

MANVEL
M
TOWN·CENTER

MANVEL TOWN CENTER

PROPERTY OVERVIEW



Manvel Town Center is a premier grocery-anchored retail destination strategically positioned at the hard-corner intersection of **State Highway 288 and State Highway 6** in Manvel, Texas. Anchored by H-E-B and shadow-anchored by Lowe's, the center serves as the dominant retail hub for Manvel, Pearland, Iowa Colony, and the greater Brazoria County trade area.

This high-profile project benefits from exceptional visibility, strong daily traffic counts, and sustained residential growth, making it ideally suited for national, regional, and service-oriented users seeking long-term performance in a high-growth corridor.

AREA HIGHLIGHTS

- Grocery-anchored by H-E-B, a top-performing Texas grocer
- Shadow-anchored by Lowe's, driving additional daily trips
- Located at a signalized intersection with direct freeway access
- Ample surface parking with convenient ingress/egress
- Flexible shop, end-cap, and pad configurations
- Highway 288 – 83,477 VPD | Highway 6 South – 38,247 VPD

MANVEL TOWN CENTER

PROGRESS UPDATE FEBRUARY 2026



MANVEL TOWN CENTER

MASTER SITE PLAN

Current Tenants

1 ■ H-E-B	108,000 sf
Retail A	9,000 sf
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	
■ Available Restaurant	5,850 sf
■ Available Restaurant	5,850 sf
■ Available Restaurant	6,300 sf
■ Available Restaurant	5,227 sf

*Proposed Tenants

Retail B	12,300 sf	Retail E	10,400 sf
14 ■ Chipotle	2,550 sf	29 ■ Available	3,150 sf
15 ■ Available	2,000 sf	30 ■ Available	1,350 sf
16 ■ Jersey Mike's	1,400 sf	31 ■ Available	1,900 sf
17 ■ Available	2,350 sf	32 ■ Available	4,000 sf
18 ■ Aki Steak & Sushi	4,000 sf	Outparcels	
Retail C	10,500 sf	1A ■ Teal Ridge Dental Care	3,500 sf
19 ■ Verizon	2,400 sf	1B ■ McDonald's	4,456 sf
20 ■ Available	2,000 sf	2 ■ Whataburger	3,745 sf
21 ■ MH Go Health	2,600 sf	5 ■ PNC Bank	0.89 ac
22 ■ Dunkin'	2,400 sf	6 ■ Available	1.61 ac
Retail C-1	5,600 sf	7 ■ Available	1.72 ac
23 ■ Smoothie King	1,200 sf	8 ■ Available	1.27 ac
24 ■ Gyro Hut	2,000 sf	9 ■ Available	0.98 ac
25 ■ Five Guys Burgers & Fries	2,400 sf	10 ■ Available	1.61 ac
Retail D	16,400 sf	11 ■ Available	1.24 ac
26 ■ Memorial Hermann	9,000 sf	12 ■ Available	1.24 ac
27 ■ Available	3,400 sf	13 ■ Available	1.24 ac
28 ■ Available	4,000 sf	14 ■ Available	1.30 ac



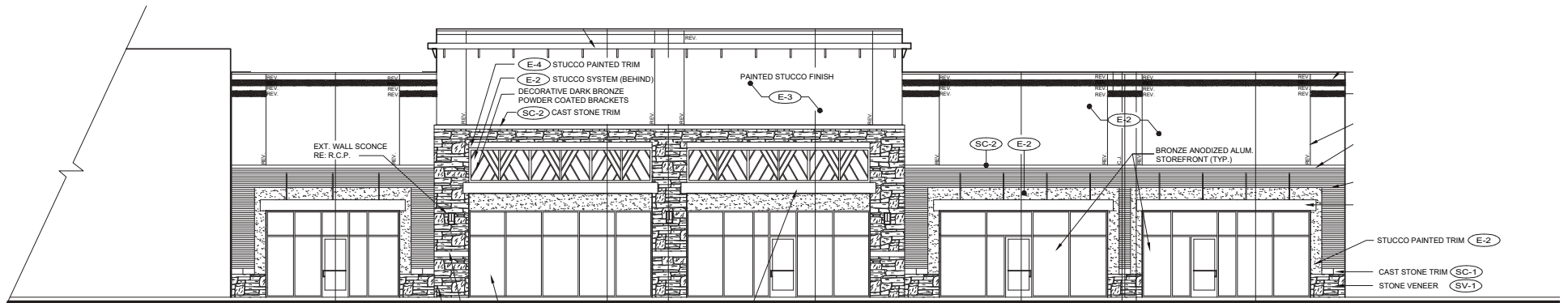
MANVEL TOWN CENTER

OVERALL PHOTOGRAPHY



9,000 SF

Available Executed



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

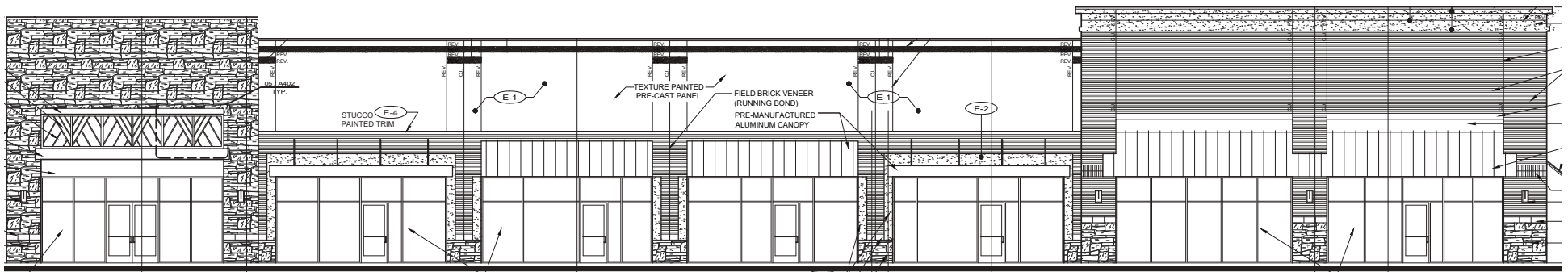


RETAIL B

SITE PLAN

12,300 SF

Available Executed



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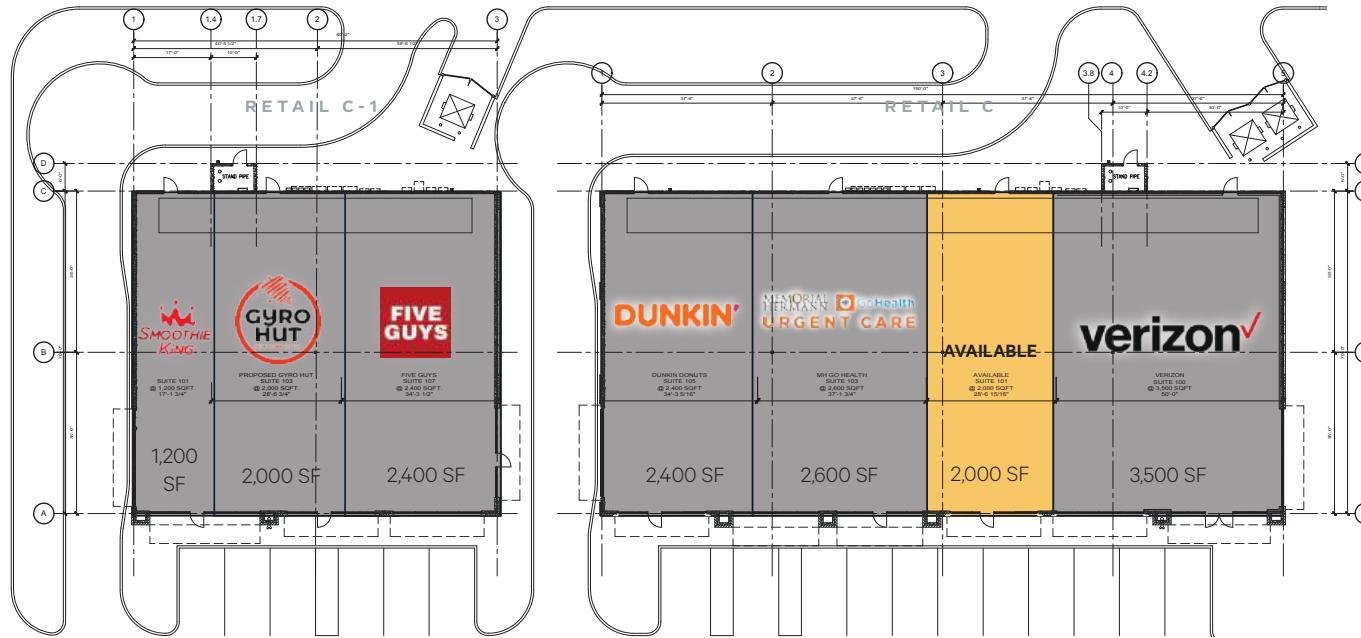
RETAIL C & C-1

SITE PLAN

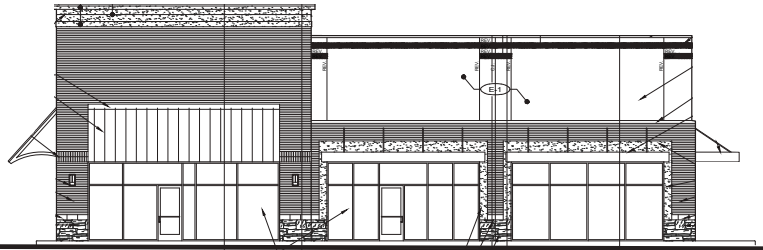
RETAIL C-1 | 5,600 SF

RETAIL C | 10,500 SF

Available Executed

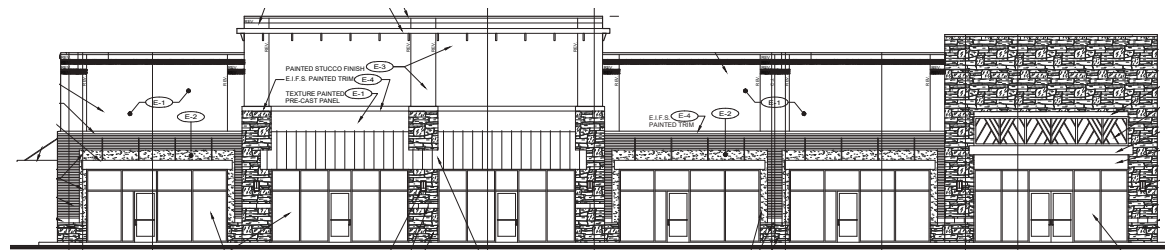


RETAIL C-1



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

RETAIL C



SOUTH ELEVATION
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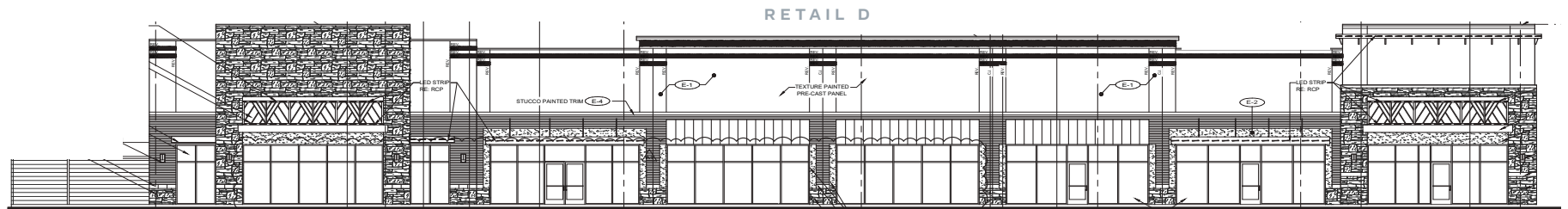
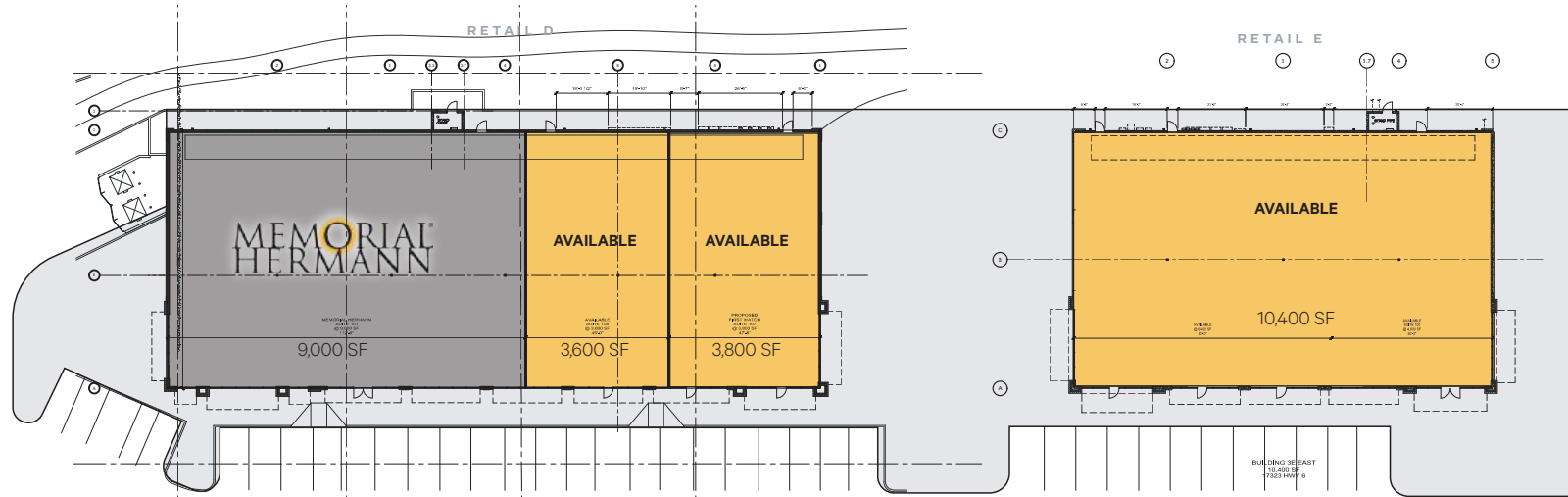
RETAIL C & C-1
PHOTOGRAPHY



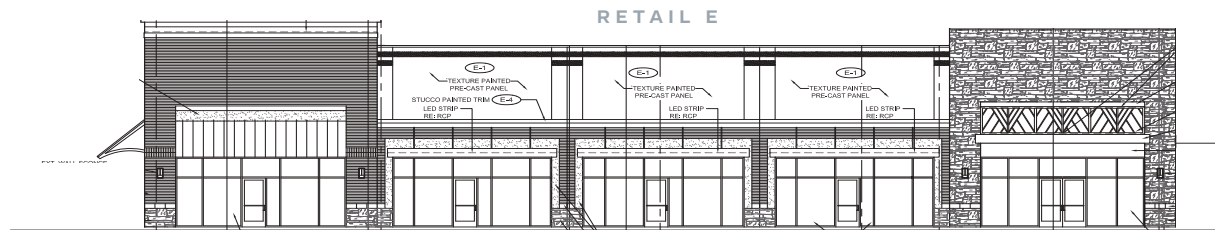
RETAIL D | 16,400 SF

RETAIL E | 10,400 SF

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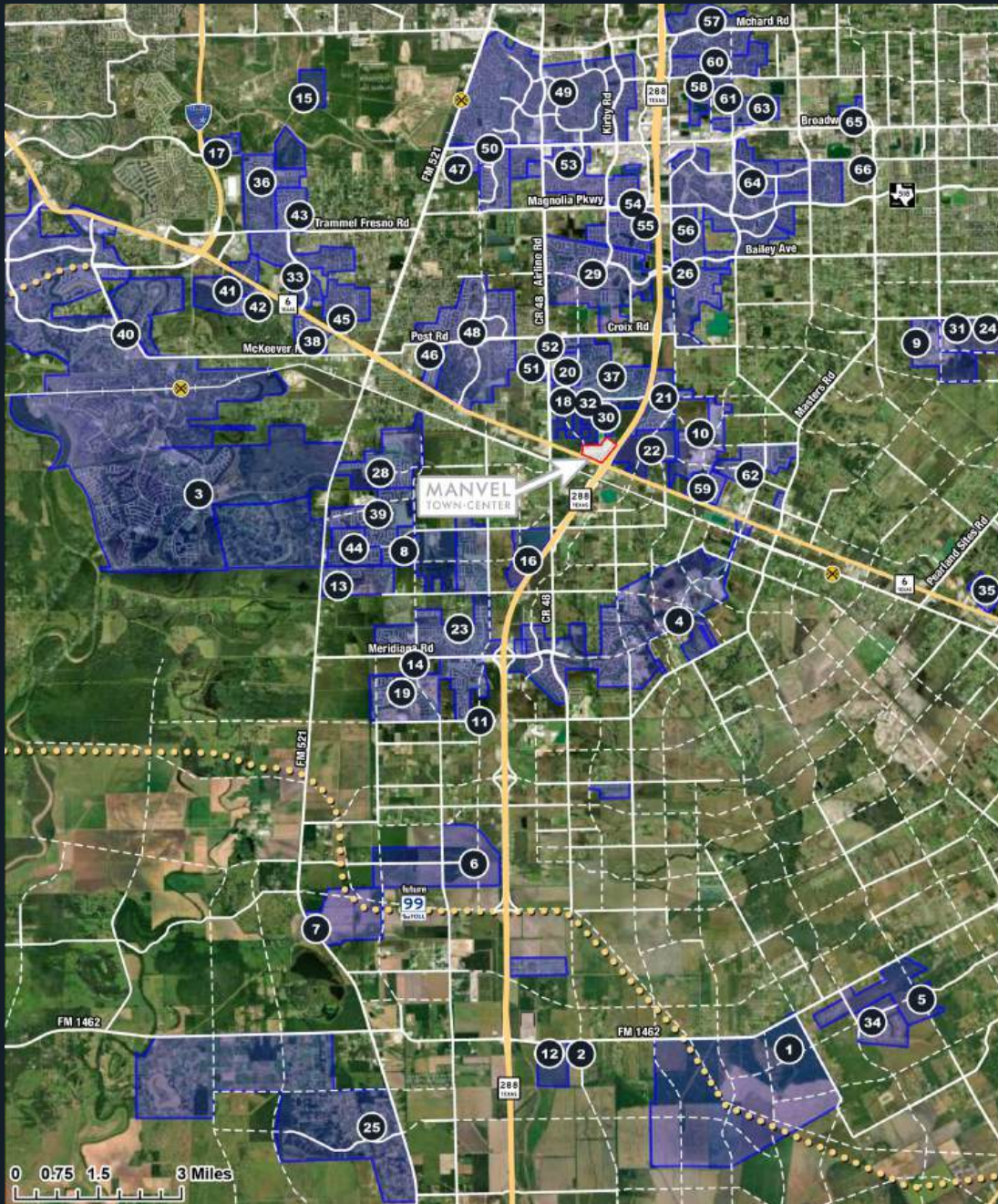


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MANVEL TOWN CENTER

HOUSING MAP | 22 MILES (NORTH TO SOUTH)



ID	SELECTED COMMUNITIES	OCCUPIED HOMES	U/C	FUTURE LOTS	TOTAL UNITS
1	SE PROPERTIES LTD	-	-	8,750	8,750
2	PRESERVATION CRK-BRAZORIA	-	-	5,100	5,100
3	SIENNA	12,210	222	4,242	16,674
4	MERIDIANA	3,201	224	2,631	6,056
5	WALTON 1445 ACRES	-	-	2,500	2,500
6	CREEKHAVEN	1	62	2,038	2,101
7	MAPLE FARMS	-	-	1,515	1,515
8	CALDWELL CROSSING/LAKES	168	11	1,436	1,615
9	MASSEY OAKS	246	12	868	1,126
10	VALENCIA	160	104	807	1,071
11	ELLWOOD	-	6	651	657
12	DIAMOND OAKS	-	-	600	600
13	HUNTINGTON PLACE	283	17	578	878
14	COOGAN TRACT	-	-	519	519
15	PALMETTO PARK	-	-	482	482
16	LACOVIA LAKES	-	-	440	440
17	OLYMPIA FALLS/FIELDS	255	51	439	745
18	PRIMROSE	-	-	413	413
19	SIERRA VISTA	1,655	27	404	2,086
20	MANVEL PALMS	-	-	362	362
21	DEL BELLO LAKES	420	6	340	766
22	THE PRESIDIO MANVEL	-	-	310	310
23	STERLING LAKES	2,195	178	298	2,671
24	MAGNOLIA CRK	-	-	282	282
25	SUNCREEK ESTATES/RANCH	469	7	255	731
26	SEDONA LAKES	650	-	237	887
27	MAPLE VIEW	-	-	235	235
28	GLENDALE LAKES	1,141	57	212	1,410
29	POMONA	1,955	91	212	2,258
30	FOXTAIL PALMS	1	35	191	227
31	ARCADIAN ESTATES	-	-	184	184
32	AVELLINGO	-	-	140	140
33	TEAL GARDENS/RUN	2,433	-	107	2,540
34	SAVANNAH PLANTATION	161	3	49	213
35	MARTHA'S VINEYARD	272	6	36	314
36	WINFIELD LAKES	1,787	3	31	1,821
37	RODEO PALMS	1,653	-	9	1,662
38	POST OAK POINTE	450	6	4	460
39	CALDWELL RANCH	1,375	-	4	1,379
40	SILVER RIDGE	270	-	-	270
41	SHERMANS COVE	274	-	-	274
42	CREEKMONT	494	-	-	494
43	CAMBRIDGE FALLS	782	-	-	782
44	SOUTHERN COLONY	1,442	-	-	1,442
45	ANDOVER FARMS	547	-	-	547
46	CHARLESTON HEIGHTS	398	6	-	404
47	SHADOW GROVE	380	-	-	380
48	LAKES OF SAVANNAH	3,381	-	-	3,381
49	SHADOW CREEK RANCH	6,263	-	-	6,263
50	SOUTHLAKE	771	-	-	771
51	COLD RIVER RANCH	294	-	-	294
52	NEWPORT LAKE ESTATES	187	-	-	187
53	SOUTHERN TRAILS	1,436	-	-	1,436
54	SOUTHGATE	442	-	-	442
55	SOUTHFORK	815	-	-	815
56	SILVERCREEK	747	-	-	747
57	COUNTRY PLACE	1,096	-	-	1,096
58	AUTUMN LAKES	413	-	-	413
59	BLUEWATER LAKES	329	-	-	329
60	SOUTHDOWN	1,509	-	-	1,509
61	SOUTH HAMPTON	180	-	-	180
62	LAKELAND	669	-	-	669
63	SUNRISE LAKES	708	-	-	708
64	SILVERLAKE	4,919	-	-	4,919
65	AVALON TERRACE	529	-	-	529
66	CAMBRIDGE LAKES	169	-	-	169
	*NOT SHOWN	909	4	141	1,054
TOTALS		63,494	1,138	38,052	102,684

3Q25 DATA SOURCED FROM: Zonda

MANVEL TOWN CENTER

CURRENT TENANTS



H-E-B

Founded in 1905, it is one of the largest privately owned companies in the U.S. and is renowned for its high-quality store brands, local focus, and disaster relief efforts.



LOWE'S

Founded in 1921, it is the world's second-largest hardware chain providing tools, appliances, building materials, and installation services for DIYers and professional contractors.



MEMORIAL HERMANN URGENT CARE

Memorial Hermann-GoHealth Urgent Care provides on-demand, in-person, and virtual care for non-life-threatening illnesses and injuries to patients aged 6 months and older across the Greater Houston area.



MILANO NAIL SPA

Milano Nail Spa is a luxury, high-end salon chain known for its opulent, clean, and spacious locations, offering premium, detailed nail services and pampering, often accompanied by complimentary cocktails.



AKI STEAKHOUSE

Aki Steak and Sushi is a popular, casual-to-upscale dining spot specializing in Japanese cuisine, featuring high-quality sushi, sashimi, and lively hibachi grill performances.



FIVE GUYS

Five Guys is a premier fast-casual restaurant chain founded in 1986, renowned for customizable, high-quality burgers, hot dogs, and hand-cut fries.

AREA PROJECTS



POMONA

(1-2 MILES | 5 MINUTES FROM SITE)

Hillwood Communities homes starting at \$500K



MERIDIANA

(3-5 MILES | 5-10 MINUTES FROM SITE)

Rise Communities homes starting around \$400K



VALENCIA

(2-4 MILES | >10 MINUTES FROM SITE)

PulteGroup homes ranging from \$400K - \$500K



SHADOW CREEK RANCH

(10-12 MILES | 15-20 MINUTES FROM SITE)

Shadow Creek Ranch Development homes starting at \$400K

AREA PROJECTS

MANVEL TOWN CENTER, HWY 288 &, HWY 6, MANVEL, TX 77578

Manvel, Texas is one of the fastest-growing communities in the Greater Houston area, strategically positioned in northern Brazoria County just south of the Houston city limits. Once a rural town, Manvel has rapidly evolved into a high-growth suburban market driven by large-scale master-planned residential developments, expanding infrastructure, and strong household formation. The city benefits from an affluent and growing population base, with new housing communities attracting families and professionals seeking proximity to Houston while maintaining a suburban lifestyle.

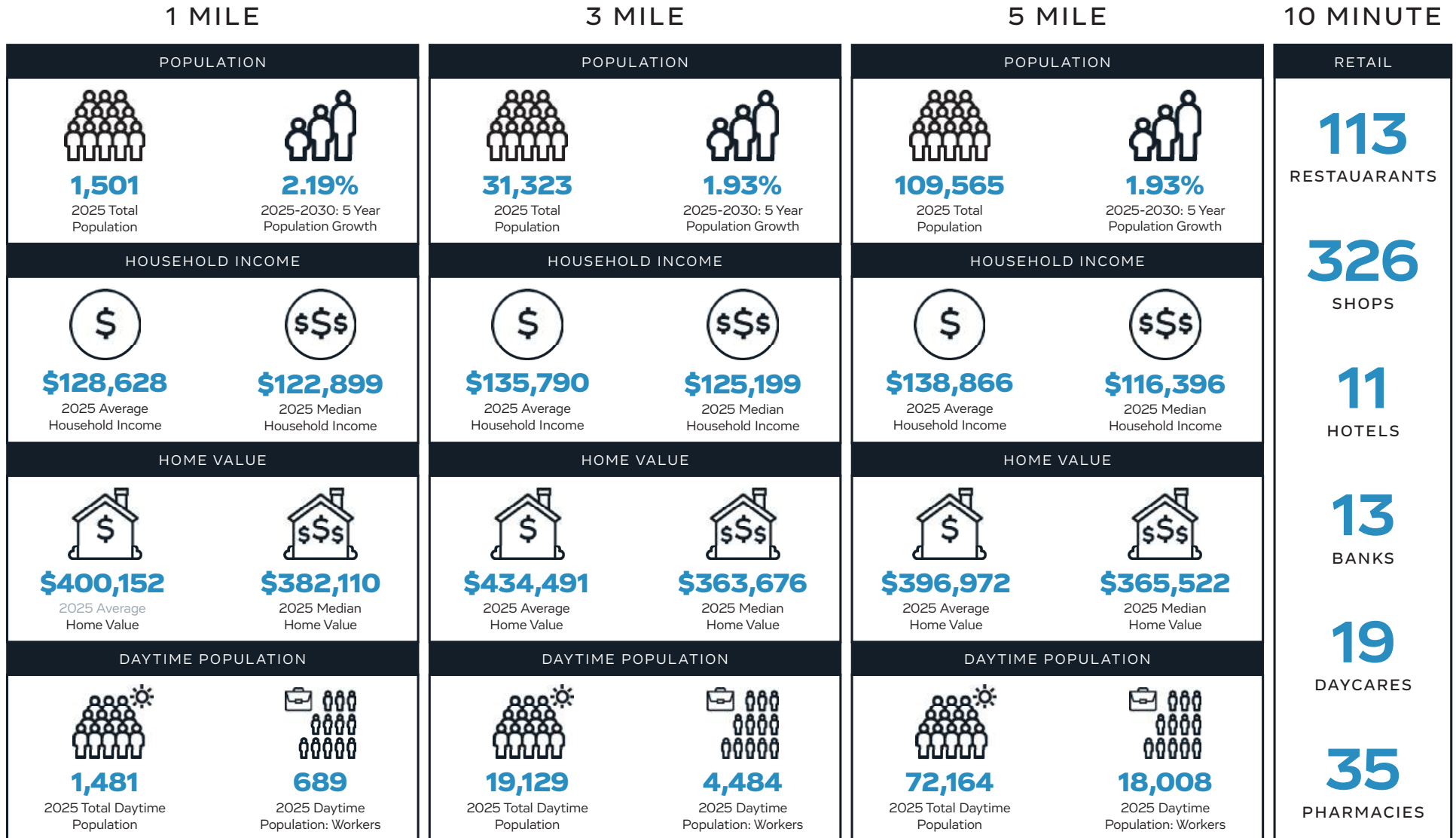
State Highway 288 serves as the primary growth corridor for Manvel and the surrounding region, providing a direct, high-speed connection between downtown Houston, the Texas Medical Center, Pearland, and Brazoria County. Recent and ongoing expansions to SH 288—including toll lanes and frontage road improvements—have significantly enhanced accessibility, reduced commute times, and increased daily traffic counts, further solidifying the corridor as a premier destination for retail, medical, and mixed-use development.

The 288 Corridor has emerged as one of Houston's most dynamic development corridors, supported by sustained residential growth, strong daytime populations, and increasing commercial demand. National retailers, grocers, restaurants, and service-oriented users are actively targeting the corridor to serve the expanding rooftops and commuter traffic. With limited remaining developable land and continued public and private investment, Manvel and the SH 288 Corridor are positioned for long-term economic growth and remain highly attractive for both tenants and investors.



DEMOGRAPHICS

1,3 & 5 MILE | 2025



MANVEL
M
TOWN·CENTER

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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 - that the owner will accept a price less than the written asking price;
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A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Robert E. Young, Jr.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Licensed Supervisor of Sales Agent/ Associate

Travis Kyle Knight

Sales Agent/Associate's Name

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 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

Emily Guenther

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date