

ANCHOR, JUNIOR ANCHOR, RETAIL AND PAD SITES AVAILABLE
NWC SH-288 & SH-6, MANVEL, TX 77578



MANVEL TOWN·CENTER



weitzman[®]

FOR LEASING INFO

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MANVEL TOWN CENTER

108,000 SF
H-E-B GROCERY STORE

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

Manvel Town Center is a new 273-acre retail development by Weitzman with major grocery anchor, H-E-B. Within the opening week, sales ranked #1 out of 93 Houston area stores.

With a market-defining signature retail component, Manvel Town Center is designed to incorporate more than 1-million square feet of retail, entertainment, hospitality, medical and office space. The project is located at the major intersection of SH-288 and SH-6 in the booming Houston suburban market of Manvel.

The Center, surrounded by vibrant housing growth, is positioned for visibility and access for the heavy vehicular traffic at the intersection of Highway 288 and Highway 6, offering extensive frontage along both thoroughfares at the major intersection.

LEASING

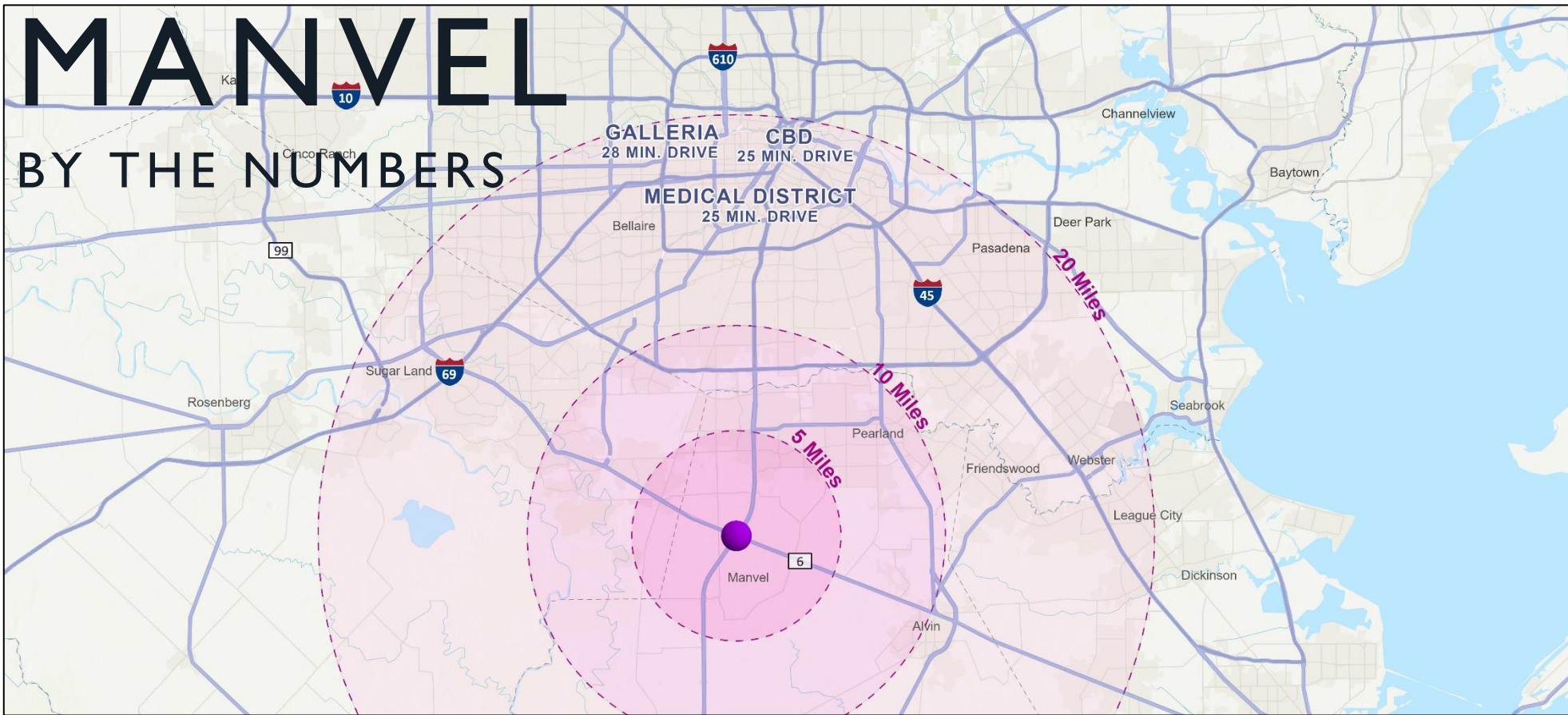
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MANVEL

BY THE NUMBERS



AVERAGE HOUSEHOLD INCOME

\$137,512

Average household income within 7-miles (2023, ESRI)

HOUSTON AREA JOBS

33%

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

POPULATION GROWTH

137.7%

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

5-YEAR POPULATION GROWTH

10% within 3-mile radius

11% within 5-mile radius

Source: 2023, ESRI

VALUE OF CITY

City of Manvel projected value to double from 2021 to 2025.

Source: City of Manvel

HOUSING PERMITS

2022 YTD housing permits are up over 2021 as follows

12% in Manvel City Limits

18% in Manvel ETJ

2022 HOUSING PERMIT VALUE

\$328M

Source: City of Manvel

TRAFFIC COUNTS

Hwy 288

83,477 VPD

Hwy 6 South

38,247 VPD

Source: 2023, Inrix

MAJOR AREA EMPLOYERS



3,815 Employees



3,452 Employees



2,669 Employees



2,052 Employees



1,950 Employees



1,437 Employees



1,413 Employees



1,126 Employees



1,072 Employees



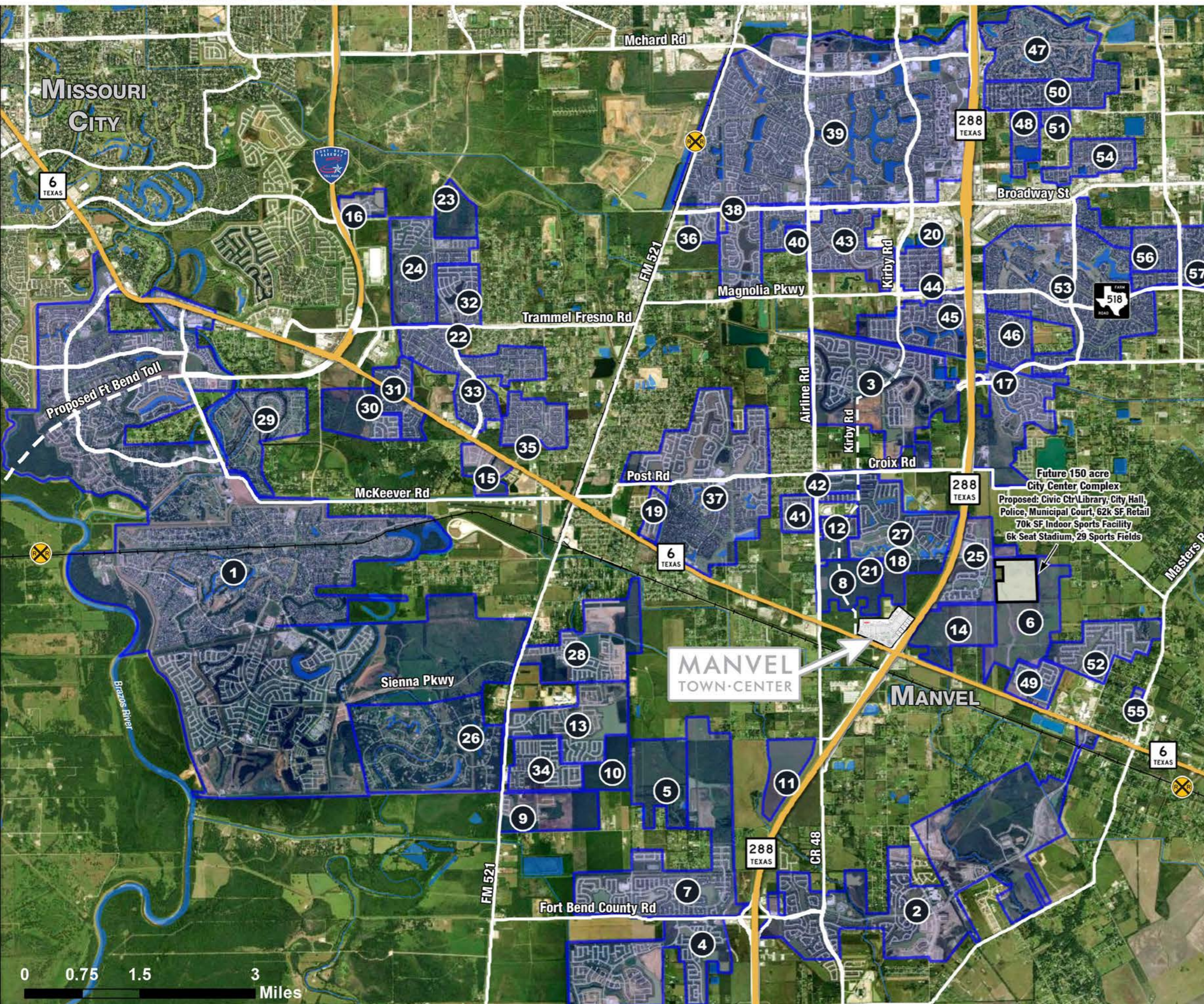
1,017 Employees

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MANVEL HOUSING ACTIVITY



ID	SELECTED COMMUNITIES	OCCUPIED HOMES	U/C	FUTURE LOTS	TOTAL UNITS
1	SIENNA	10,988	241	5,325	16,554
2	MERIDIANA	2,107	267	3,686	6,060
3	POMONA	97	314	2,715	2,258
4	SIERRA VISTA	1,343	112	1,819	3,274
5	CALDWELL LAKES	-	-	968	968
6	VALENCIA-HILLWOOD	-	-	941	941
7	STERLING LAKES	1,839	1	896	2,736
8	RODEO PALMS SOUTH	-	-	850	850
9	HUNTINGTON PLACE	209	7	662	878
10	CALDWELL CROSSING	-	-	635	635
11	LACOVIA LAKES	-	-	440	440
12	MANVEL PALMS	-	-	362	362
13	CALDWELL RANCH	935	48	321	1,304
14	THE PRESIDIO MANVEL	-	-	310	310
15	POST OAK POINTE	179	59	255	493
16	OLYMPIA FALLS	91	9	246	346
17	SEDONA LAKES	650	-	237	887
18	FOXTAIL PALMS	-	-	227	227
19	CHARLESTON HEIGHTS	181	36	187	404
20	PEARLAND TOWN CENTER	-	-	142	142
21	AVELLINO	-	-	140	140
22	TEAL GARDENS	-	-	107	107
23	OLYMPIA FIELDS	-	-	98	98
24	WINFIELD LAKES	1,743	15	63	1,821
25	DEL BELLO LAKES	366	26	56	448
26	SIENNA POINT	210	7	48	265
27	RODEO PALMS	1,586	34	45	1,665
28	GLENDALE LAKES	877	45	41	963
29	SILVER RIDGE	270	-	1	271
30	SHIPMANS COVE	274	-	-	274
31	CREEKMONT	494	-	-	494
32	CAMBRIDGE FALLS	782	-	-	782
33	TEAL RUN	2,433	-	-	2,433
34	SOUTHERN COLONY	1,442	-	-	1,442
35	ANDOVER FARMS	547	-	-	547
36	SHADOW GROVE	380	-	-	380
37	LAKES OF SAVANNAH	3,381	-	-	3,381
38	SOUTHLAKE	771	-	-	771
39	SHADOW CREEK RANCH	6,263	-	-	6,263
40	SOUTHERN OAKS	99	-	-	99
41	COLD RIVER RANCH	294	-	-	294
42	NEWPORT LAKE ESTATES	187	-	-	187
43	SOUTHERN TRAILS	1,337	-	-	1,337
44	SOUTHGATE	442	-	-	442
45	SOUTHFORK	815	-	-	815
46	SILVERCREEK	747	-	-	747
47	COUNTRY PLACE	1,096	-	-	1,096
48	AUTUMN LAKES	413	-	-	413
49	BLUEWATER LAKES	329	-	-	329
50	SOUTHDOWN/OAKS	245	-	-	245
51	SOUTH HAMPTON	180	-	-	180
52	LAKELAND	669	-	-	669
53	SILVERLAKE	3,355	-	-	3,355
54	SUNRISE LAKES	708	-	-	708
55	TERRA ESTATES	66	-	-	66
56	VILLAGES OF EDGEWATER	426	-	-	426
57	SOUTHWYCK	1,663	-	-	1,663
TOTALS		53,509	1,221	21,823	75,685

3Q23 DATA SOURCED FROM: Zonda

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:PS\HOU\FA\Manvel TC Housing December 2023



MANVEL TOWN CENTER | HWY 288 & SH-6, MANVEL, TX 77578

Current Tenants

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

Retail B		
18	Chipotle*	2,500 sf
19	Eye Trends	2,000 sf
20	Three Brothers Bakery*	1,500 sf
21	Available	900 sf
22	Jersey Mike's	1,400 sf
23	Aki Steak & Sushi	4,000 sf
Retail C		
24	McAlister's*	2,400 sf
25	MH Go Health	2,600 sf
26	Available	2,000 sf
27	Verizon	3,500 sf
Retail D		
28	Bath & Body Works*	2,400 sf
29	Memorial Hermann*	9,000 sf
30	Available	5,000 sf

Retail E		
31	Available	10,400 sf
Retail F		
32	Smoothie King	1,200 sf
33	Ramen Restaurant*	2,000 sf
34	Five Guys*	2,400 sf
Outparcels		
1A	Heartland Dental	3,500 sf
1B	McDonald's	4,456 sf
2	Whataburger	3,745 sf
6	Available	6,646 sf



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DEMOGRAPHICS

	WITHIN 3 MILES	WITHIN 5 MILES	WITHIN 7 MILES	WITHIN 10 MILES
	31,463 POPULATION	104,468 POPULATION	202,517 POPULATION	412,285 POPULATION
	+58.27% 5 YR POPULATION GROWTH (2018 – 2023)	+39.84% 5 YR POPULATION GROWTH (2018 – 2023)	+24.68% 5 YR POPULATION GROWTH (2018 – 2023)	+17.28% 5 YR POPULATION GROWTH (2018 – 2023)
	9,710 HOUSEHOLDS	32,957 HOUSEHOLDS	65,616 HOUSEHOLDS	133,094 HOUSEHOLDS
	34.2 MEDIAN AGE	34.8 MEDIAN AGE	34.9 MEDIAN AGE	34.8 MEDIAN AGE
	\$109,246 MEDIAN HOUSEHOLD INCOME	\$103,126 MEDIAN HOUSEHOLD INCOME	\$103,495 MEDIAN HOUSEHOLD INCOME	\$89,633 MEDIAN HOUSEHOLD INCOME
	18,445 DAYTIME POPULATION	69,478 DAYTIME POPULATION	141,703 DAYTIME POPULATION	296,565 DAYTIME POPULATION

Source: Esri, 2023



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THE DEVELOPER



Junction at Deer Park | Deer Park, TX

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As a leading developer in Texas, Weitzman's experience covers more than 27-million square retail space. From single-tenant restaurants to community retail and Mixed-use destinations, we understand successful retail development. We know what makes a center work for our retailers, our communities and our shoppers, from Layout to appearance to positioning of pad sites. Weitzman also operates with a program to 'lifestyle' our projects, creating amenities that make shoppers want to return again and again.

Weitzman offers a powerhouse combination of market knowledge successful track records, experience in Texas trade areas and an understanding of the best ways to achieve the highest project value through a focus on tenant mixes designed for specific trade areas. Curated mixes result in higher traffic and overall sales. Weitzman has operated in the Texas Market for more than 30 years, and our experience covers every aspect of commercial real estate, from leasing to investment sales and dispositions, development and market research.

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