

4626 COUNTY ROAD 94

Manvel, TX 77578

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Positioned just off County Road 94 with direct visibility and access to Bailey Avenue and Highway 288, this 10,000 SF retail building sits in the path of explosive Manvel growth. **3,000 SF** is available for lease – a clean, flexible shell that’s primed for **restaurant, retail, or service-oriented users** looking to capture one of the fastest-growing trade areas south of Houston.

The surrounding market is stacked with strong demographics: over **145,000 residents within 5 miles** and average household incomes topping **\$150,000**. The site benefits from consistent commuter traffic, proximity to master-planned communities, and easy ingress/egress from major arterials.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,000 SF
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,058	21,571	48,082
Total Population	9,075	66,448	145,772
Average HH Income	\$160,036	\$155,657	\$145,906

ELI DESJARDINS
713.540.7772
eli@z3realestate.us

301 Camp Craft Road
Austin, TX 78746
832.723.1218
z3realestate.us



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	3,000 SF	NNN	Negotiable	-Shell Space Available Now

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Nearby Retailers



SHIPLEY DO-NUTS
MAKE LIFE DELICIOUS

Shipley

APT URGENT CARE

HOTWORX

CVS pharmacy

288
TEXAS

CR101: 10K VPD

CR 94: 1.6K VPD

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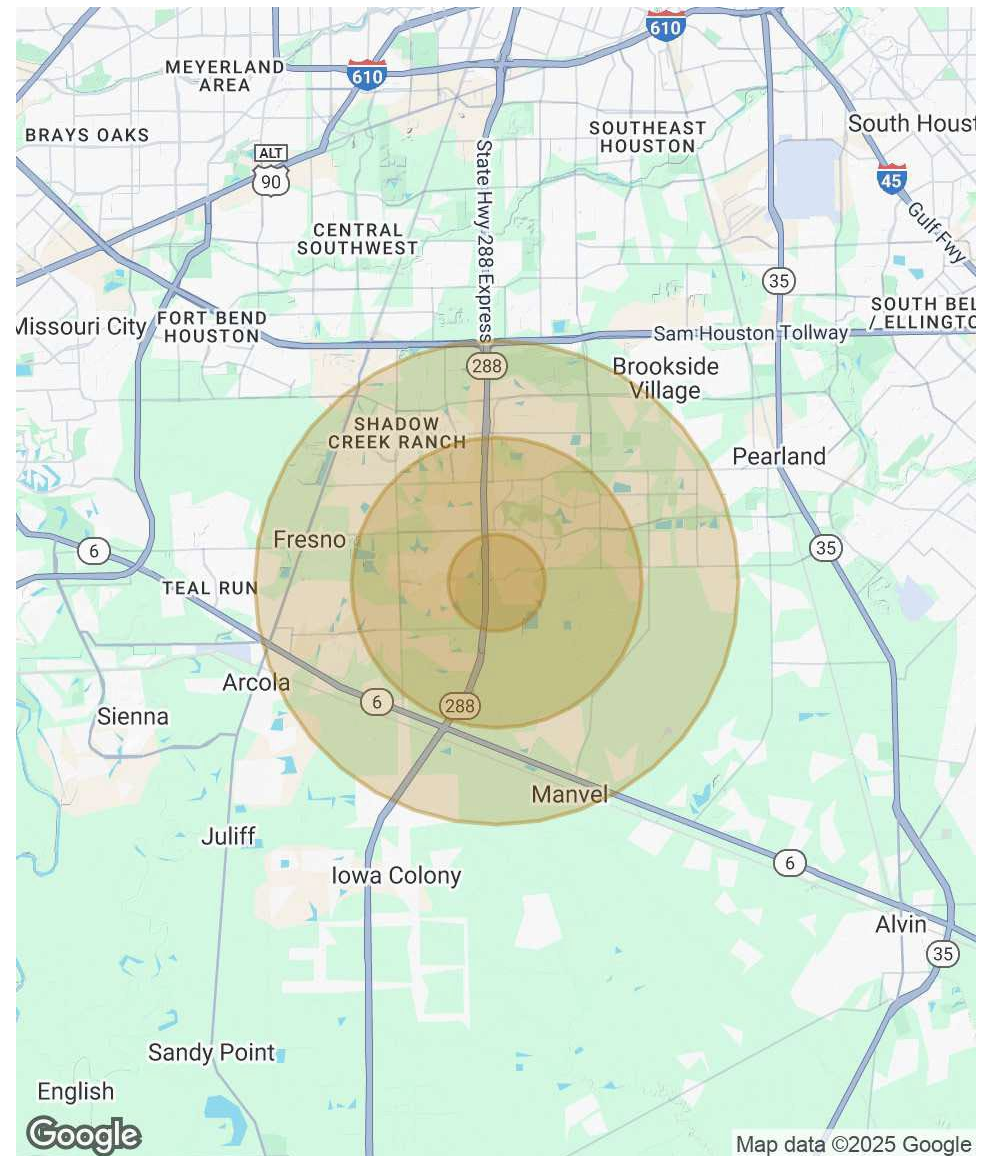
POPULATION

	1MILE	3 MILES	5 MILES
Total Population	9,075	66,448	145,772
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	1MILE	3 MILES	5 MILES
Total Households	3,058	21,571	48,082
# of Persons per HH	3	3.1	3
Average HH Income	\$160,036	\$155,657	\$145,906
Average House Value	\$426,662	\$425,401	\$387,673

Demographics data derived from [AlphaMap](#)



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