

Manvel Town Center



MANVEL
TOWN CENTER

weitzman®

AT THE CENTER OF IT ALL

Manvel Town Center is positioned to become the next great retail destination in the Houston area. The mixed-use center's location at the strongest regional intersection will create visibility, accessibility and traffic from one of the fastest-growing residential areas in Texas.

Manvel Town Center, to be built in phases, is set to break ground in 2018. Due to its extensive frontage along the key thoroughfares in the region, Manvel Town Center will feature:

- 750,000 SF Center
- Regional-draw Anchor
- Junior Anchor Stores
- Inline and Freestanding Shops
- And Restaurant Space

The strength of the site also makes it ideal for mid-rise residential buildings, hotels and other uses.

Manvel Town Center encompasses 273 acres poised to become Houston's next great place.



THE NEXT BOOMTOWN

THE REGION

Manvel, located six miles south of Pearland, is situated directly in the heart of Houston's record-setting residential growth. The Houston area currently leads the nation in new residential construction, and much of that growth is taking place in the Manvel area, which is home to triple-digit growth thanks to massive master-planned communities like Silverlake, Shadow Creek, Southwyck, Lakeland, Savannah, Rodeo Palms and many others.



DEMOGRAPHICS

Manvel Town Center benefits from its site with extensive frontage along Highway 6, the major highway in the trade area, and SH-288, a seven-lane thoroughfare. Due to its position at the epicenter of major growth, the Manvel area is experiencing phenomenal population growth.

Within a 10-minute drive time:

- The population totals 70,960, a total that has grown 38.2 percent since 2010.
- Within the next five years, the drive-time population is on track to reach 86,023.

Within a 15-minute drive time:

- The population totals 170,588, an increase of 37.3 percent since 2010.
- Within the next five years, the population is on track to total 208,650 within the drive time.

The Manvel Town Center trade area also reports strong incomes.

Within a 10-minute drive time:

- The average household income is \$125,787, and the median household income is \$91,796.

Within the 15-minute drive time:

- The average household income is \$125,641, and the median household income is \$90,711.



MANVEL

SPECIAL NEWS

- Manvel Town Center is a planned regional power center to be located on 273 acres at the Northwest and Southwest quadrant of Highway 288 and SH 6 as part of the booming ManvellPearland market.
- Manvel is along the Texas State Highway 288, which runs north 20 miles to downtown Houston and south 23 miles to Angleton, the Brazoria County seat. While the population in the surrounding areas is growing rapidly, Brazoria County boasts a population of more than 360,000 and is projected to grow 12.5% in the next 5 years.
- Manvel | Pearland 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.
- According to the Alvin Sun*, 11,000 new homes could be built in Manvel over the next 10 years.
- Due to a high level of migration to the area, State and county officials are widening and upgrading Texas 288 from U.S. 59 to County Road 60 and a toll road is planned.

*November 28, 2017 edition



BRAZORIA COUNTY

HOUSEHOLD
GROWTH
2000 - 2017

47.6%

TOTAL HOUSEHOLDS

120,947

TOTAL POPULATION

363,120

MEDIAN AGE

35.5

Shop... Dine... Play...

AVERAGE
HOUSEHOLD
INCOME

\$100,334



DEMOGRAPHIC SUMMARY & RETAIL POTENTIAL BRAZORIA COUNTY

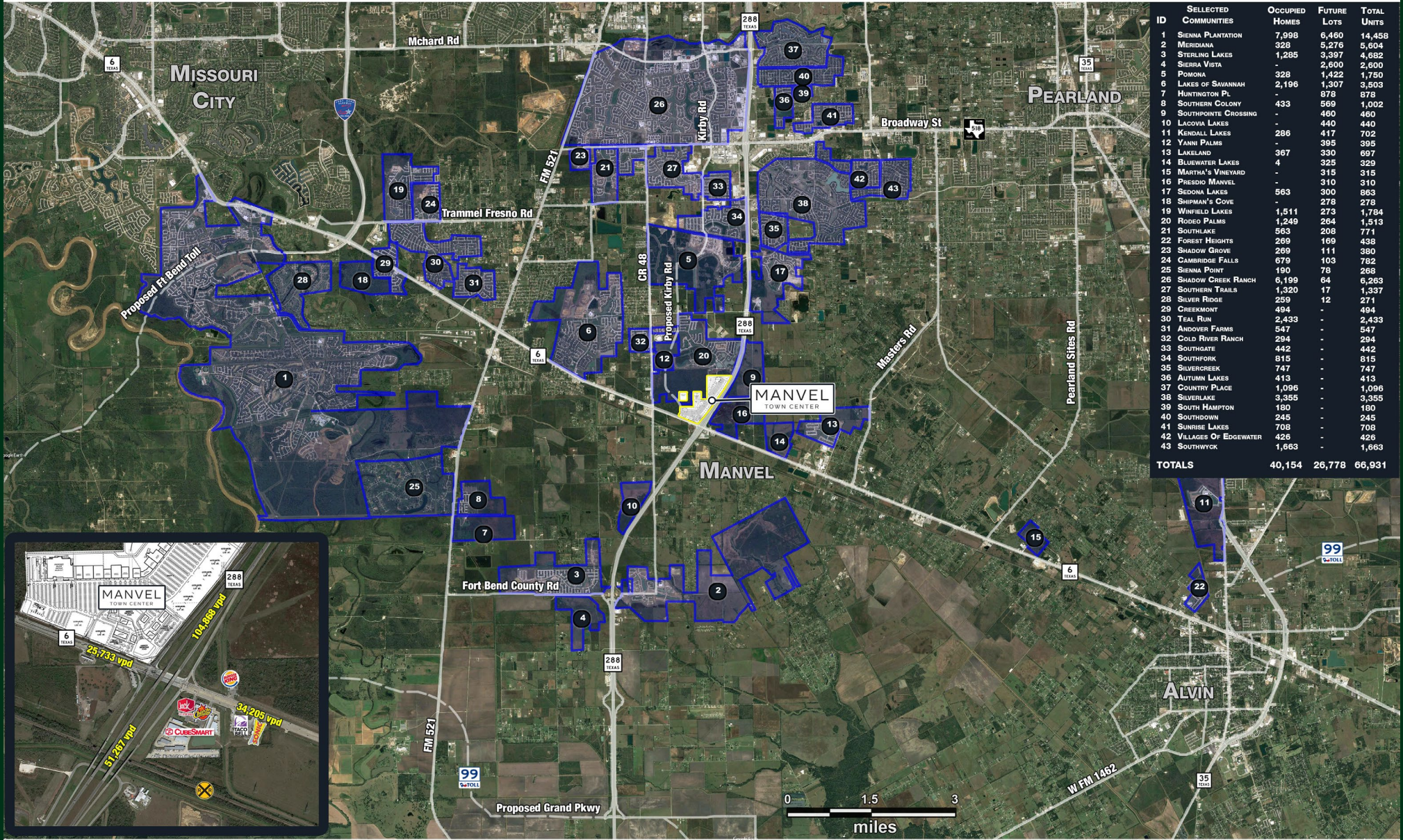
2017 Demographic Overview

Total Population	363,120
Total Households	120,947
Median Household Income	\$73,851
Average Household Income	\$100,334
% Male Population	50.6%
Female Population	49.4%
Average Household Size	2.9
Household Growth 2000 to 2017	47.6%
Median Age	35.5
Owner Occupied Housing Units	74.7%
Employees	120,538
Population Density (per sq mile)	251.6

Total Annual Retail Demand

\$7,174,602,305	Aggregate Dollars
\$59,320	Average Dollars per HH

MANVEL HOUSING ACTIVITY



ID	SELECTED COMMUNITIES	OCCUPIED HOMES	FUTURE LOTS	TOTAL UNITS
1	SIENNA PLANTATION	7,998	6,460	14,458
2	MERIDIANA	328	5,276	5,604
3	STERLING LAKES	1,285	3,397	4,682
4	SIERRA VISTA	-	2,600	2,600
5	POMONA	328	1,422	1,750
6	LAKES OF SAVANNAH	2,196	1,307	3,503
7	HUNTINGTON PL	-	878	878
8	SOUTHERN COLONY	433	569	1,002
9	SOUTHPOINTE CROSSING	-	460	460
10	LACOVIA LAKES	-	440	440
11	KENDALL LAKES	286	417	702
12	YANNI PALMS	-	395	395
13	LAKELAND	367	300	697
14	BLUEWATER LAKES	4	325	329
15	MARTHA'S VINEYARD	-	315	315
16	PERSONA MANVEL	-	310	310
17	SIENNA LAKES	563	300	863
18	SHIPMAN'S COVE	-	278	278
19	WINFIELD LAKES	1,511	273	1,784
20	RODEO PALMS	1,249	264	1,513
21	SOUTHLAKE	563	208	771
22	FOREST HEIGHTS	269	169	438
23	SHADOW GROVE	269	111	380
24	CAMBRIDGE FALLS	679	103	782
25	SIENNA POINT	190	73	263
26	SHADOW CREEK RANCH	6,199	64	6,263
27	SOUTHERN TRAILS	1,320	17	1,337
28	SILVER RIDGE	259	12	271
29	CREEKMONT	494	-	494
30	TEAL RUN	2,433	-	2,433
31	ANDOVER FARMS	547	-	547
32	COLD RIVER RANCH	294	-	294
33	SOUTHTRATE	542	-	542
34	SOUTHFORK	815	-	815
35	SILVERCREEK	747	-	747
36	AUTUMN LAKES	413	-	413
37	COUNTRY PLACE	1,096	-	1,096
38	SILVERLAKE	3,355	-	3,355
39	SOUTH HAMPTON	180	-	180
40	SOUTHDOWN	245	-	245
41	SUNRISE LAKES	708	-	708
42	VILLAGES OF EDGEWATER	426	-	426
43	SOUTHWYCK	1,663	-	1,663
TOTALS		40,154	26,778	66,931



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(HDU)FAManvel Housing MS-25mi May 2018

MANVEL TOWN CENTER | REGIONAL VIEW



HOUSTON

PEARLAND

CITY OF MANVEL

Winfield Lakes
1,511 Households
273 Future Lots

Shadow Creek Ranch
6,199 Households
64 Future Lots

FM 518

Southern Trails
1,320 Households
17 Future Lots

Southfork
815 Households

Sedona Lakes
563 Households
300 Future Lots

Savannah
2,196 Households
1,307 Future Lots

COUNTY RD 58

Pomona
328 Households
1,422 Future Lots

Rodeo Palms
1,249 Households
264 Future Lots

**Rodeo Palms
Future Expansion**

Southpointe Crossing
1,443 Future Lots

COUNTY RD 48

PROPOSED KIRBY RD

IOWA COLONY

PROPOSED ADDRESS: 11111 COUNTY RD 58, MANVEL, TX 77048

SITE

104,868 VPD

Presidio at Manvel
489 Future Lots

288 TEXAS

Sienna Plantation
7,998 Households
6,460 Future Lots
10,000 Acres

**#1 ranked
master planned
community in U.S.**

Future Retail

25,733 VPD

51,267 VPD

6 TEXAS

34,205 VPD

**Sterling Lakes |
Sierra Vista**
1,285 Households
5,997 Future Lots

Meridiana
328 Households
5,276 Future Lots





MANVEL TOWN CENTER | REGIONAL VIEW

THE GALLERIA

23 Miles

2.4 million square feet of retail, with 400 stores & restaurants, 2 hotels & 3 office towers

GREENWAY PLAZA

21 Miles

9 million square feet of office space

THE MEDICAL CENTER

14 Miles

Largest Medical Center in the world with 106,000+ employees, 21 renowned hospitals and 10 academic institutions

CENTRAL BUSINESS DISTRICT

20 Miles

44 million square feet of office space. Population of over 2.239 million people as of 2014



DEMOGRAPHICS

10-MINUTE

2017 Total Population	70,960
Population Growth (2000-2017)	306.3%
2017 Median Household Income	\$91,796
2017 Average Household Income	\$125,787

15-MINUTE

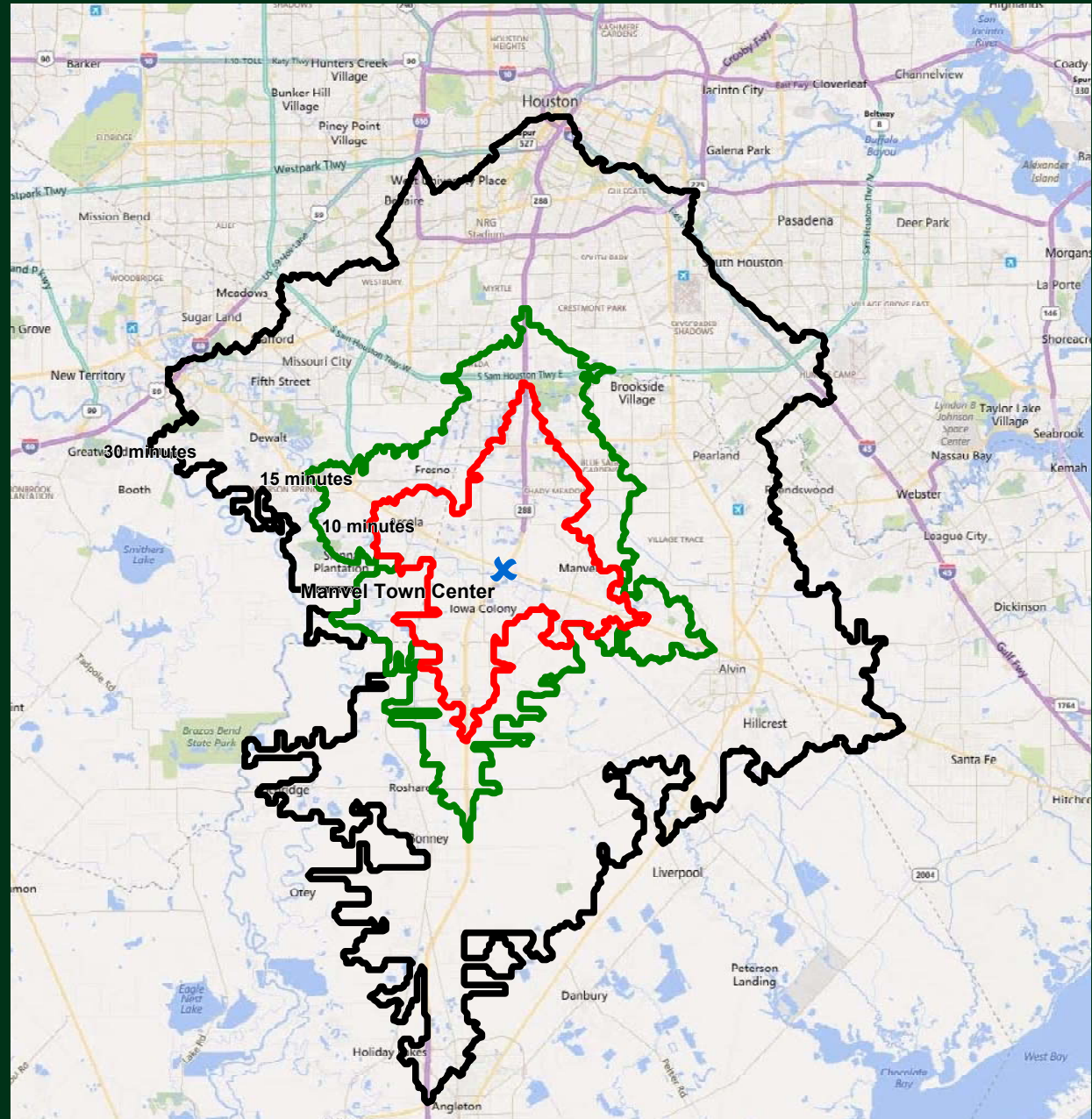
2017 Total Population	170,588
Population Growth (2000-2017)	259.4%
2017 Median Household Income	\$90,711
2017 Average Household Income	\$125,641

30-MINUTE

2017 Total Population	1,085,052
Population Growth (2000-2017)	45.4%
2017 Median Household Income	\$63,379
2017 Average Household Income	\$97,719

DRIVING DISTANCES

CENTRAL BUSINESS DISTRICT	25 Minutes
GREENWAY PLAZA	25 Minutes
GALLERIA	28 Minutes
MEDICAL CENTER	15 Minutes



DEMOGRAPHICS - 5, 10, 20, 30 MILE

5-MILE

2017 Total Population	60,047
2022 Total Population	72,954
2017 Median Household Income	\$86,914
2022 Median Household Income (est.)	\$89,495
2017 Average Household Income	\$121,844
2022 Average Household Income (est.)	\$130,962

10-MILE

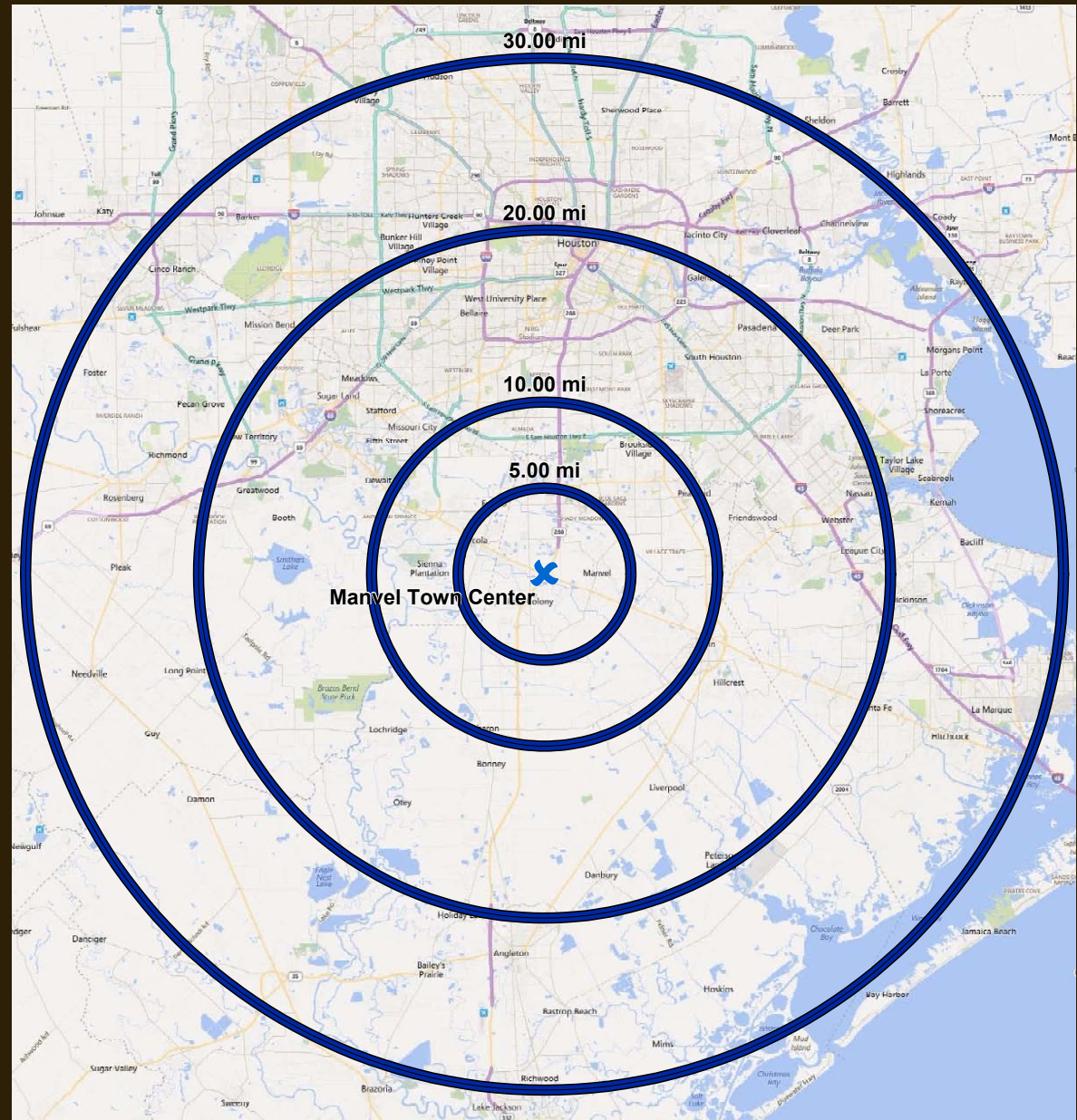
2017 Total Population	326,261
2022 Total Population	388,518
2017 Median Household Income	\$79,749
2022 Median Household Income (est.)	\$83,564
2017 Average Household Income	\$113,219
2022 Average Household Income (est.)	\$122,308

20-MILE

2017 Total Population	2,313,374
2022 Total Population	2,543,382
2017 Median Household Income	\$60,076
2022 Median Household Income (est.)	\$65,801
2017 Average Household Income	\$96,230
2022 Average Household Income (est.)	\$106,969

30-MILE

2017 Total Population	4,274,590
2022 Total Population	4,697,290
2017 Median Household Income	\$59,653
2022 Median Household Income (est.)	\$65,301
2017 Average Household Income	\$94,203
2022 Average Household Income (est.)	\$104,3640



WEITZMAN

Since our founding 25 years ago, Weitzman has earned a reputation as The Retail Specialists. Our professionals have created some of Texas' finest and best-known retail, restaurant and mixed-use projects.

We understand the rewards of distinctive retail projects. The team creates premier properties based on a deep knowledge of:

- The specialty retailer
- The specialty retail project
- The customer for specialty retail
- The economic challenges facing specialty retailers
- The all-important tenant mix

Weitzman, with decades of experience in mixed-use and specialty leasing, knows every challenge – and how to turn them into successes. We create true destinations for the markets we serve through outstanding tenant mixes with unique restaurant and retail concepts.

Weitzman. We are known for our passion for service, and for our results.

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