVEL PALMS	-	-	362	362
20	THE PRESIDIO MANVEL	-	-	310	310
21	ORDENEUX TRACT	-	-	282	282
22	MAGNOLIA CREEK-PEARLAND	-	-	282	282
23	SUNCREEK ESTATES/RANCH	459	5	267	731
24	McKEEVER TRACT	-	-	255	255
25	SEDONA LAKES	650	-	237	887
26	FOXTAIL PALMS	-	-	227	227
27	PEARLAND TOWN CENTER	-	-	142	142
28	AVELLINO	-	-	140	140
29	TEAL GARDENS	-	-	107	107
30	POST OAK POINTE	375	19	57	451
31	SAVANNAH PLANTATION	160	1	52	213
32	MARTHA'S VINEYARD	239	24	51	314
33	DEL BELLO LAKES	405	8	35	448
34	WINFIELD LAKES	1,786	1	34	1,821
35	PALM CREST	93	4	34	131
36	CHARLESTON HEIGHTS	340	42	22	404
37	RODEO PALMS	1,652	1	9	1,662
38	CALDWELL RANCH	1,375	-	4	1,379
39	SILVER RIDGE	270	-	-	270
40	SHIPMANS COVE	274	-	-	274
41	CREEKMONT	494	-	-	494
42	CAMBRIDGE FALLS	782	-	-	782
43	TEAL RUN/MANOR	2,433	-	-	2,433
44	SOUTHERN COLONY	1,442	-	-	1,442
45	ANDOVER FARMS	547	-	-	547
46	LAKES OF SAVANNAH	3,381	-	-	3,381
47	SHADOW CREEK/GROVE	6,643	-	-	6,643
48	SOUTHLAKE	771	-	-	771
49	COLD RIVER RANCH	294	-	-	294
50	NEWPORT LAKE ESTATES	187	-	-	187
51	SOUTHERN TRAILS	1,337	-	-	1,337
52	SOUTHFORK/GATE	1,257	-	-	1,257
53	SILVERCREEK	747	-	-	747
54	COUNTRY PLACE	1,096	-	-	1,096
55	AUTUMN LAKES	413	-	-	413
56	BLUEWATER LAKES	329	-	-	329
57	SOUTHDOWN	1,509	-	-	1,509
58	SOUTH HAMPTON	180	-	-	180
59	LAKELAND	669	-	-	669
60	VILLAGE LAKES	708	-	-	708
61	VILLAGES OF EDGEWATER	426	-	-	426
62	CRYSTAL LAKE-P	137	-	-	137
63	SILVERLAKE	4,540	-	-	4,540
64	SOUTHWYCK	1,663	-	-	1,663
<b>TOTALS</b>		<b>61,468</b>	<b>1,201</b>	<b>35,122</b>	<b>97,809</b>

4Q24 DATA SOURCED FROM: Zonda

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# PHOTOS

## MANVEL TOWN CENTER NWC SH-288 & SH-6, Manvel, Texas 77578





# MANVEL TOWN·CENTER

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