

For Lease

Developed By
NASSAR  **GROUP**
REAL ESTATE DEVELOPMENT & CONSTRUCTION

Drive-Thru Available



Hunington

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

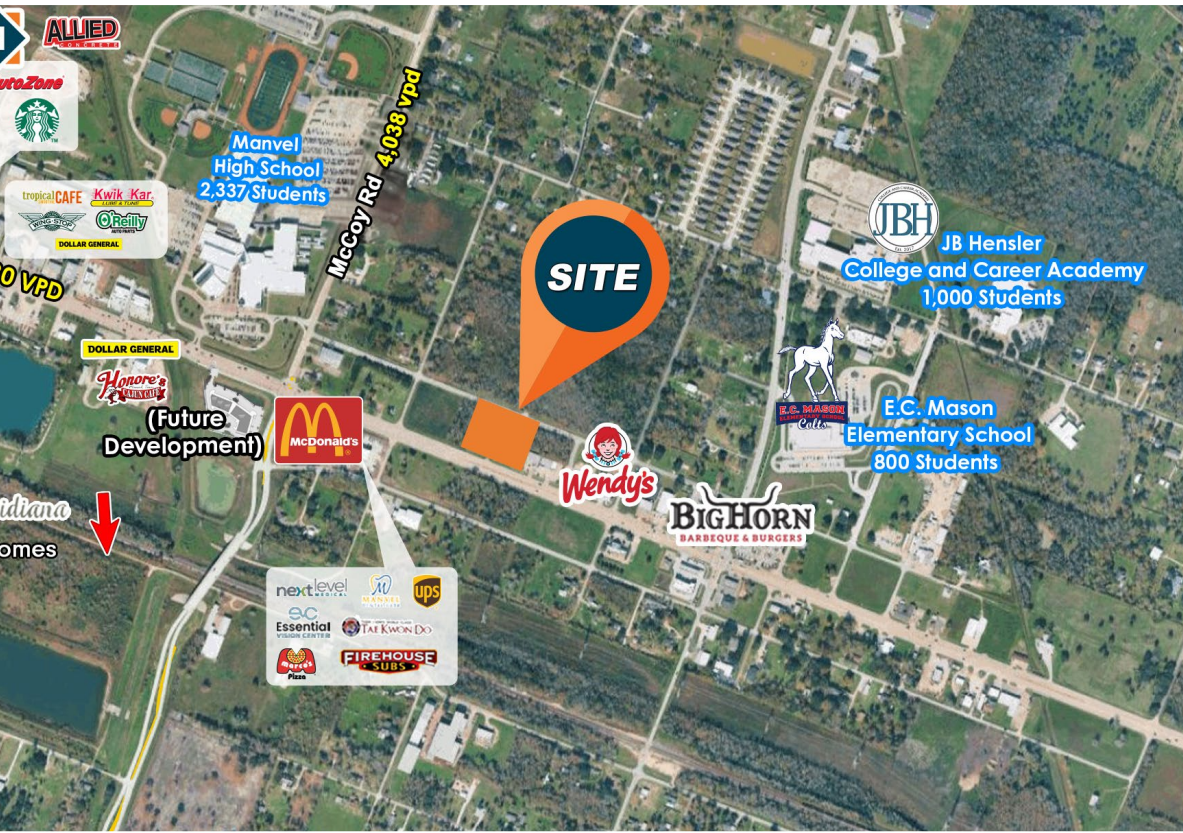
Shops at Manvel

Highway 6 and Wilson Dr.,
Manvel, TX 77578

For Lease

SHOPS AT MANVEL

Hwy 6 and Wilson Dr., Manvel, TX 77578



Property Information

| | |
|-----------------|--|
| Space For Lease | 5,850 SF (Will Divide) 1,200 SF - 11,100 SF (Will Divide) |
| Rental Rate | \$30.00 PSF |
| NNN | \$9.00 PSF |
| Building Size | 19,550 SF |

Property Highlights

- Prime Retail Location in Growing Manvel Market.
- High Growth Area with Rapid Residential and Commercial Development.
- Strategically Located Near Major Thoroughfares and Future Developments.
- Brand new retail development offering modern design and infrastructure tailored to today's tenant needs.

Demographics

| | |
|-----------------------------|---|
| Population (2025) | 2 mi. - 5,348 3 mi. - 11,340 5 mi. - 56,754 |
| Projected Population (2030) | 2 mi. - 6,489 3 mi. - 14,215 5 mi. - 70,096 |
| Average Household Income | 2 mi. - \$140,161 3 mi. - \$144,085 5 mi. - \$151,153 |
| Traffic Counts | Hwy 6: 36,246 VPD |

| | |
|--|---|
|  Tooba Patoli Senior Associate Leasing tooba@hpiproperties.com | Abdul Sabha Vice President Leasing abdul@hpiproperties.com |
|--|---|

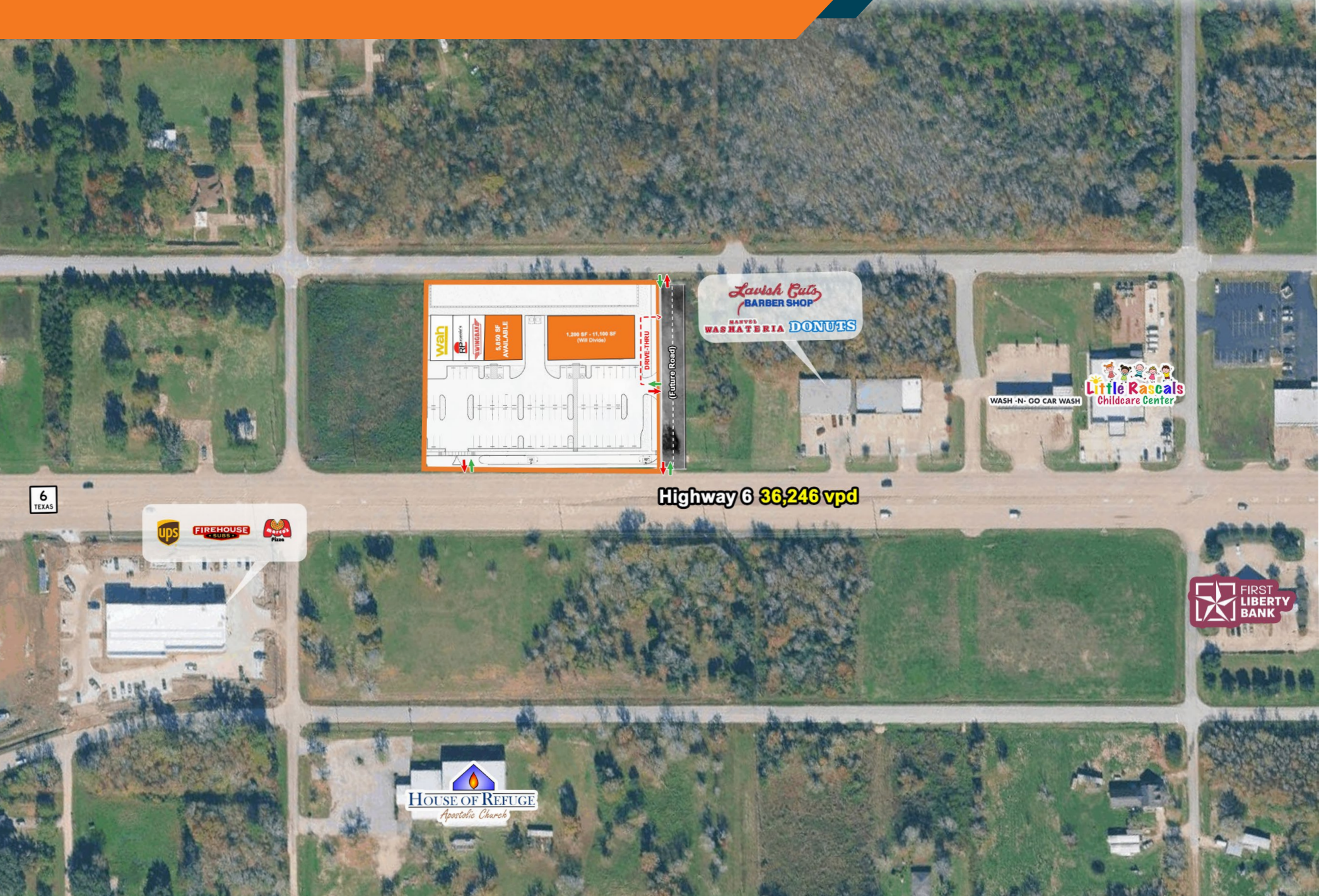
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6
TEXAS

Highway 6 36,246 vpd

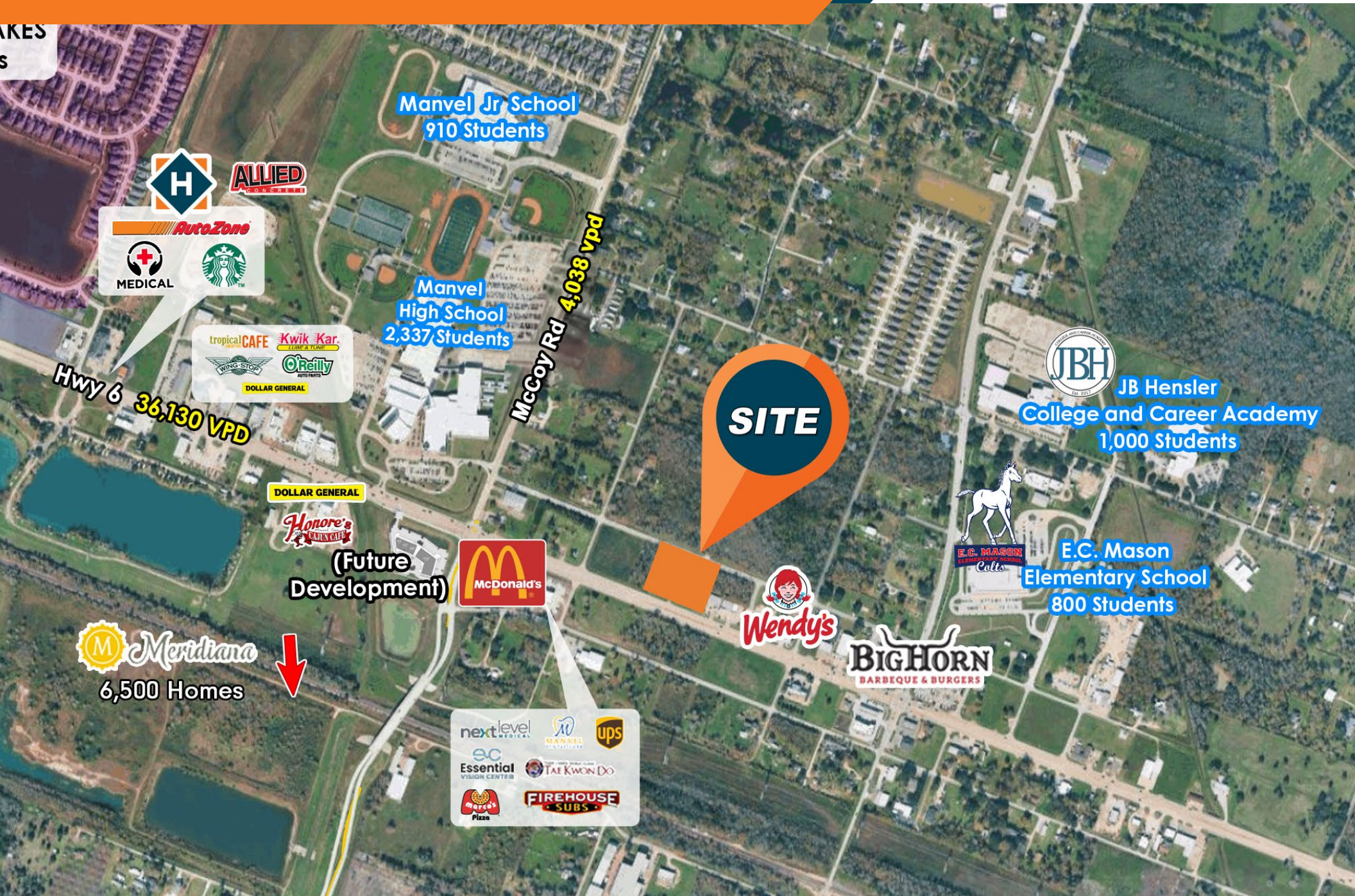


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THE CITY OF
MANVEL
 TEXAS — INC. 1960

The rapidly growing city of Manvel, TX, located along the Highway 288 corridor just south of Pearland, continues to experience strong residential and commercial expansion driven by its strategic proximity to Downtown Houston and the Texas Medical Center. With direct access to major employment centers via Highway 288, the area has become increasingly attractive to new residents seeking a balance of suburban living and regional connectivity.

As development continues throughout the surrounding corridor, Manvel is emerging as one of Greater Houston's fastest-growing suburban markets, supported by ongoing master-planned communities, expanding infrastructure, and increasing retail demand. The city's continued residential growth is fueling new commercial opportunities, with additional shopping centers, service-based retail, and mixed-use developments planned or underway.

With thousands of new homes planned and delivered across the area, along with access to Alvin ISD schools and a growing network of parks and community amenities, Manvel continues to drive consistent population inflow and daytime traffic throughout the Highway 288 corridor. As new neighborhoods and commercial projects continue to come online, Manvel is positioned to play a key role in shaping the long-term growth and development of southern Brazoria County and the broader Greater Houston region.

