

# For Lease



3,042 SF  
AVAILABLE



## Hunington

Hunington Properties, Inc.  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
hproperties.com

## Shops at Bluewater

18909 Hwy 6,  
Manvel, TX 77578

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## SHOPS AT BLUEWATER

18909 Hwy 6, Manvel, TX 77578



### Property Information

Space For Lease	3,042 SF
Rental Rate	\$32.00 PSF
NNN	\$11.00 PSF
Building Size	13,500 SF



### Property Highlights

- Prime hard corner location at Highway 6 and Pollard Blvd, directly at the entrance of the Valencia master-planned community and future Manvel City Center. **Valencia will add 1,500 homes to the north on both sides of Pollard Blvd.**
- Located less than 2 miles from the new H-E-B and Manvel Town Center, this site offers high visibility with over 3,000 vehicles per hour on Highway 6 during peak times.
- Significant projected traffic from nearby BlueWater Lakes, with 3,500 daily residential trips and 8,000 commercial trips.
- Immediate proximity to Manvel High School (2,941 students) and Manvel Junior High (908 students).



### Demographics

Population (2025)	2 mi. - 5,764
	3 mi. - 15,975
	5 mi. - 73,568
Projected Population (2030)	2 mi. - 7,142
	3 mi. - 20,383
	5 mi. - 91,568
Average Household Income	2 mi. - \$148,067
	3 mi. - \$141,596
	5 mi. - \$156,595

Traffic Counts  
Hwy 6: 36,130 VPD  
Pollard Blvd: 1,923 VPD



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### Hunington Properties, Inc.

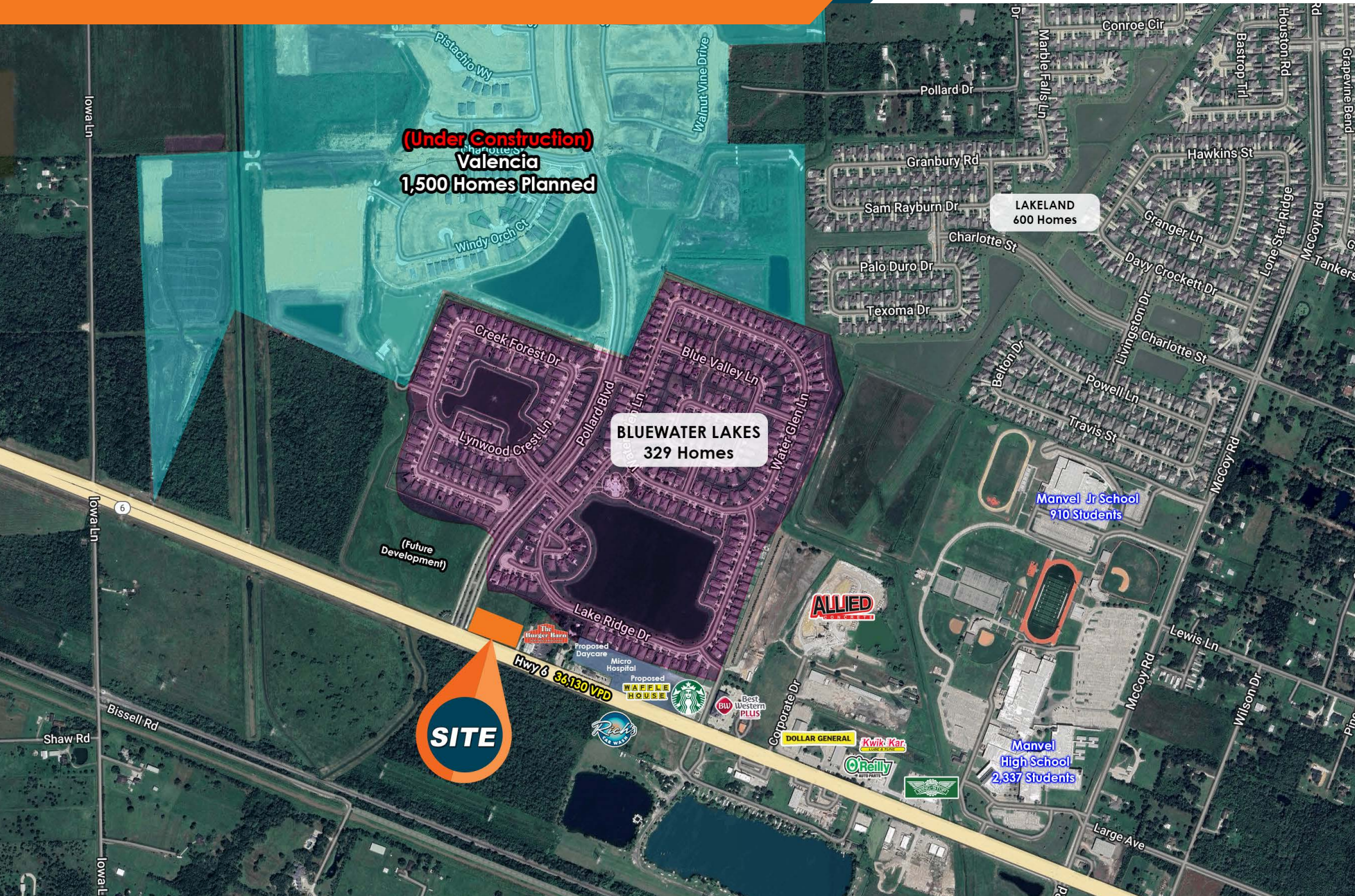
3773 Richmond Ave., Suite 800 • Houston, Texas 77046 • 713-623-6944  
[hpiproperties.com](http://hpiproperties.com)

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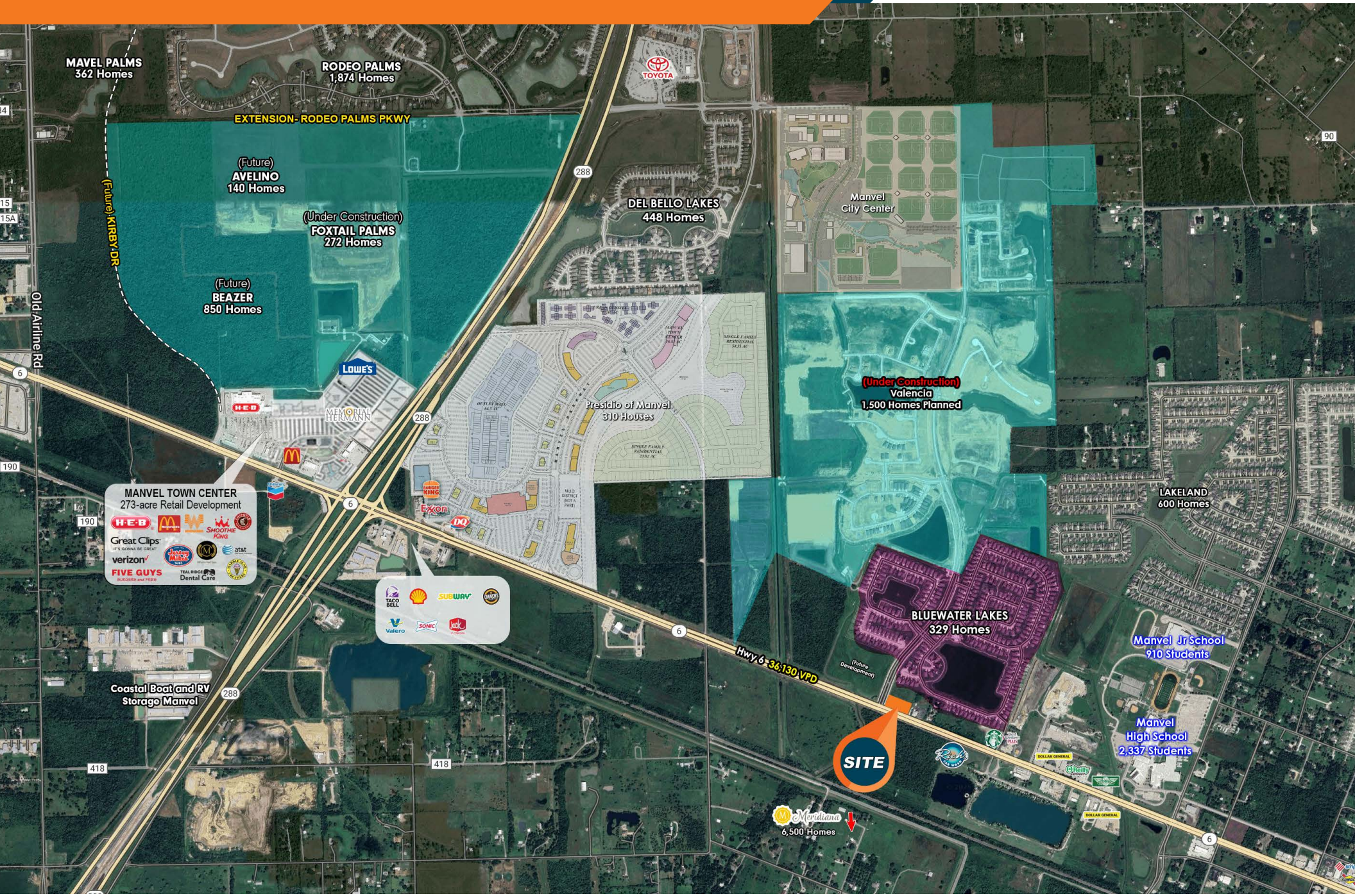


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## VALENCIA

The vibrant, future master-planned community of Valencia in Manvel, TX—located just minutes from Houston and Pearland—is poised for significant growth and development. The expansion includes the addition of 1,500 new homes to the north, situated on both sides of Pollard Boulevard. As part of the City's Thoroughfare Master Plan, Pollard will serve as a major north-south four-lane corridor, ultimately providing access to thousands of homes and facilitating regional connectivity. Traffic along Highway 6 already exceeds 3,000 vehicles per hour during peak morning and afternoon periods and is expected to grow rapidly alongside the city's expansion. According to an earlier LJA traffic study, the nearby BlueWater Lakes development is projected to generate 3,500 daily trips from Beazer residential alone, with an additional 8,000 daily trips anticipated from three adjacent commercial tracts—adding to the already substantial Highway 6 traffic. With homes under construction now north of BlueWater, the Valencia community is expected to contribute more than 10,000 additional daily trips to Pollard Boulevard, underscoring its impact as a key growth area in Manvel's future.

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**Manvel is a rapidly expanding community located in Brazoria County, approximately 20 miles south of Houston within the greater Houston metropolitan area.**

**Recent data from the United States Census Bureau highlights the city as one of the fastest-growing communities in the region, with significant population gains driven by sustained residential development. Manvel's population has surged in recent years, growing from a small semi-rural town into a thriving suburban market, with estimates increasing from roughly 9,000 residents in 2020 to over 20,000 by 2024.**

**Fueled by master-planned communities, expanding infrastructure, and convenient access to major employment hubs in Houston and the Texas Medical Center, Manvel continues to emerge as one of the area's most dynamic and high-growth residential markets.**

