

# Pomona Commercial Land For Sale



±2.677 Acres  
AVAILABLE

## OFFERING MEMORANDUM

**Kimberly Morris**

MPOWER Realty Group LLC

Broker, MBA

(713) 630-9700

Kimberly@MPOWERRealtyGroup.com

492567

1494 Pomona Pkwy  
Manvel, TX 77578



## OFFERING SUMMARY

ADDRESS	1494 Pomona Pkwy Manvel TX 77578
COUNTY	Brazoria
OFFERING PRICE	NEGOTIABLE
LAND ACRES	2.68
ZONING TYPE	Commercial
APN	0417-0039-024

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	5,907	66,374	140,230
2026 Median HH Income	\$116,742	\$115,545	\$105,656
2026 Average HH Income	\$148,024	\$151,187	\$139,672

## ±2.677 Acres For Sale in Manvel, TX

- This ±2.677 Acres of Commercial property is in a prime location near SH 288 South and the main entrance to Pomona, an expansive 1000 + acre Master-planned community with an average sales price of \$483,000. Developed by highly regarded Hillwood Communities, Pomona is a jewel nestled in the Manvel area and just a couple of miles away from Pearland.
- Esteemed homebuilders Coventry Homes, Highland Homes, Perry Homes and Toll Brothers set an impressive sales pace and in April 2021 Pomona hit a major milestone of achieving its 1000th sale.
- Pomona is the Prestigious GHBA Prism Award Winner for "2022 & 2023 Best Master Planned Community in Greater Houston".
- Upon completion, the community will provide over 2200 homesites.
- Flexibility of Commercial Use Type  
- (Change of Land Use Fee May Apply if Not Assisted Living)
- Detention Off-Site and Utilities Available



- Whether utilized as an Assisted Living facility or a different type of Retail business, this Commercial reserve with over 99,612 VPD fueling its growth, will make an excellent site for a community-oriented service business.
- A truly unique feature about this gem of a site is the opportunity to include a turnkey sale of an Assisted-Living business along with it.

## Turnkey Assisted-Living Opportunity Included (If Desired)

- MEP Engineering and Architectural Designs for 25,000 sq.ft. Assisted Living Facility Included as part of Sale
- Soil Reports Completed and Capacity Confirmed by MUD
- Could Potentially Commence Building In 120 Days
- Large Type B Licensed Facility Approved
- 56 Beds (with a 16-Bed Dedicated Memory Care Wing)
- Exclusivity as the Only Assisted Living Facility in Pomona Community (Per Agreement with Developer)



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## Location Convenience Insights

- Just 19 Miles from Downtown Houston and 15 Miles from Texas Medical Center
- Recent SH 288 Toll Road and Expansion
  - Addition of toll lanes and improvement of interchanges created more direct accessibility
  - Improved ease of commute
- City of Pearland and Pearland Town Center Only 2 Miles Away

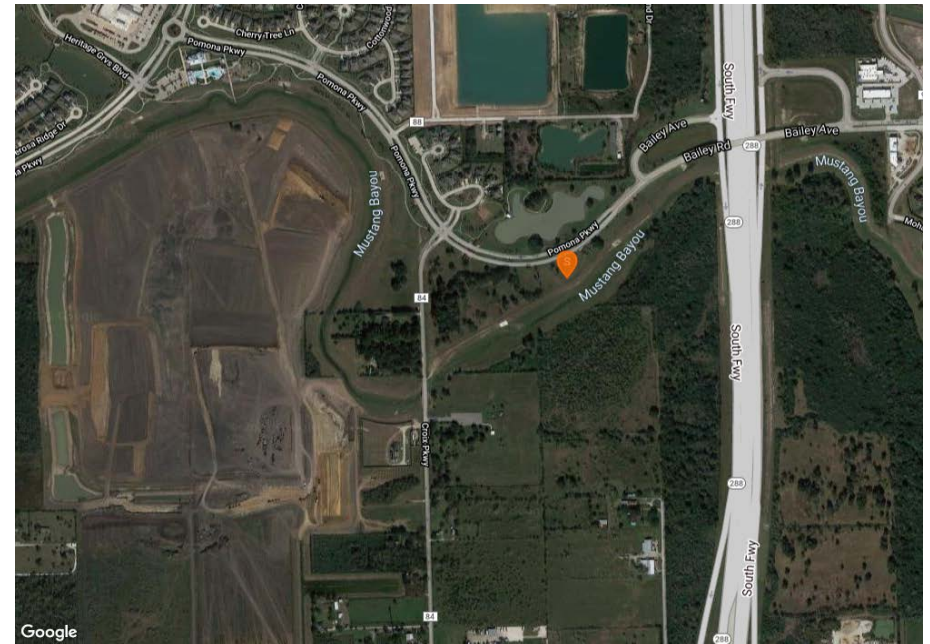
## Upcoming Manvel Town Center

- Developed to Meet High Demand due to Exploding Housing Growth in the Area
- 273 Acre Retail Development Upon Completion
- HEB Anchor Store with Fuel Station and Car Wash

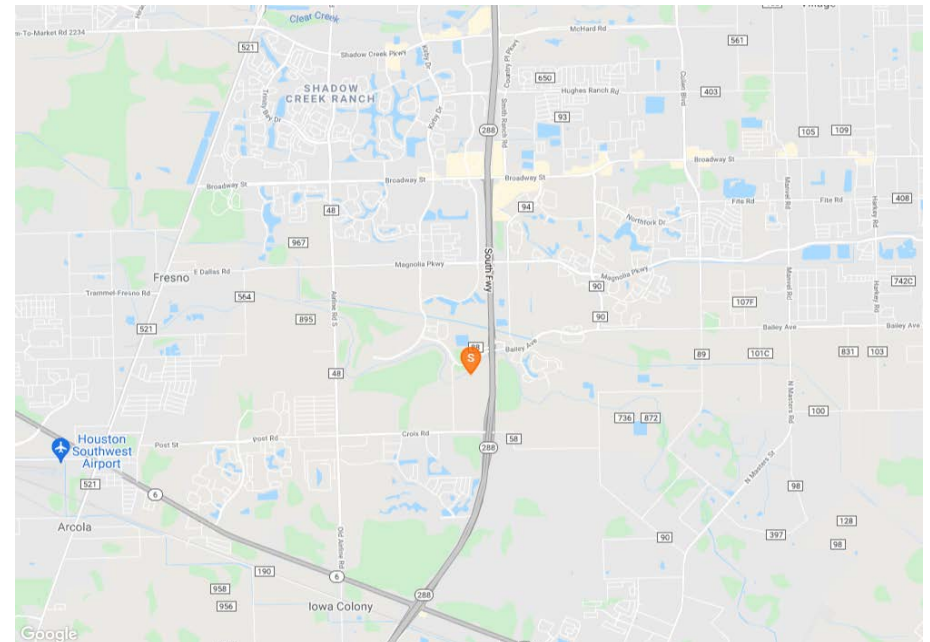
## Utilities

- Brazoria County MUD #39
- Capacity Already Confirmed by MUD District for Assisted Living Facility

Regional Map



Locator Map



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## PROPERTY FEATURES

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LAND SF	116,610
LAND ACRES	2.68
ZONING TYPE	Commercial
TRAFFIC COUNTS	99,612 VPD
FRONTAGE	860' on Pomona Parkway
SCHOOL DISTRICT	Alvin ISD

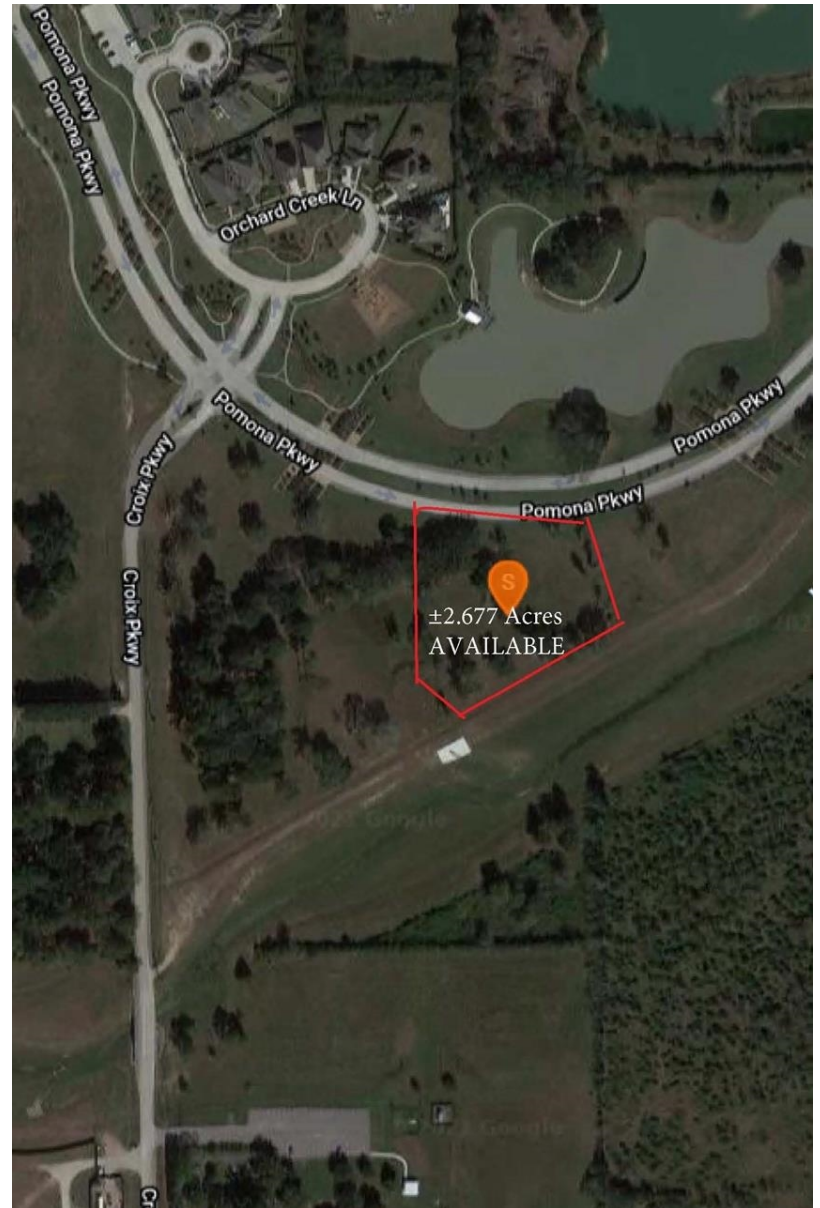
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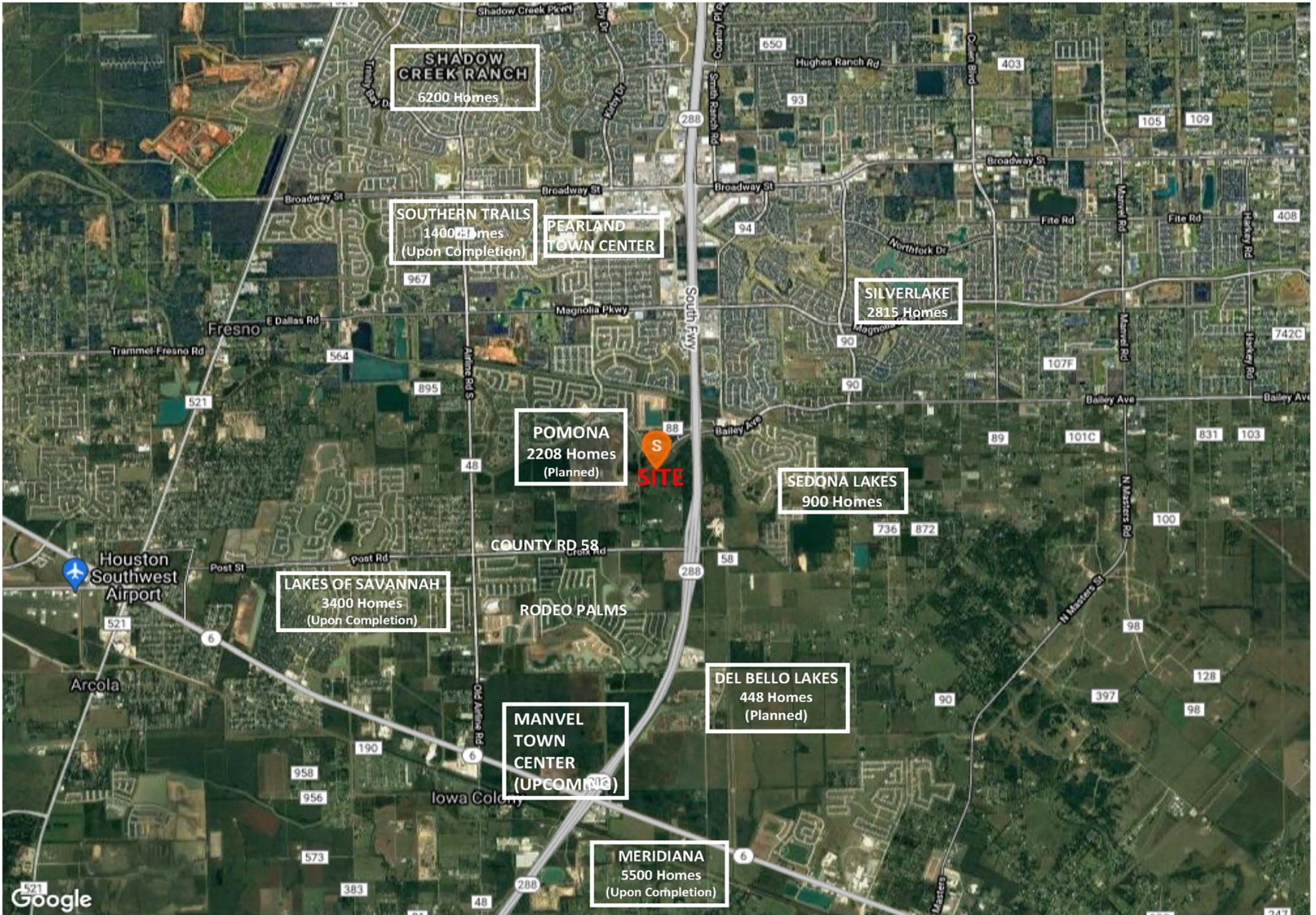
## UTILITIES

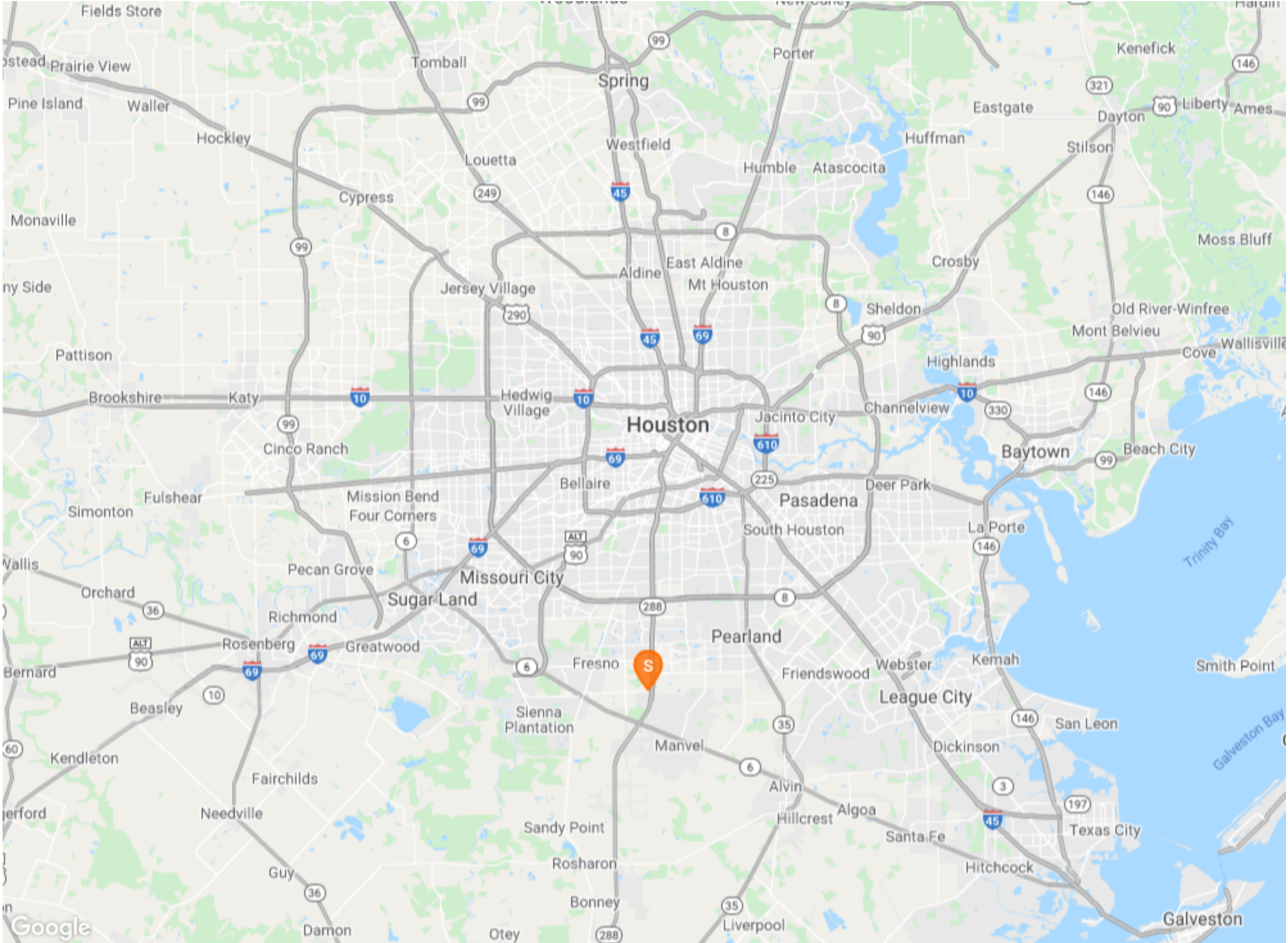
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WATER	Brazoria County MUD #39
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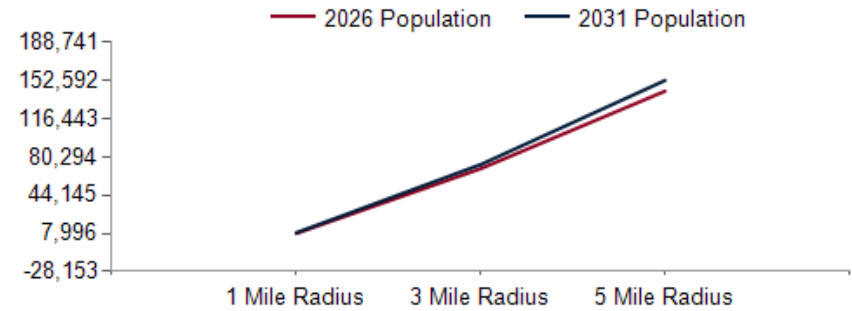


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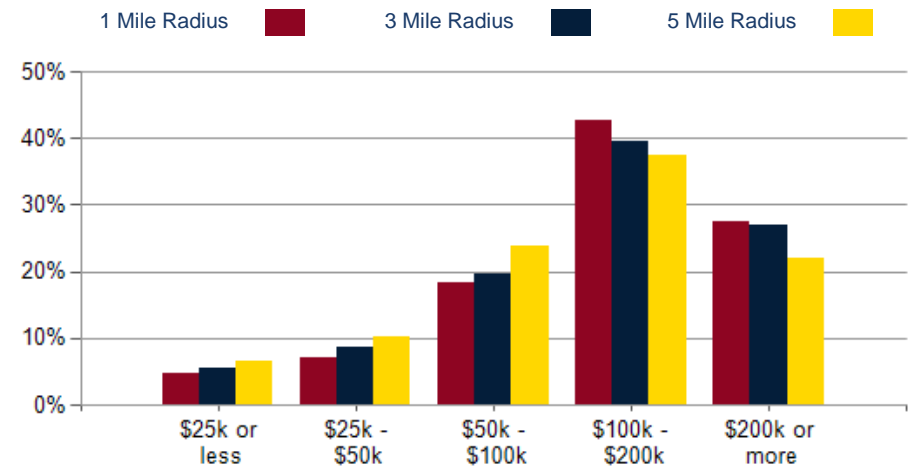


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	417	10,130	31,844
2010 Population	2,067	35,802	86,251
2026 Population	7,996	69,184	142,486
2031 Population	8,640	73,071	152,592
2026 African American	2,706	21,006	43,895
2026 American Indian	31	342	870
2026 Asian	1,523	13,595	25,113
2026 Hispanic	1,679	15,878	36,998
2026 Other Race	480	5,348	13,869
2026 White	2,218	19,636	39,237
2026 Multiracial	1,036	9,202	19,390
2026-2031: Population: Growth Rate	7.80%	5.50%	6.90%

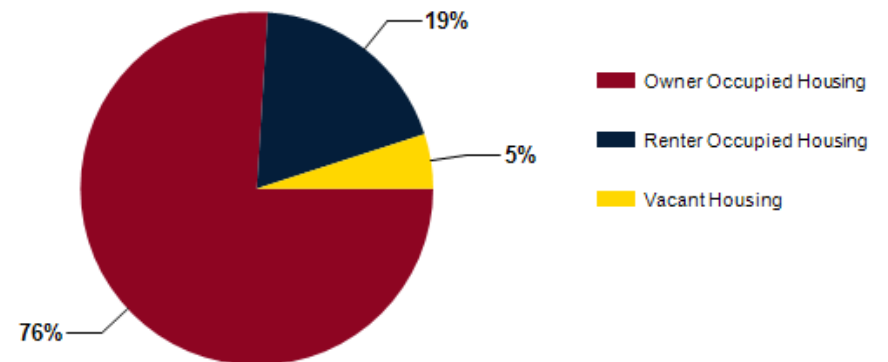
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	46	686	1,534
\$15,000-\$24,999	66	594	1,599
\$25,000-\$34,999	56	650	1,588
\$35,000-\$49,999	116	1,327	3,313
\$50,000-\$74,999	336	2,763	6,241
\$75,000-\$99,999	112	1,737	5,189
\$100,000-\$149,999	532	5,371	10,958
\$150,000-\$199,999	515	3,720	7,018
\$200,000 or greater	677	6,194	10,540
Median HH Income	\$145,945	\$133,523	\$117,866
Average HH Income	\$159,296	\$156,249	\$143,255



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

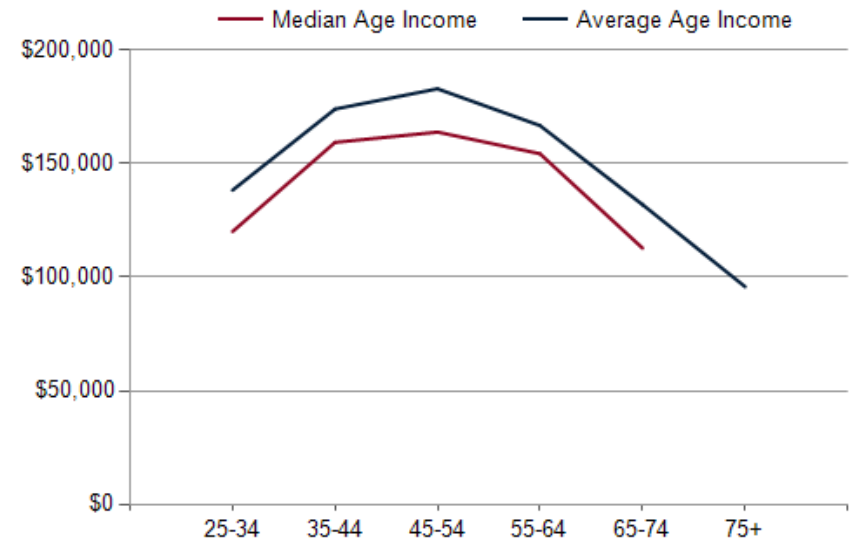
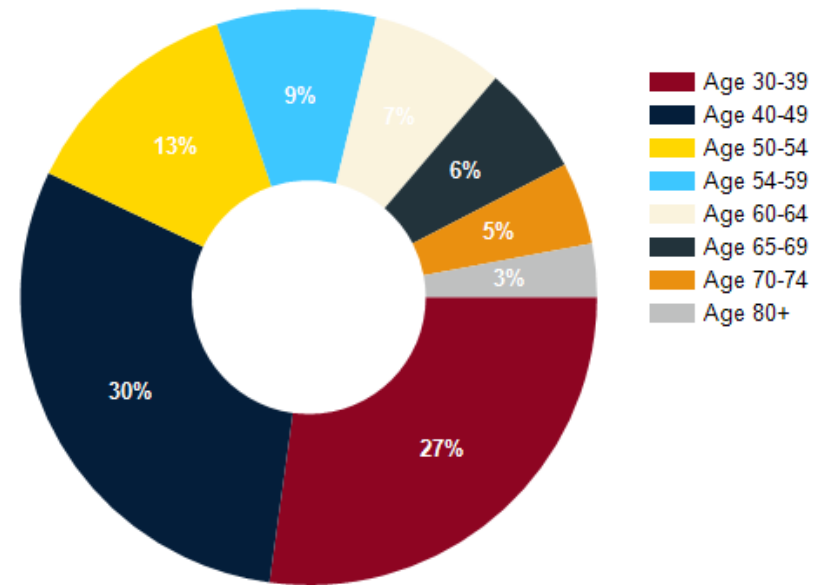


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	551	4,243	9,037
2026 Population Age 35-39	667	5,111	10,296
2026 Population Age 40-44	719	5,862	11,555
2026 Population Age 45-49	622	5,260	10,328
2026 Population Age 50-54	571	5,014	10,025
2026 Population Age 55-59	400	3,920	8,115
2026 Population Age 60-64	335	3,115	6,811
2026 Population Age 65-69	276	2,444	5,550
2026 Population Age 70-74	207	1,876	4,381
2026 Population Age 75-79	134	1,295	3,080
2026 Population Age 80-84	68	723	1,747
2026 Population Age 85+	71	517	1,324
2026 Population Age 18+	5,738	50,174	105,243
2026 Median Age	36	36	36
2031 Median Age	36	36	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$120,109	\$115,067	\$108,539
Average Household Income 25-34	\$138,314	\$138,343	\$131,010
Median Household Income 35-44	\$159,373	\$146,227	\$130,345
Average Household Income 35-44	\$174,063	\$166,511	\$156,714
Median Household Income 45-54	\$163,913	\$155,815	\$138,674
Average Household Income 45-54	\$182,980	\$180,459	\$167,216
Median Household Income 55-64	\$154,347	\$150,401	\$128,552
Average Household Income 55-64	\$166,756	\$171,146	\$156,018
Median Household Income 65-74	\$112,788	\$106,234	\$91,193
Average Household Income 65-74	\$131,967	\$130,286	\$116,346
Average Household Income 75+	\$95,806	\$89,499	\$76,831

Population By Age





# 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.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

MPOWER Realty Group LLC			
Name of Sponsoring Broker (Licensed Individual or Business Entity)	9009956-BB License No.	Kimberly@MPOWERRealtyGroup.com Email	713-630-9700 Phone
Kimberly Morris	492567-B License No.	Kimberly@MPOWERRealtyGroup.com Email	713-630-9700 Phone
Name of Designated Broker of Licensed Business Entity, if applicable			
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Kimberly Morris	492567-B	Kimberly@MPOWERRealtyGroup.com	713-630-9700
Name of Sales Agent/Associate	License No.	Email	Phone

01/01/2026  
 Buyer/Tenant/Seller/Landlord Initials Date

# Pomona Commercial Land For Sale

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MPower Realty Group LLC and it should not be made available to any other person or entity without the written consent of MPower Realty Group LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MPower Realty Group LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. MPower Realty Group LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MPower Realty Group LLC has not verified, and will not verify, any of the information contained herein, nor has MPower Realty Group LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



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