±34.2 ACRES - POMONA

MANVEL, TEXAS | HOUSTON MSA

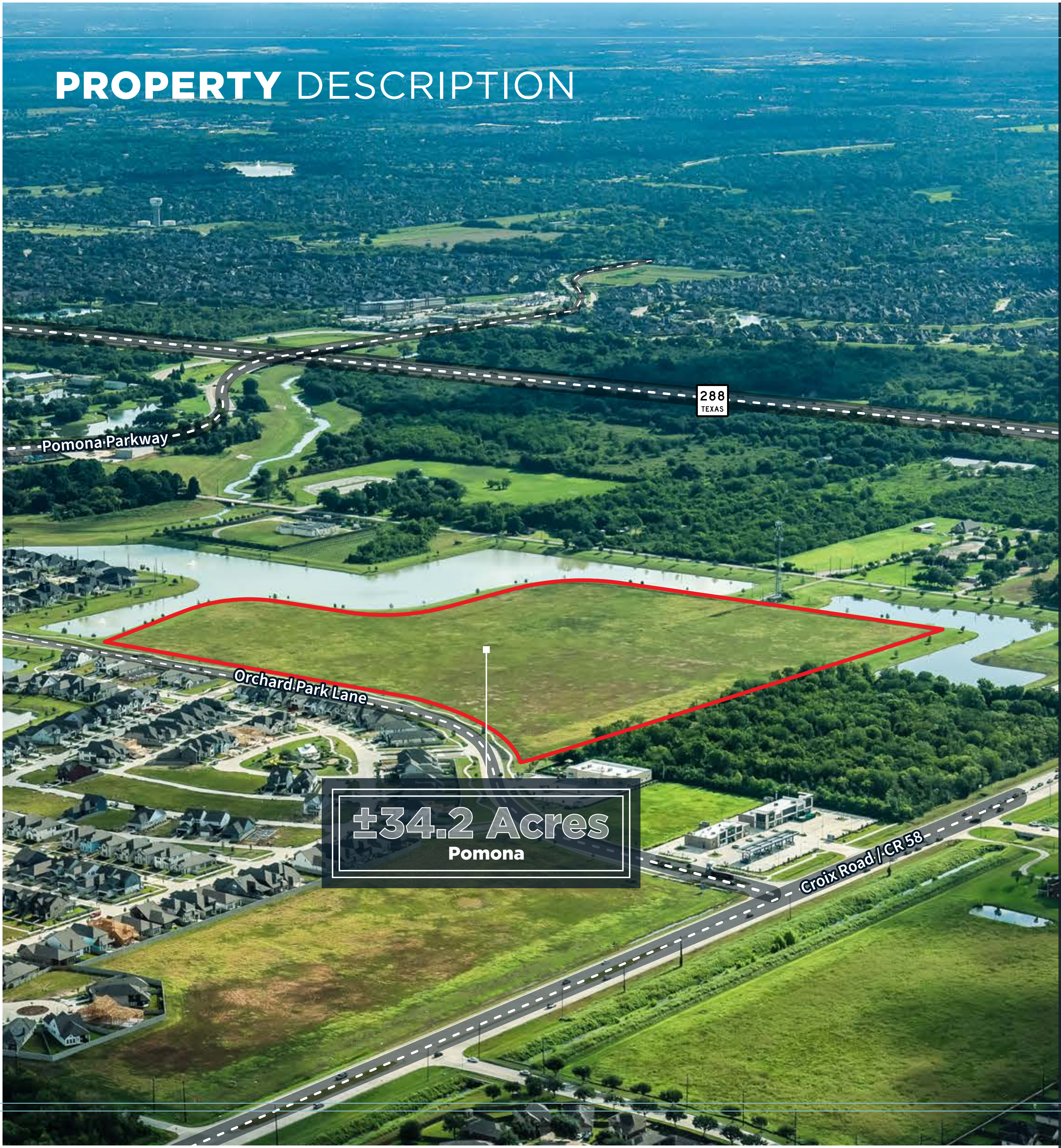
FULLY ENTITLED MULTIFAMILY DEVELOPMENT SITE

THE **OFFERING**

Jones Lang LaSalle ("JLL"), on behalf of ownership, is pleased to present the opportunity to purchase a ±34.2-acre, development-ready multifamily site within Pomona, a premier master-planned community in the Manvel/Pearland corridor. The site is fully entitled for 650 units and delivers as a shovel-ready pad site served by Brazoria County MUD #40, giving a buyer the rare ability to move directly to site plan and construction in a submarket where multifamily entitlements have historically been difficult to secure. Configured as two ±17.1-acre phases with ±1,300 linear feet of frontage along Orchard Park Lane, the site can be acquired in whole or in single phase. Schools are within Alvin ISD, including Pomona Elementary, Rodeo Palms Junior High, and Manvel High. Benefiting from its position within the prestigious Pomona MPC, its development-ready infrastructure, and the demographic depth that has long drawn developers to Manvel and Pearland, this site represents one of the few remaining opportunities to deliver new multifamily product in one of suburban Houston's highest-barrier submarkets.

Ownership will also consider structuring a joint venture on the development in lieu of an outright sale, for a qualified partner seeking to participate alongside ownership.

PROPERTY DESCRIPTION



LOCATION

Manvel, TX 77578 – Brazoria County

SIZE (ACRES)

± 34.2 Acres Total – Two ± 17.1 Acre Sites

SCHOOLS (NICHE GRADE):

- Alvin ISD (A-)
- Pomona Elementary (A-)
- Rodeo Palms Junior High (B)
- Manvel High (B+)

USAGE

Fully Entitled For Multifamily Development

ORCHARD PARK LANE FRONTAGE

±1,300 Linear Feet

DETENTION REQUIREMENT

Detention In Place

UTILITIES

Brazoria County MUD #40

FLOOD PLAIN

Approx. 1.2 AC (10% of site) within the 500-yr floodplain

LOMR-F approved

SITE PLAN

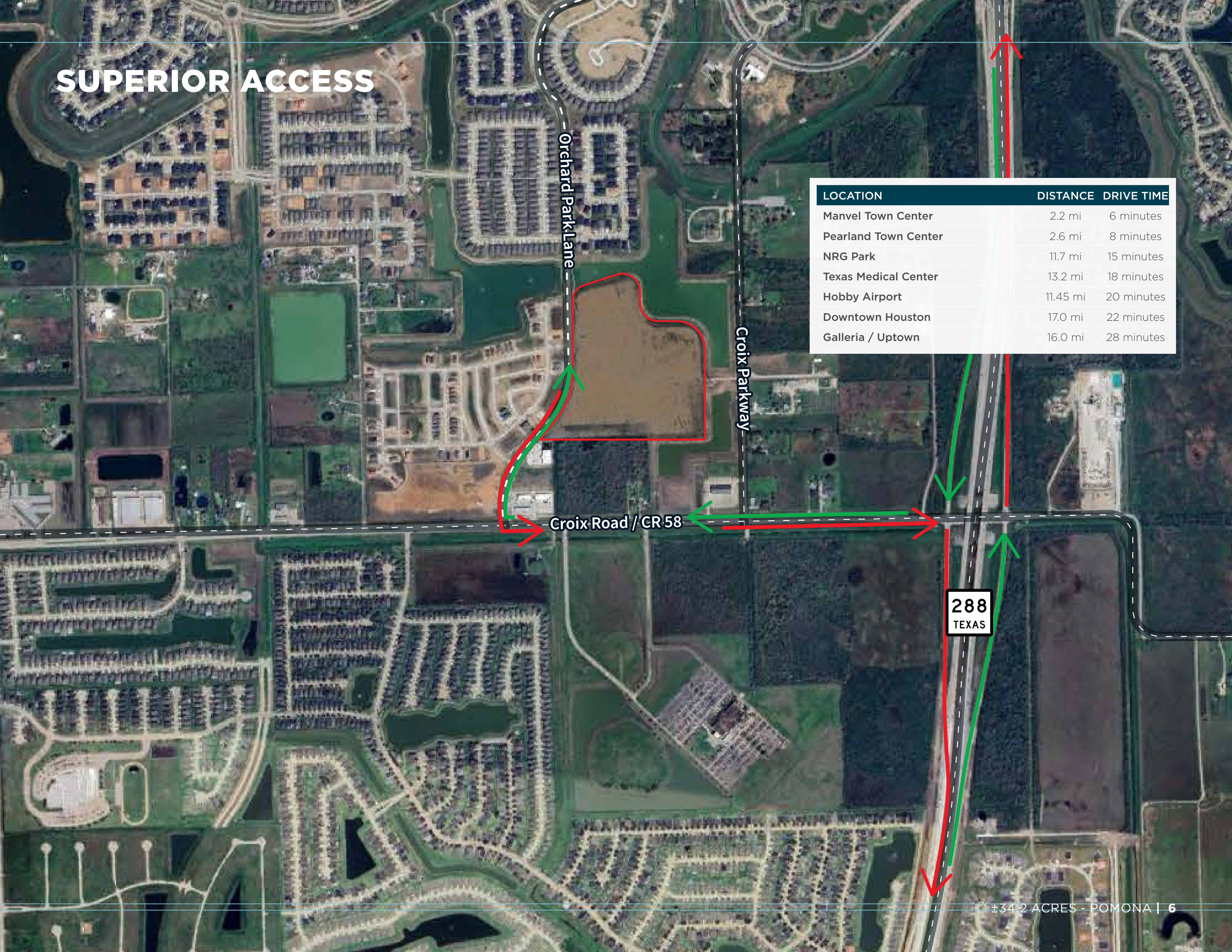

N
ORCHARD PARK LANE
CROIX PKWY
Reserve A
17.1 Acres
Reserve B
17.1 Acres

A FULLY AMENITIZED MASTER-PLANNED COMMUNITY

Pomona is a 1,100-acre master-planned community developed by Hillwood Communities along the SH 288 corridor in Manvel. The community is built around Mustang Bayou, with more than 300 acres dedicated to open space, lakes, and trails.

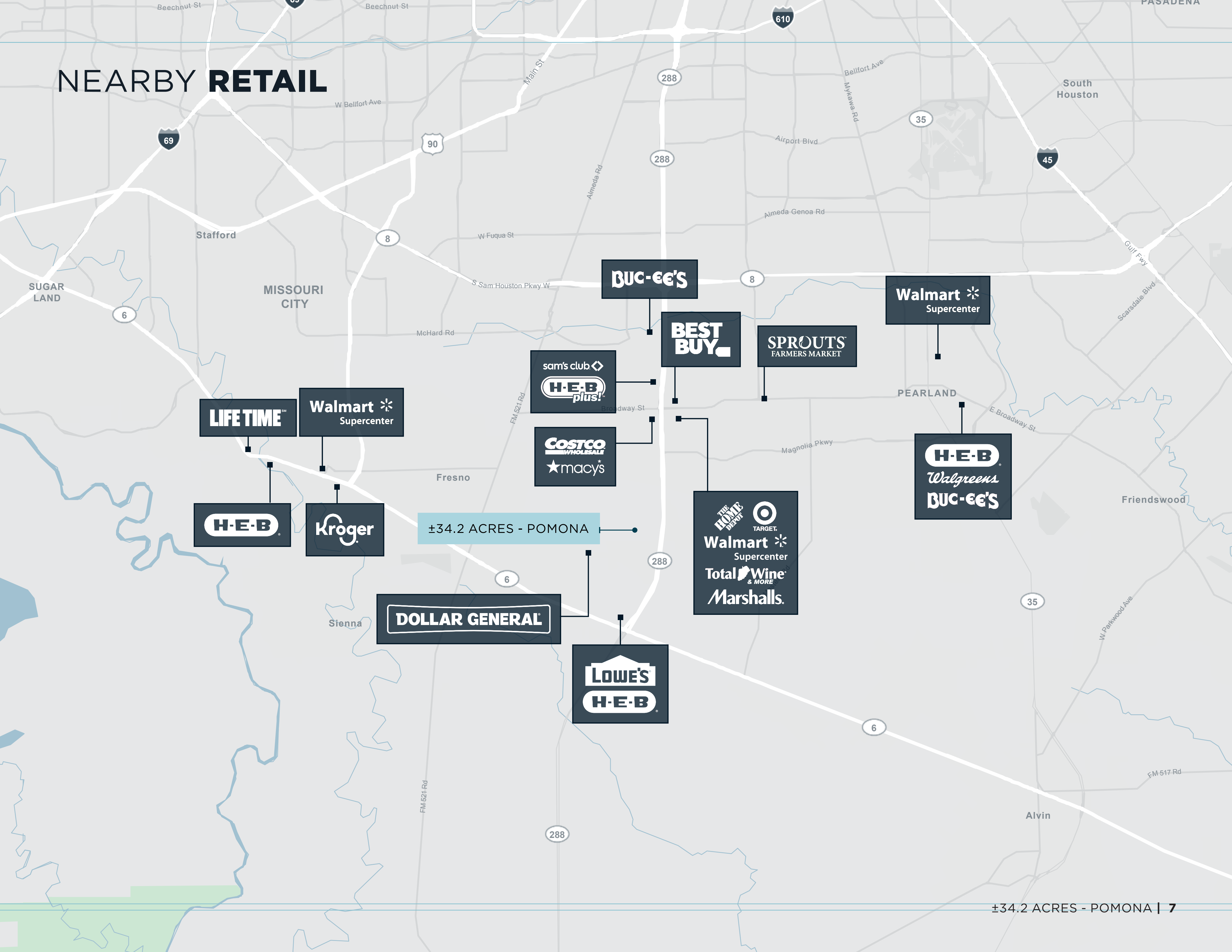
1,100	±2,300	1,900+	$570K+	300+	13	A-
Acre Master Plan	Homes at Build-out	Homes Sold	Avg New Home Price	Acres Open Space	Miles of Trails	Alvin ISD Niche Grade

SUPERIOR ACCESS



LOCATION	DISTANCE	DRIVE TIME
Manvel Town Center	2.2 mi	6 minutes
Pearland Town Center	2.6 mi	8 minutes
NRG Park	11.7 mi	15 minutes
Texas Medical Center	13.2 mi	18 minutes
Hobby Airport	11.45 mi	20 minutes
Downtown Houston	17.0 mi	22 minutes
Galleria / Uptown	16.0 mi	28 minutes

NEARBY **RETAIL**



MANVEL AND PEARLAND: A HIGH-BARRIER SUBMARKET

650 UNITS

ENTITLED IN A SUBMARKET THAT RARELY PERMITS THEM

Manvel and Pearland have long been very selective to entitle multifamily development sites. The submarket pairs a limited supply of developable sites with strong schools and household incomes, and it has drawn consistent developer interest for more than a decade. A buyer here is not underwriting an entitlement outcome, a council calendar or a neighborhood process. The density is in hand.

BARRIERS TO ENTRY

- Entitled for 650 units across ±34.2 acres
- Pad site, development ready
- No detention requirement
- Water and sewer via Brazoria County MUD #40
- 3.16% tax rate *(subject to change upon approval of new tax rates)*

GROWTH (3-MILE RADIUS)

- Population: 59,872
- Avg. Annual Population Growth 2020-2026: 3.65%
- Avg. Household Income: $173,183 | Average Home Value: $433,072

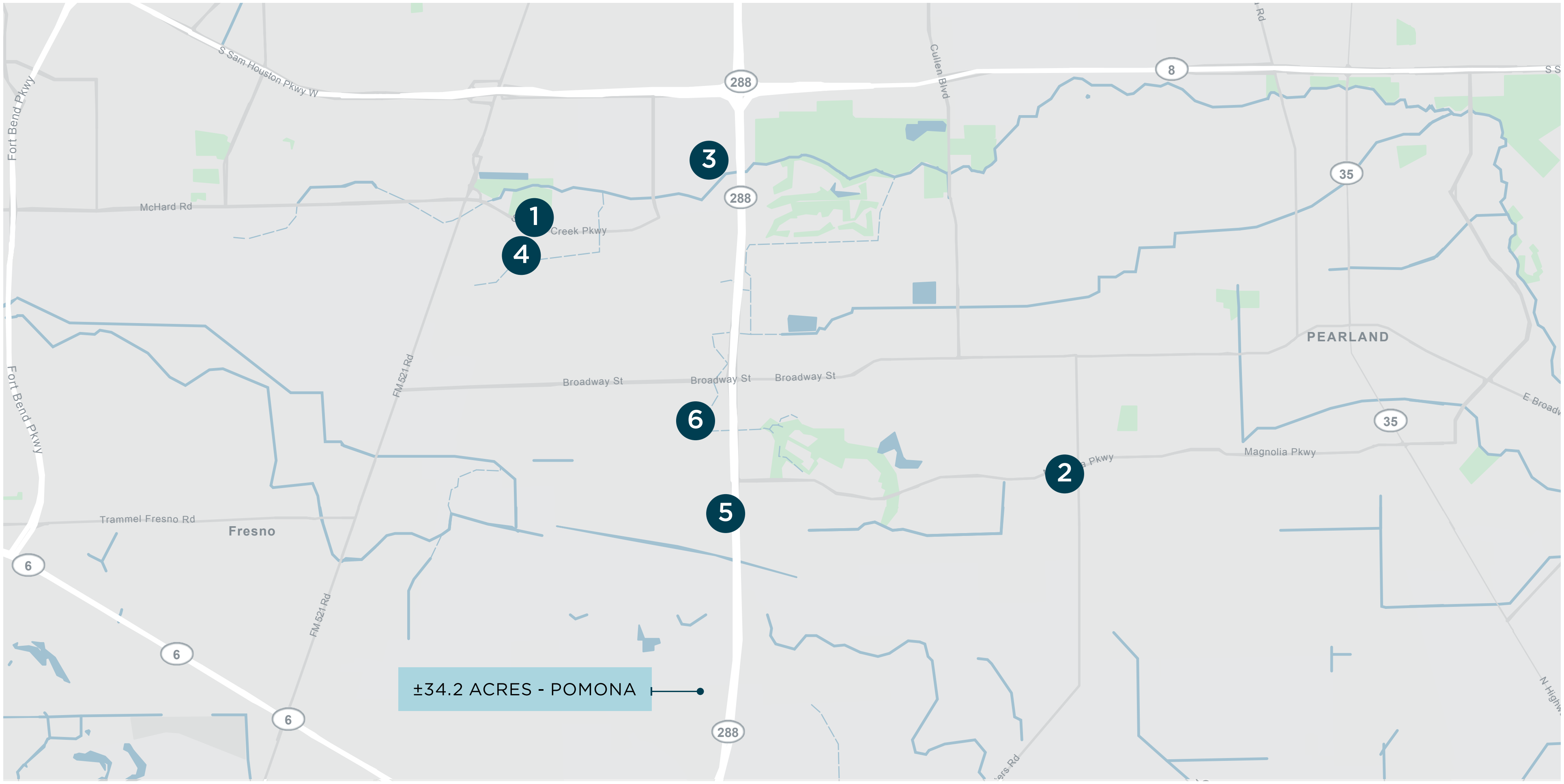
SCHOOLS

- Alvin ISD (A-)
- Pomona Elementary (A-), inside the community
- Rodeo Palms Junior High (B)
- Manvel High (B+)

RENT COMPARABLES

#	PROPERTY	YR	UNITS	AVG SF	MKT $/MO	MKT $/SF	EFF $/MO	EFF $/SF	LEASED
1	Cortland Luxe Shadow Creek	2018	323	1,069	$1,945	$1.82	$1,945	$1.82	99%
2	The Delta Pearland	2024	358	874	$1,801	$2.06	$1,801	$2.06	89%
3	Ivy Lofts	2024	335	847	$1,610	$1.90	$1,610	$1.90	96%
4	Kingsley at Shadow Creek Ranch	2022	274	973	$1,819	$1.87	$1,667	$1.71	91%
5	Southfork Lake	2017	328	931	$1,601	$1.72	$1,601	$1.72	96%
6	Waterline Pearland Town Center	2026	377	850	$1,828	$2.15	$1,706	$2.00	26%*
	Comp Set Average	**2021**	**1,998**	**916**	**$1,767**	**$1.93**	**$1,723**	**$1.88**	**94%**

**first move ins in June 2026, occupancy excluded from comp set average*



MULTI-HOUSING SUPPLY STORY

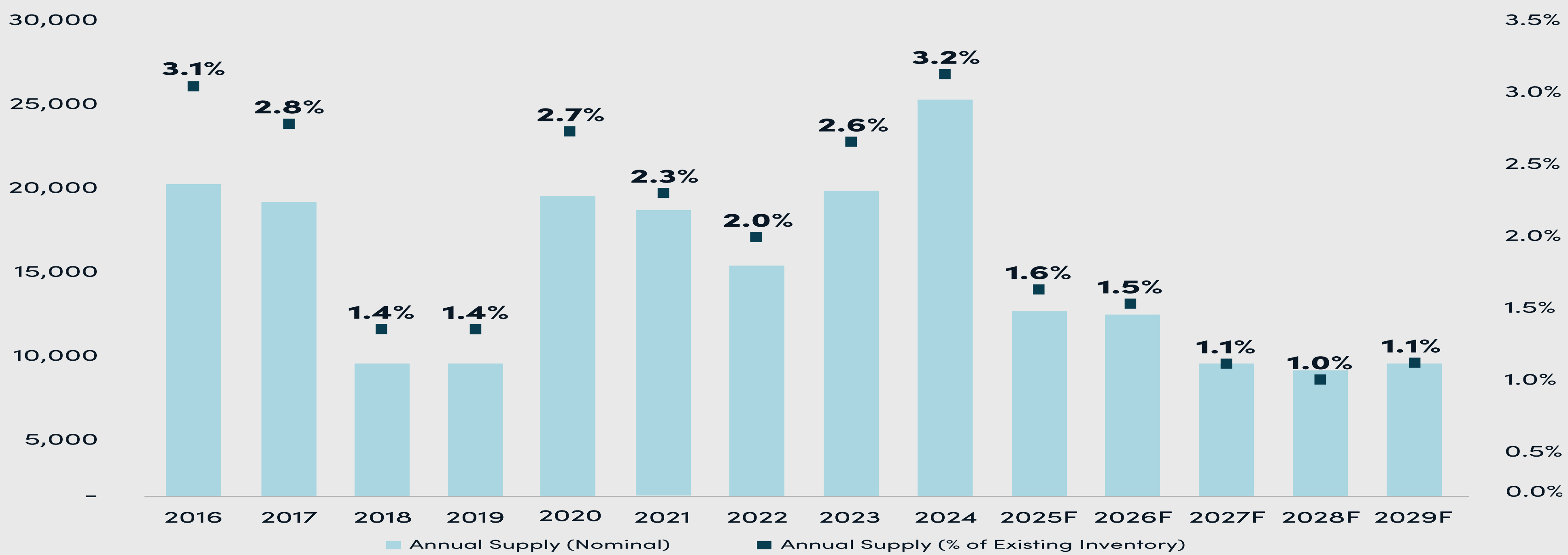
HOUSTON'S MULTI-HOUSING SUPPLY FORECAST SHOWS A SIGNIFICANT DECLINE IN NEW DELIVERIES OVER THE COMING YEARS, POSITIONING THE MARKET FAVORABLY FOR INVESTORS SEEKING SUPPLY-CONSTRAINED ENVIRONMENTS.

Annual deliveries as a percentage of total inventory are projected to drop to just 1.1% by 2027 and remain near 1% through 2029, creating increasingly favorable supply-demand dynamics

The total number of units under construction has contracted to just 1.9% of existing inventory. At the submarket level, 27 of Houston's 35 submarkets are reporting less than 3% of inventory under construction, indicating highly localized supply constraints across much of the metro area.

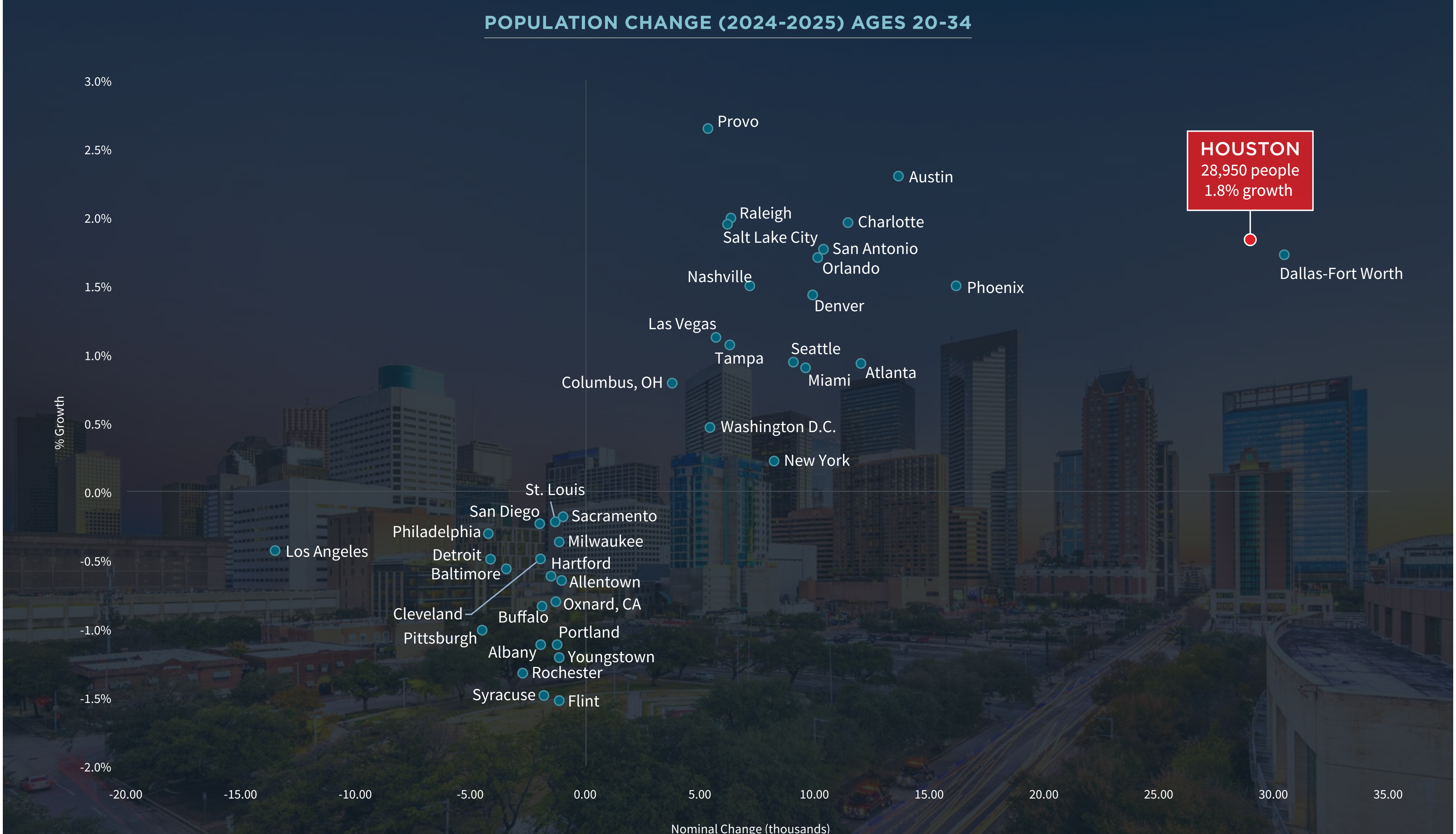
Looking forward, the development landscape appears limited with only 8,491 units currently in the 'planned' stage (expected to start construction within the next 12 months). Investors targeting markets with low percentages of inventory under construction will find Houston increasingly attractive as development activity remains subdued.

ANNUAL NEW HOUSTON MULTI-HOUSING SUPPLY



HOUSTON IS A **MAGNET FOR RENTING-AGED INDIVIDUALS**

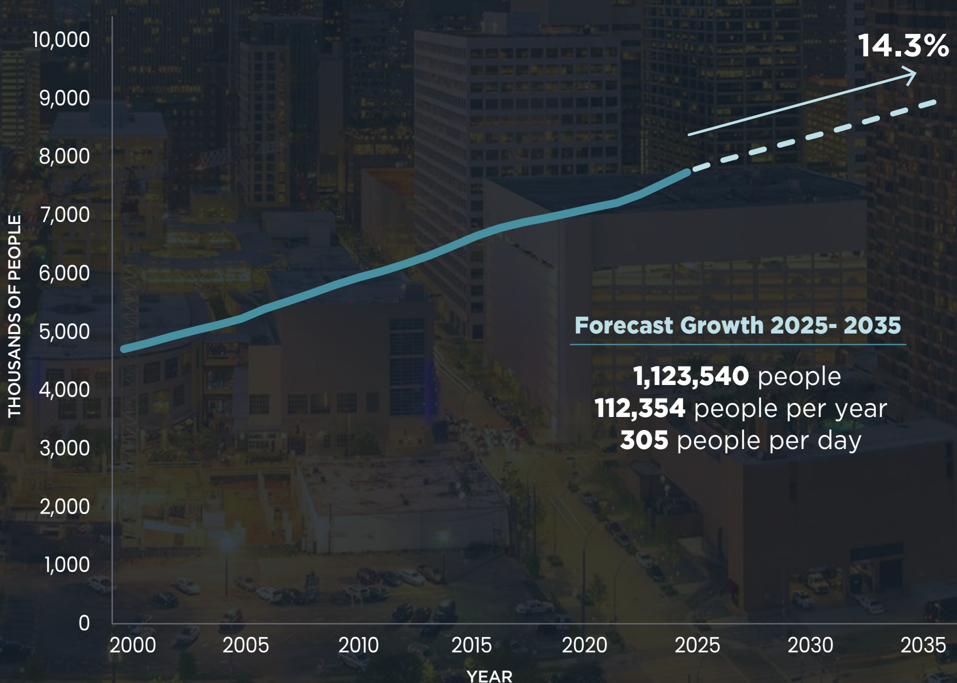
ADDING NEARLY 29,000 NEW YOUNG ADULTS YEAR-OVER-YEAR



HOUSTON'S **BOOMING POPULATION GROWTH**

NATION LEADER IN DOMESTIC NET MIGRATION WHILE GATEWAY MARKETS SAW NET-LOSSES

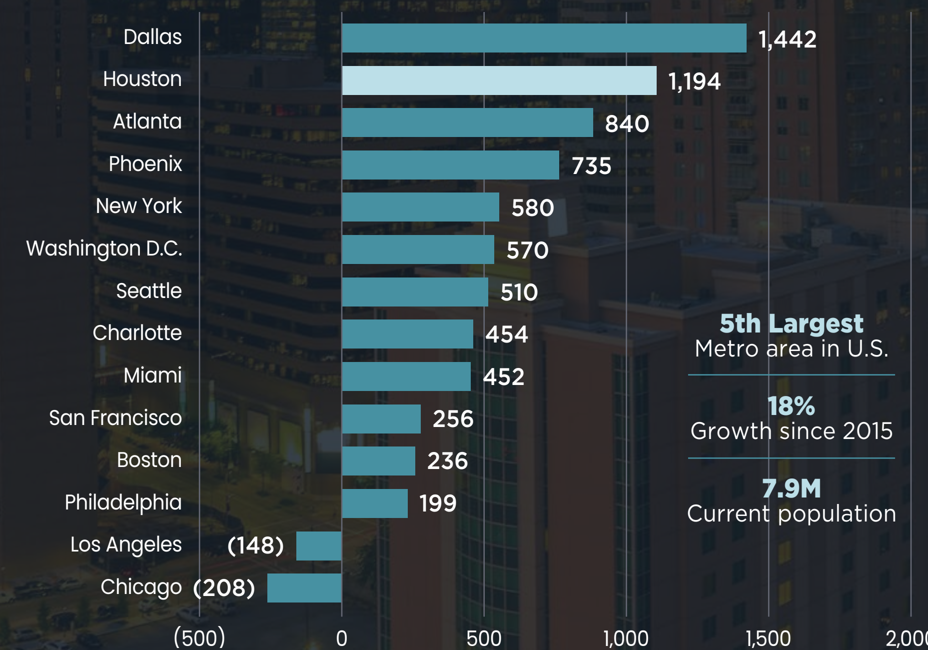
HOUSTON MSA TOTAL POPULATION



Forecast Growth 2025- 2035

1,123,540 people
112,354 people per year
305 people per day

POPULATION GROWTH (2015-2025)



5th Largest
Metro area in U.S.

18%
Growth since 2015

7.9M
Current population

THE HOUSTON **ECONOMY**

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7.9 million residents is foreign born. The Houston MSA continues to grow, reaching 7.9 million people in 2026. The region's population has increased by 60% since 2010, and projected to break the 8 million mark in the near future.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, & aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.

THE HOUSTON **ECONOMY**

LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade

FAVORABLE TAX CLIMATE

0% State & Local income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

GLOBAL TRADE CITY

Houston ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,800 foreign owned firms

CRITICAL MASS OF HQS & REGIONAL OFFICES

#3 in U.S. for Fortune 500 Headquarters housing 26 Fortune 500 companies

MAGNET FOR TOP TALENT IN THE U.S.

3.52 million total jobs forecasted for the end of 2026, a new record for the region

LARGEST MEDICAL COMPLEX IN THE WORLD

$25 billion in local GDP | 8th largest business district in the U.S. | 14,800 new jobs created in 2025

HOUSTON MARKET

7.9M	1.03M	$124,300	2.8M
current population	projected growth (2010-2030)	avg household income	current households
14,800	**3.52M**	**3.7M**	**42.4%**
new jobs added in 2025	total non-farm employment	person workforce	households with $100k+ income

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