



# Reserve at Manvel

*work ♦ shop ♦ play*

SEC SH 288 & CR 58  
MANVEL, TEXAS

[View Virtual Tour ▶](#)





# Project Overview

SIZE Up to ±75 Acres

HIGHEST & BEST USE Retail, Grocery, Medical, and Entertainment

UTILITIES Available to Site

DETENTION Off-Site

ZONING Reserve at Manvel PUD

SCHOOL DISTRICT Alvin ISD

PRICE Call broker for pricing



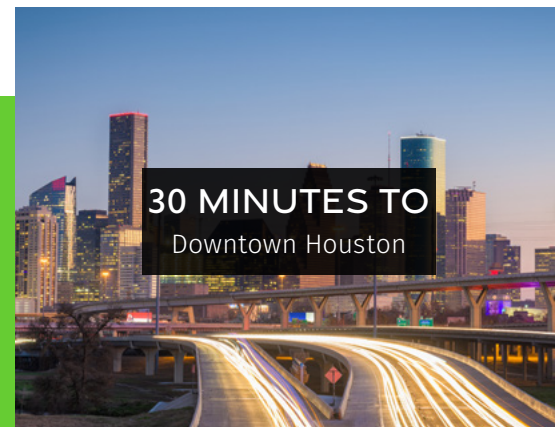
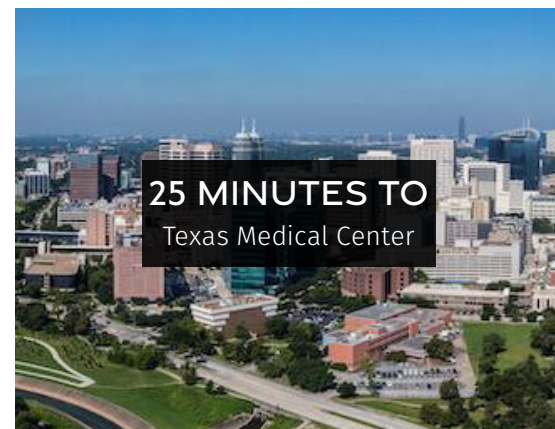
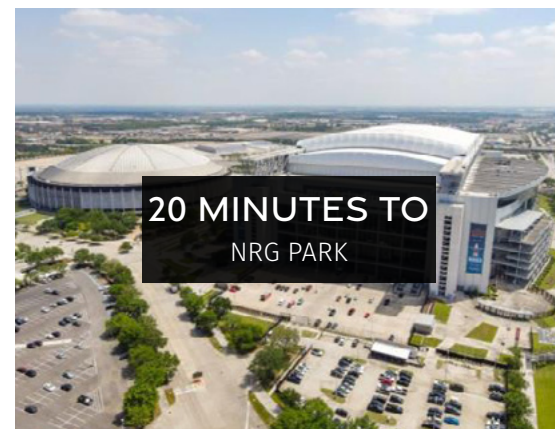
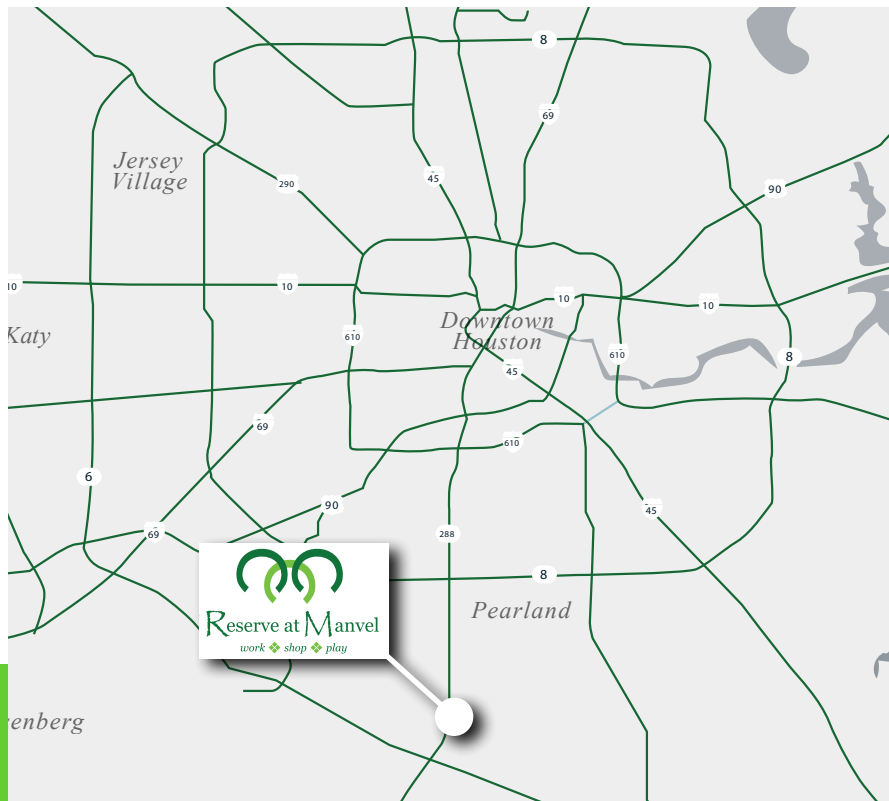
PRELIMINARY - SUBJECT TO CHANGE



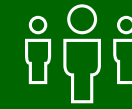
# Project Highlights

## THE OFFERING

JLL is excited to offer this unique development opportunity in Manvel Texas, totaling approximately 75 acres (the property). The property can be subdivided into smaller tracts to accommodate different uses. Additionally, the property is located along SH 288 just south of Pearland at CR 58 in Manvel, Texas, just north of Highway 6. The SH 288 corridor has experienced an enormous amount of growth due in large part to close proximity to downtown Houston and The Medical Center. The available property is surrounded by master planned communities including Sedona Lakes, Del Bello Lakes, Pomona, Valencia, and Rodeo Palms.



## DEMOGRAPHICS WITHIN 5 MILE RADIUS



**137,138**  
Total Population



**\$140,557**  
Average Household Income



**\$352,789**  
Average Home Value



**35.0**  
Median Age

## TRAFFIC COUNTS

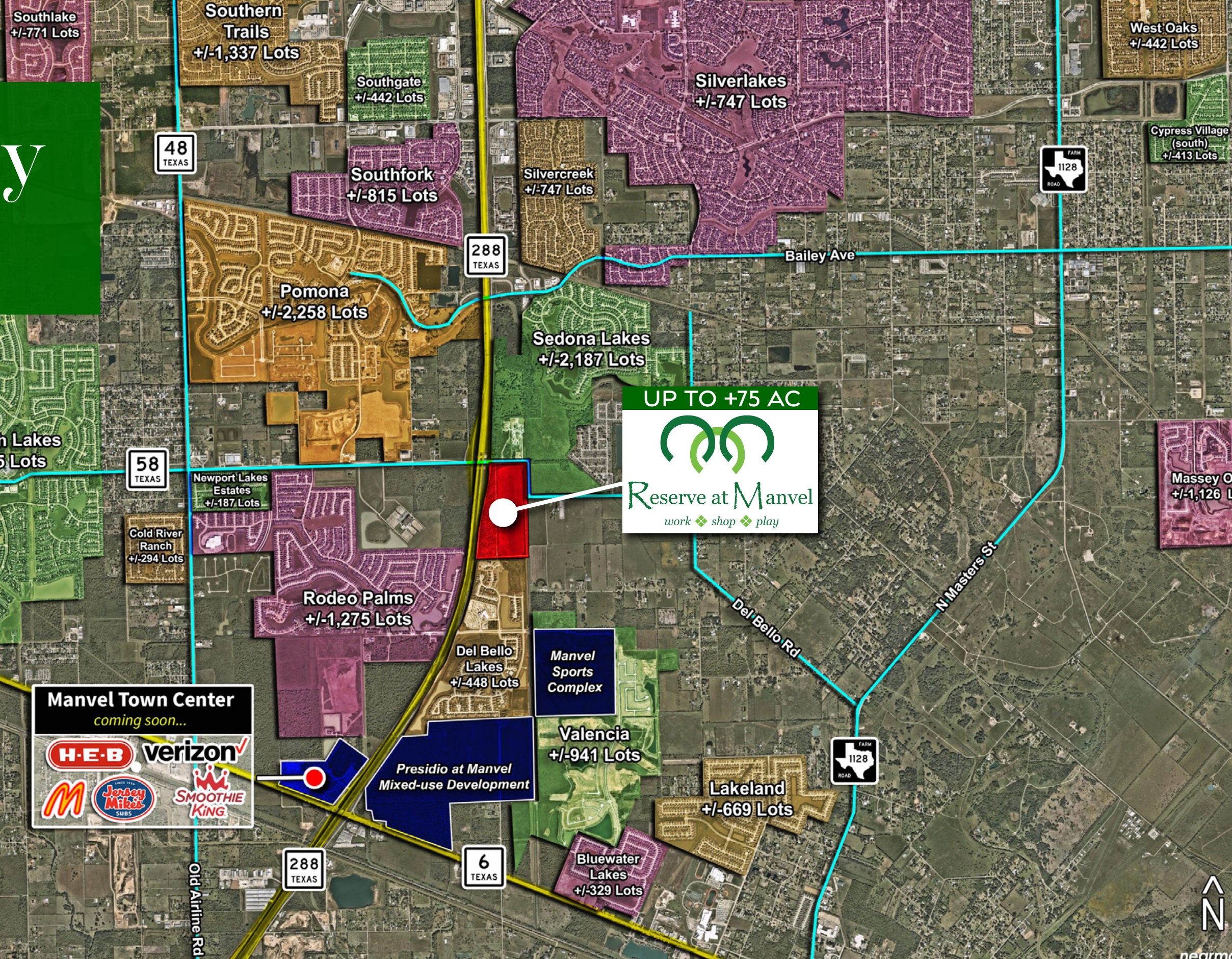


**95,433**  
SH 288, North of  
Croix Road

**98,124**  
SH 288, South of  
Croix Road



# Amenity Aerial



**Manvel Town Center**  
coming soon...

H-E-B   Verizon  
McDonald's   Jersey Mike's Subs   Smoothie King

**Presidio at Manvel**  
Mixed-use Development

**Manvel Sports Complex**





# Location

## MANVEL, TX

Manvel's proximity to Houston offers easy access to all parts of the metropolitan area. The city is on the rise, with leaders focused on creating a diverse, character-filled community that offers lasting value to residents. Manvel is conveniently situated along Texas State Highway 288, allowing for a 20-mile commute north to downtown Houston and a 23-mile commute south to Angleton.

To accommodate the growing influx of people, state and county officials have widened and upgraded SH 288, with a toll road. The City of Manvel has moved to the top of the list of fastest growing communities in the Houston area. The City of Manvel expects significant growth over the next 20 years, with plans for 10,000 new homes and a population increase from 8,000 to 130,000 residents. The residential development all around is high quality and they are rapidly selling lots.

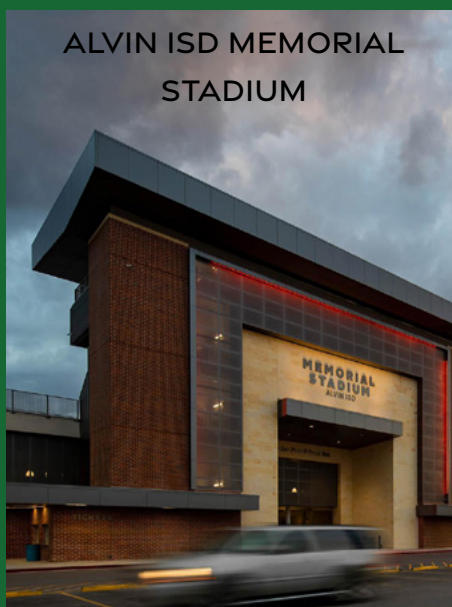
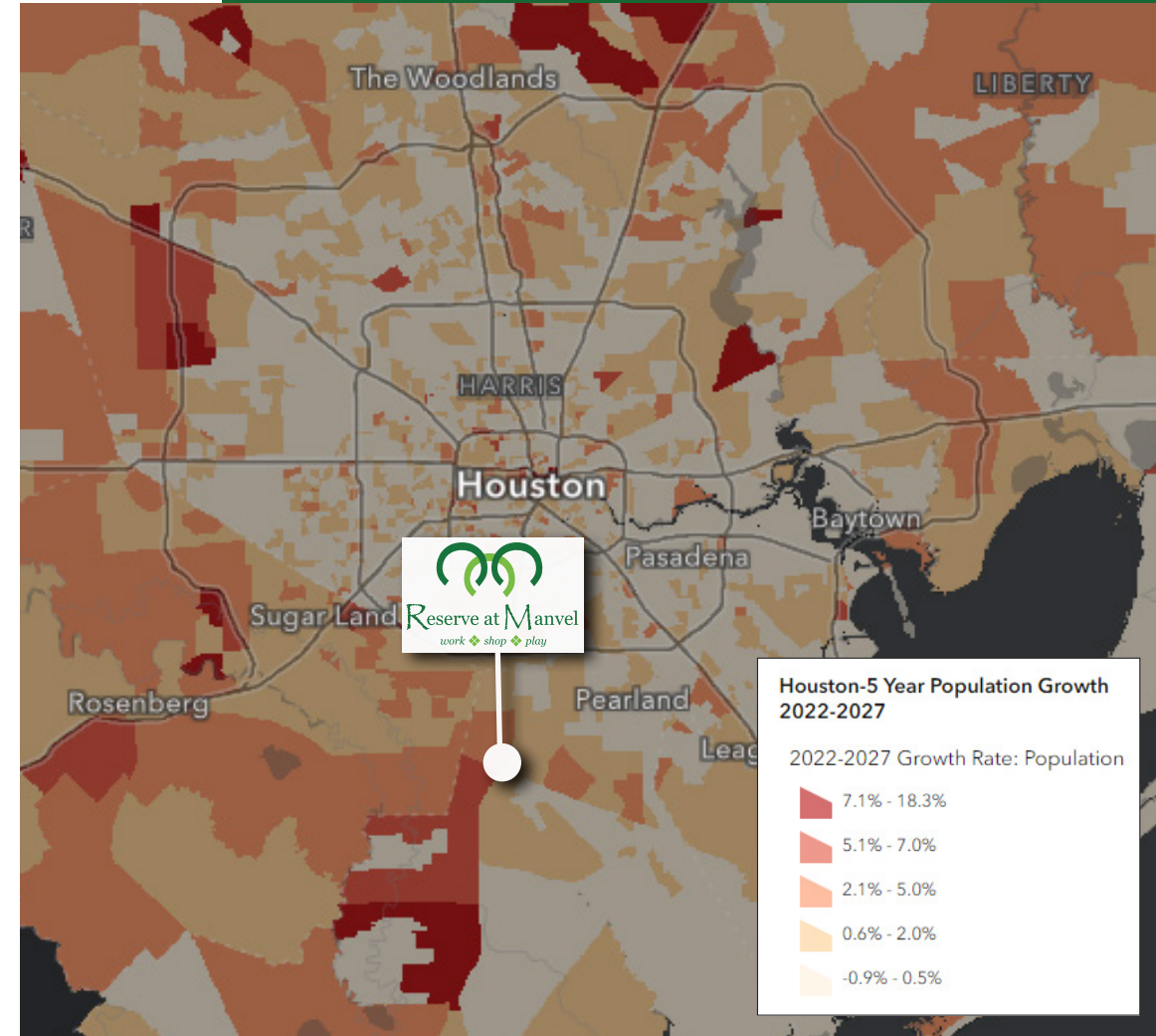
With the population growth there has also been a strong demand by the new residents for quality commercial development for residents to "work, shop, and play". A recent poll was conducted by the City of Manvel of what benefits they most wanted in the future. The top two were High Quality Schools and Commercial/Retail Development. With Alvin ISD they have a high-quality schools. They are short restaurants, retail, office, hotels, medical services, and entertainment.

Reserve at Manvel is here to help satisfy that need!

## RESERVE AT MANVEL

Reserve at Manvel has been developed as a mixed use commercial development to provide amenities to the coming surge in population growth. The developer has worked with the government agencies to provide common zoning requirements and expansion of road access. Extensive engineering and design has been done with studies for drainage, transportation approved by local government agencies. The goal is to make Reserve at Manvel a premier destination for high quality commercial development to match the high quality residential development. There has been extensive work to insure that the buyer lots will be ready for building permits with all the provisions for drainage, utilities, road access, and landscaping completed. Commercial Lots will be sold to allow for businesses to own their part of the development.

Reserve at Manvel is ready!







# Reserve at Manvel

*work* ♦ *shop* ♦ *play*



**SIMMI JAGGI**

EVP, MANAGING DIRECTOR

713 888 4048

[SIMMI.JAGGI@JLL.COM](mailto:SIMMI.JAGGI@JLL.COM)

**ELIZABETH CLAMPITT**

EXECUTIVE VICE PRESIDENT

713 888 4048

[ELIZABETH.CLAMPITT@JLL.COM](mailto:ELIZABETH.CLAMPITT@JLL.COM)



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.



# 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.*

11-2-2015



**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------