

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

Nassar at Manvel

19925 Morris Avenue,
Manvel, TX 77578

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Property Information

Space For Lease	1,200 SF - 8,100 SF (Will Divide)
	1,500 SF
	4,600 SF (Will Divide)

Rental Rate \$30.00 PSF

NNN \$10.00 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



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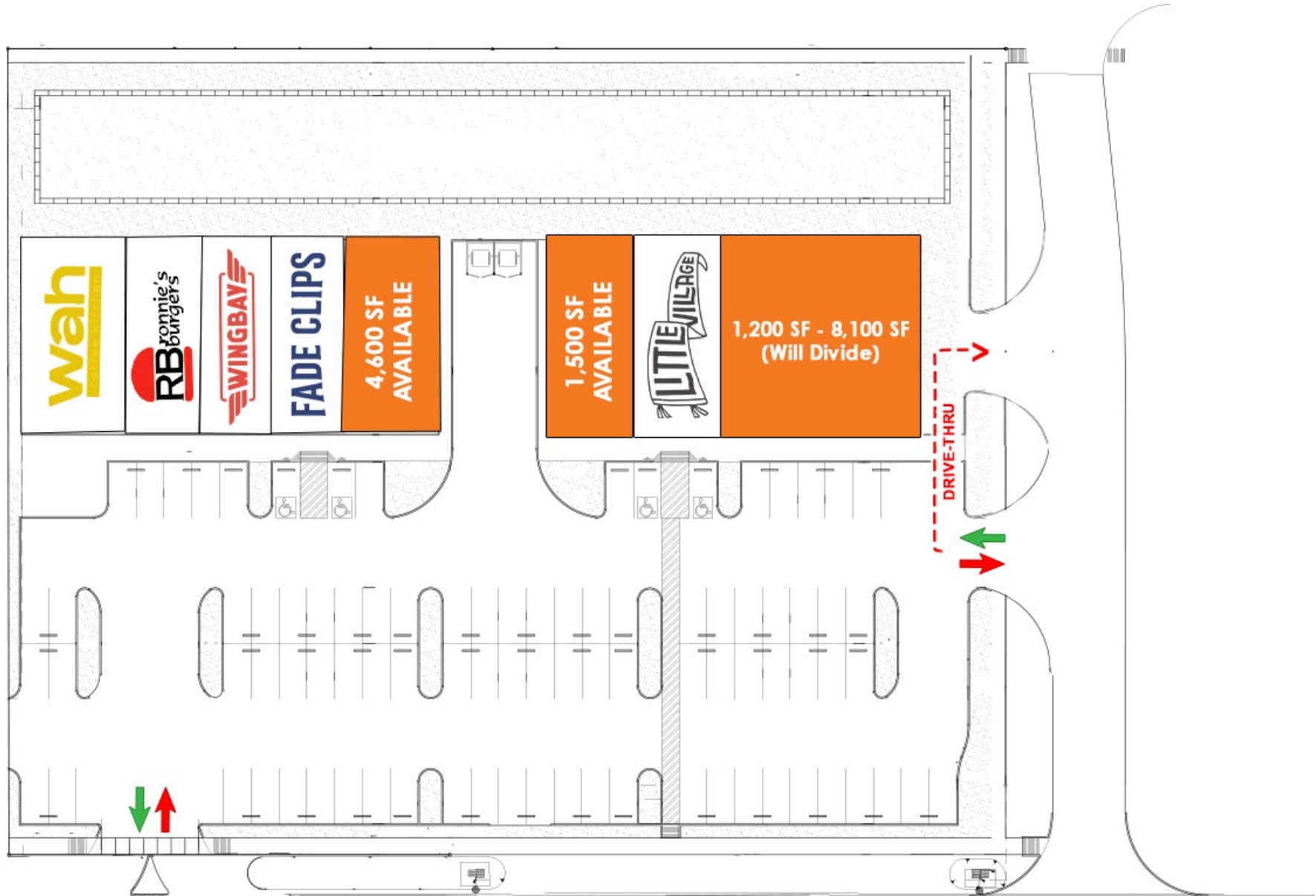
Major Area Retailers



For Lease



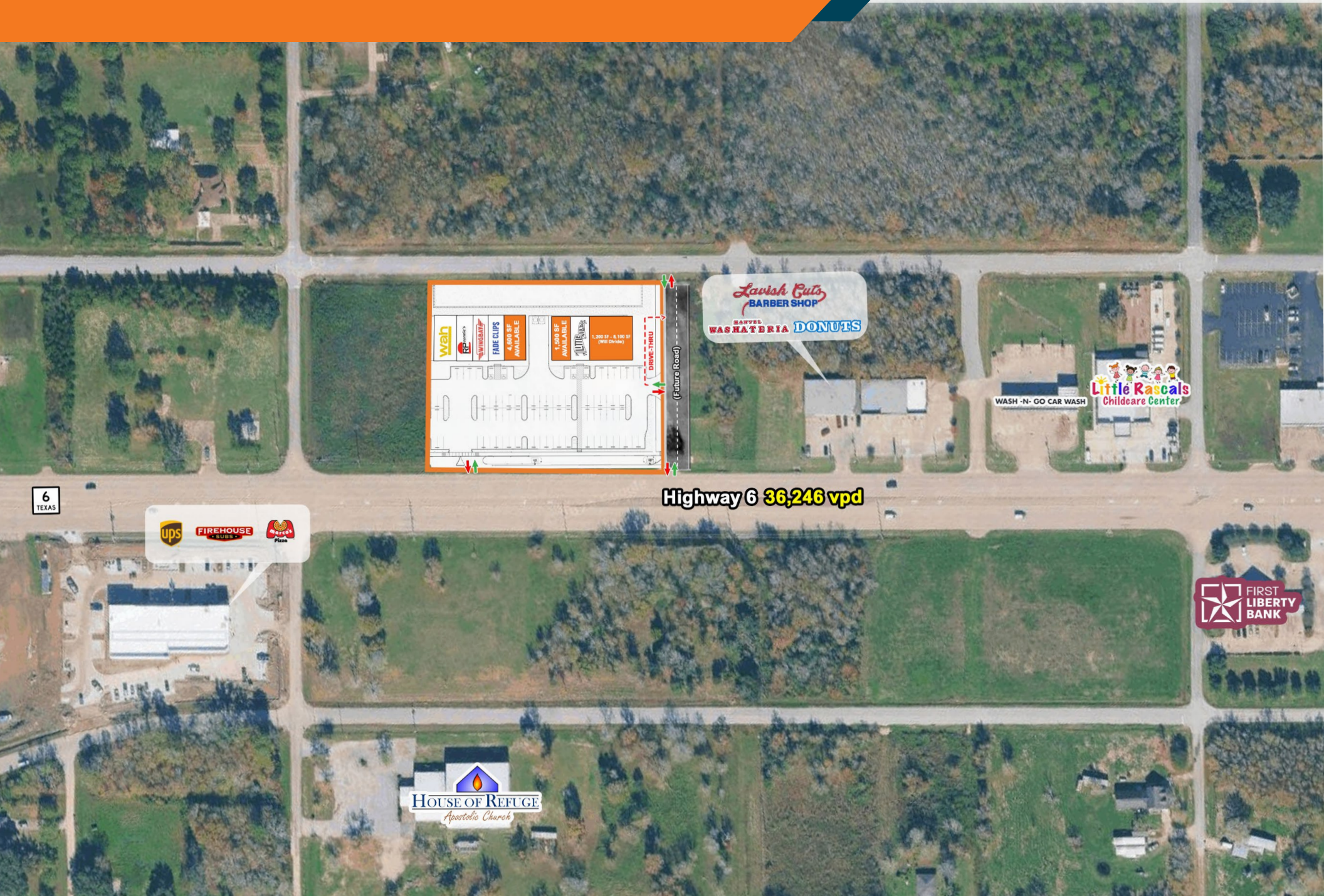
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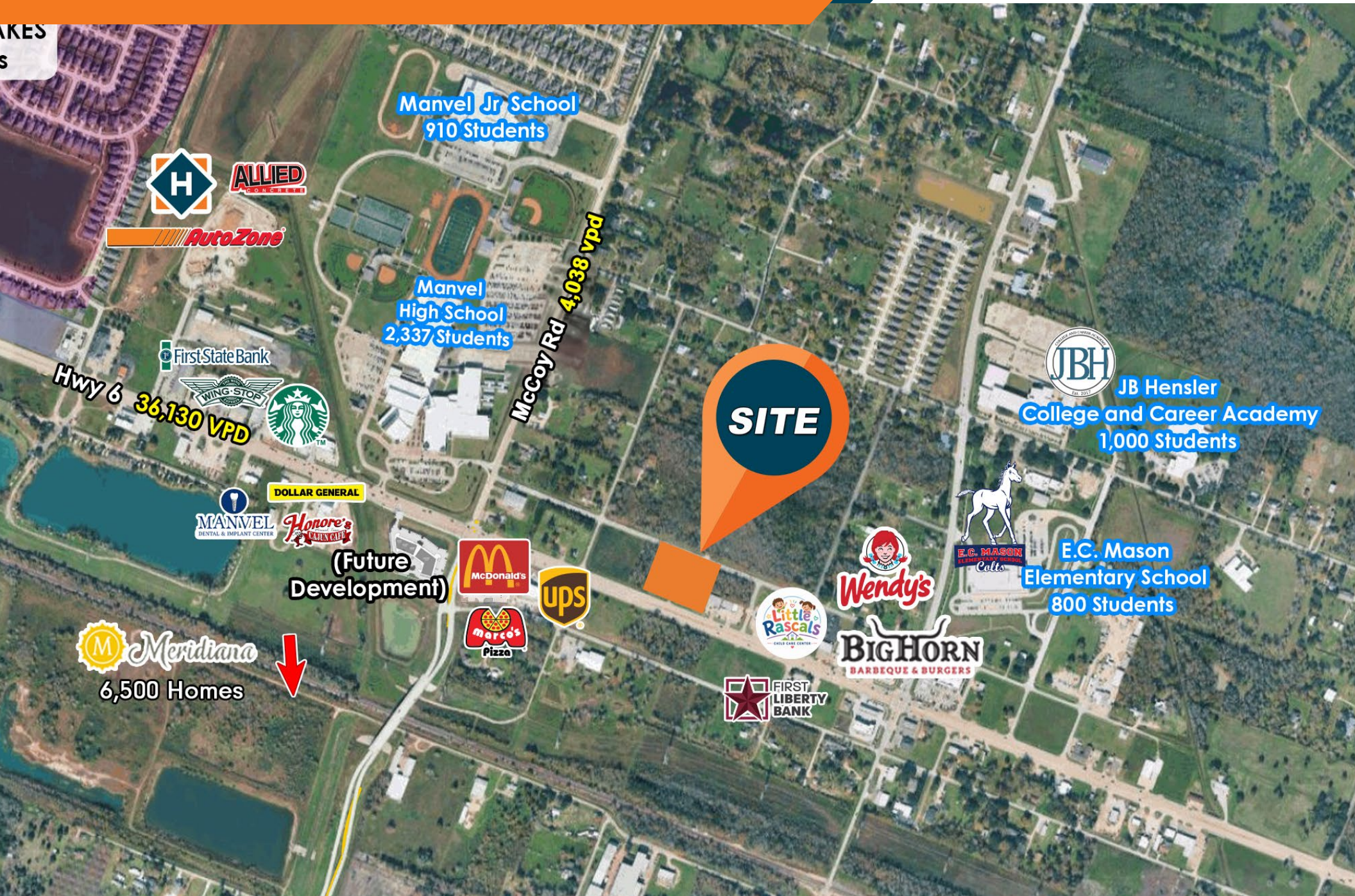


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THE CITY OF **MANVEL** TEXAS — INC. 1960

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.



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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date