



**MANVEL CROSSING**  
NWQ Hwy 6 at Hwy 288 | Manvel, TX

FOR MORE INFORMATION  
PLEASE CONTACT BROKER(S):  
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## The Offering

Location: NWC Highway 6 and Kirby Dr, Manvel, TX  
 Estimated Delivery: 2Q 2027  
 Rate: Call broker for more information



## Property Information

- \* Future anchored shopping center with pad sites and retail space available.
- \* Prime Location: Strategically positioned near the super regional intersection of Highway 6 and Highway 288. The site is at the lighted intersection of Highway 6 and Kirby Dr, immediately adjacent top performing HEB and other national retailers.
- \* Residential Boom: New master-planned communities are bringing an influx of homes, increasing retail demand in an already underserved market.
- \* Dominant Retail Hub: The intersection of Highway 6 and Highway 288 is positioned to become one of the most dominant retail intersections in the Houston MSA. The intersection is already home to HEB & Lowe's with over a million square feet of additional retail planned at the intersection.

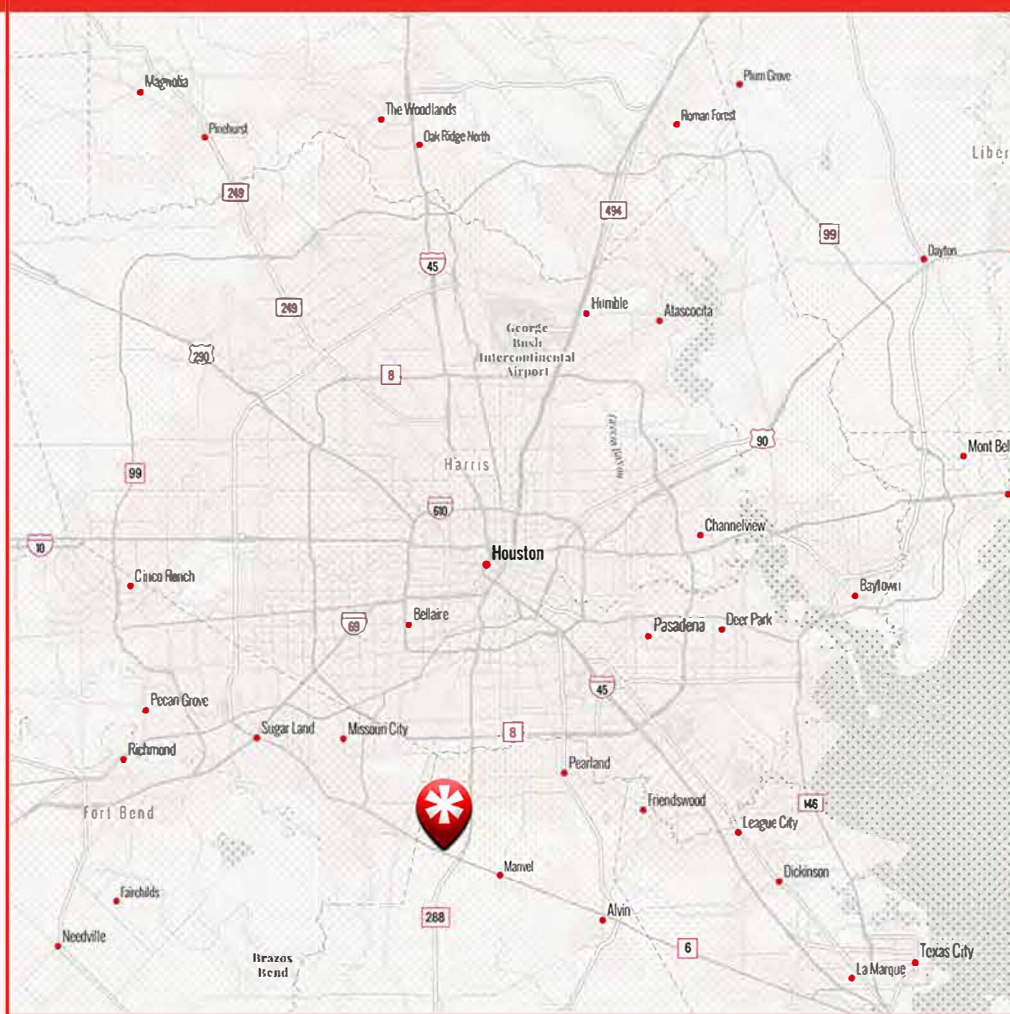


## Major Area Retailers



## 2025 Demographic Profile

|                           | 3 MILE    | 5 MILE    | 7 MILE    |
|---------------------------|-----------|-----------|-----------|
| Total Population          | 33,367    | 118,247   | 218,138   |
| Daytime Population        | 19,393    | 78,145    | 154,702   |
| 2030 Projected Population | 36,635    | 130,361   | 245,353   |
| Median HH Income          | \$126,599 | \$117,950 | \$115,364 |
| Average HH Income         | \$139,058 | \$141,723 | \$141,350 |
| Median Home Value         | \$358,083 | \$365,091 | \$367,717 |
| Median Age                | 34.2      | 35.2      | 35.7      |



## Traffic Counts

|                       |            |
|-----------------------|------------|
| Hwy 6 at Site         | 28,942 VPD |
| Hwy 6 east of SH 288  | 35,654 VPD |
| SH 288 north of Hwy 6 | 70,000 VPD |
| SH 288 south of Hwy 6 | 54,103 VPD |



Future Residential Development

Airline Rd S

Kirby Dr Extension

6 TEXAS

48 TEXAS

32,637 VPD (P24)

**MANVEL TOWN CENTER**  
4.1M ANNUAL VISITS

- GoHealth URGENT CARE
- MEMORIAL URGENT CARE
- GoHealth
- DUNKIN'
- AKI Steak and sushi
- SMOOTHIE KING
- TEAL RIDGE Dental Care

COMING SOON

- WHITEWATER CROSSINGS
- Dutch Bros
- JSC FEDERAL CREDIT UNION
- Chevron



**MANVEL TOWN CENTER**  
4.1M ANNUAL VISITS

DUNKIN'  
Steak and sushi

AKI

SMOOTHIE KING

MEMORIAL URGENT CARE

SoHealth

TEAL RIDGE Dental Care

**Presidio at Manvel**  
Mixed-use Development

80,558 VPD (24)

LOWE'S

HEB

McDonald's

Wendy's

Chevron

**Future Residential Development**

32,637 VPD (24)

COMING SOON

JSC FEDERAL LEVEL OF UNION

Dutch Bros

48  
TEXAS

288  
TEXAS

6  
TEXAS



**MANVEL TOWN CENTER**  
4.1M ANNUAL VISITS

- McDonald's
- Dunkin'
- AKI
- MEMORIANE URGENT CARE
- GoHealth
- SMOOTHIE KING
- TEAL RIDGE Dental Care

6 TEXAS

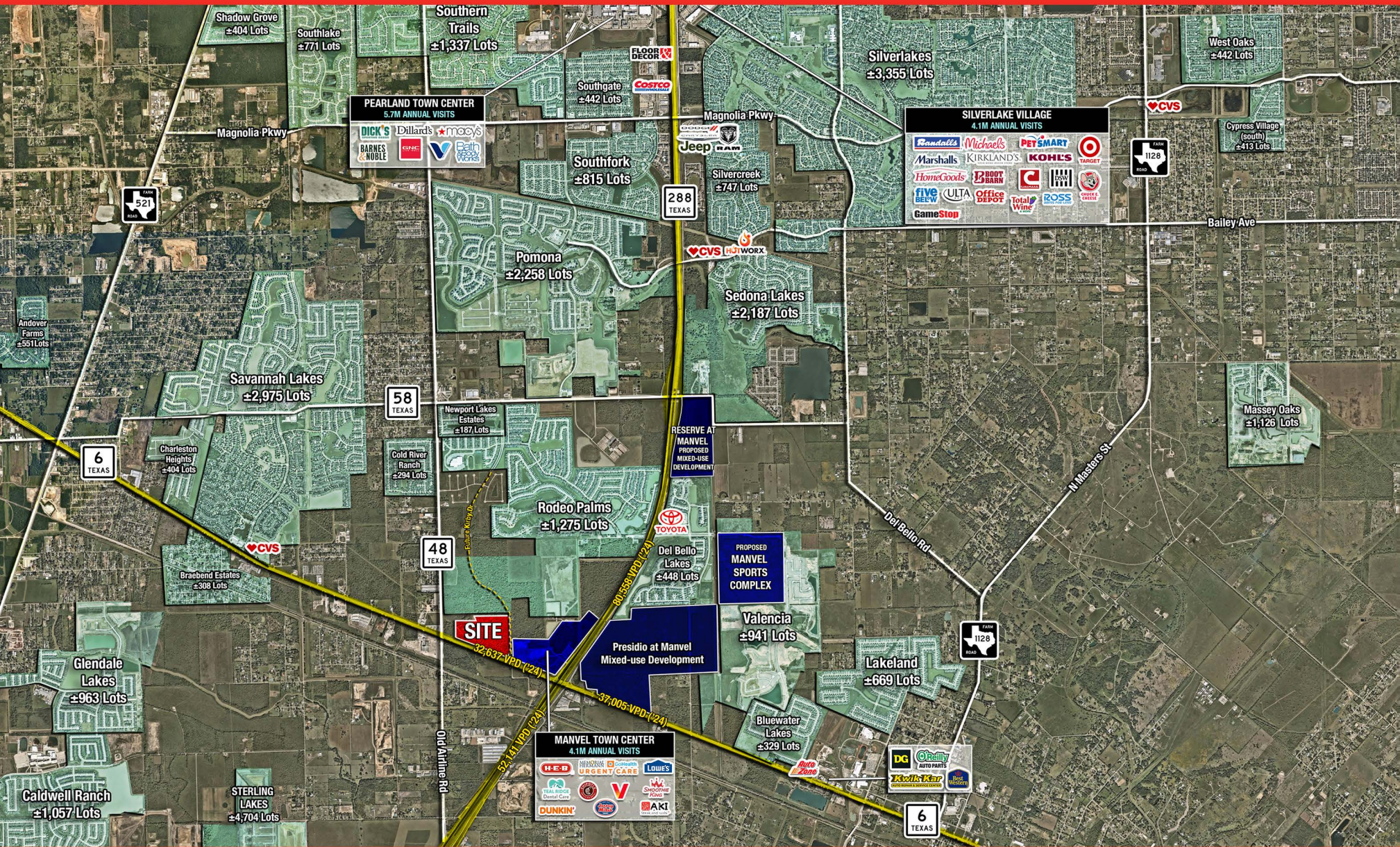
Kirby Dr Extension

Future Residential Development

32,637 VPD (P24)

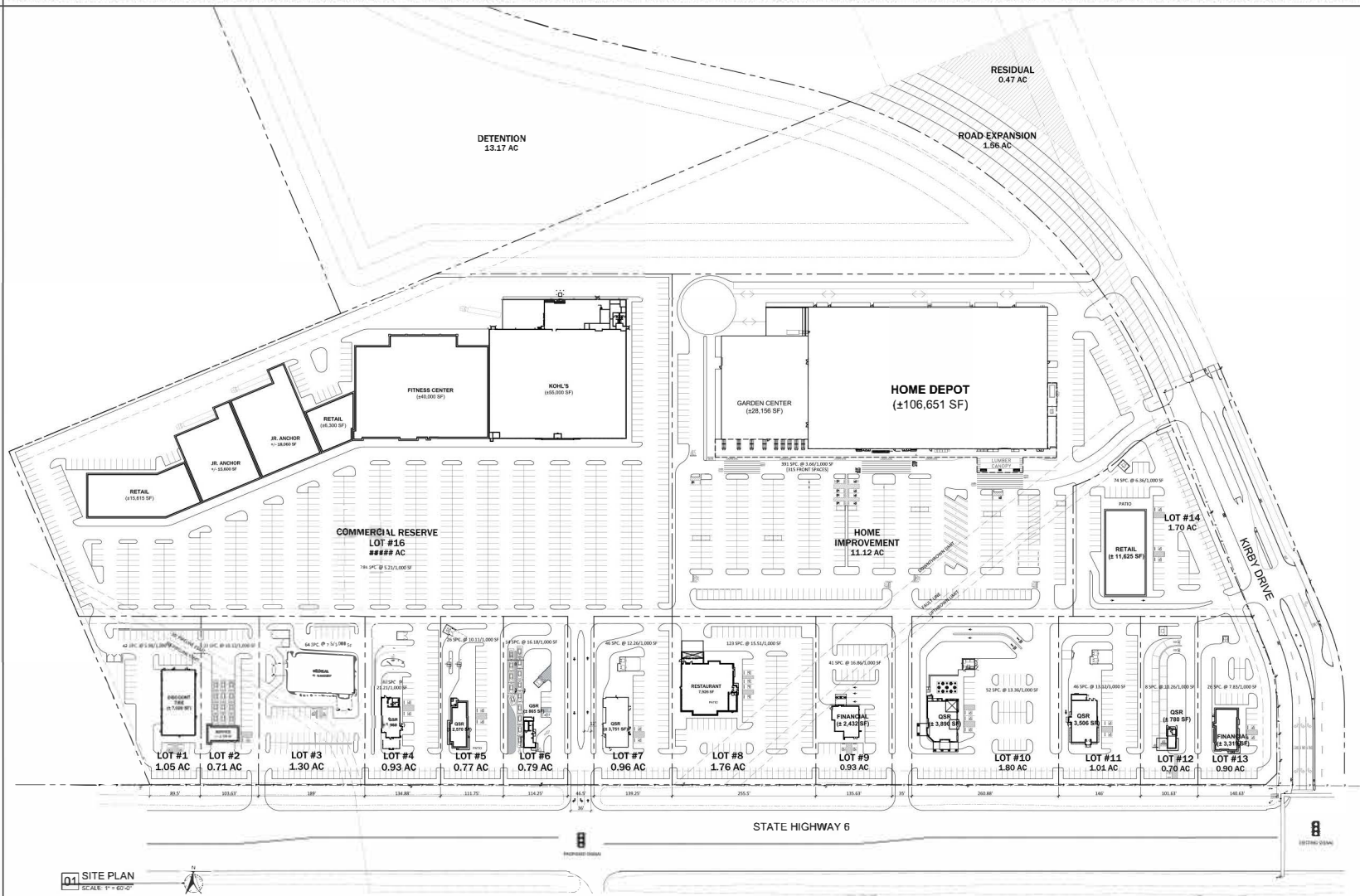
COMING SOON







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01 SITE PLAN  
SCALE: 1" = 60'-0"

**CD Paragon, PLLC**  
2618 Rusk Street  
Houston, TX 77003



**COMMERCIAL DEVELOPMENT**  
SH-6 @ KIRBY DRIVE  
May 19, 2026  
MANVEL, TX  
JOB #25-032



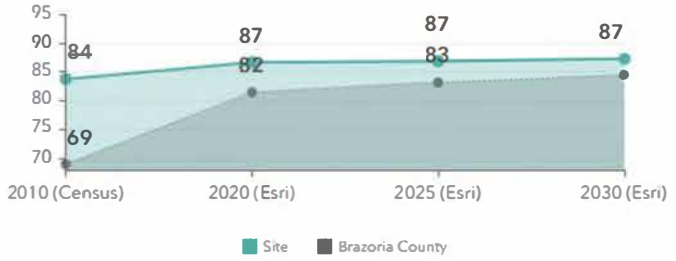
## Community Change Snapshot

How is my area changing over time?

77578

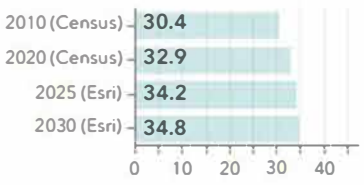
Ring of 3 miles

### Diversity Index

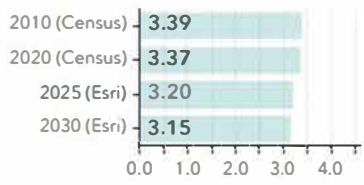


Dots show comparison to

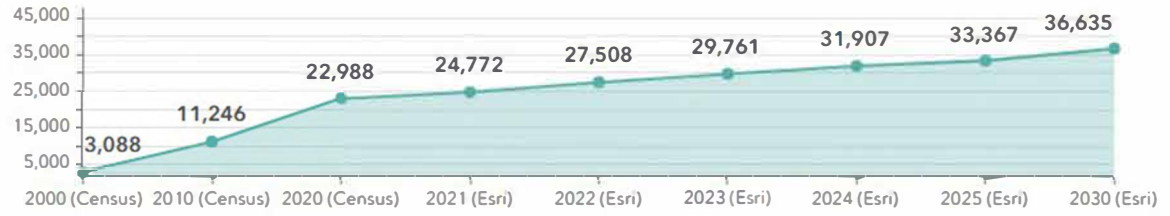
### Median Age



### Average Household Size



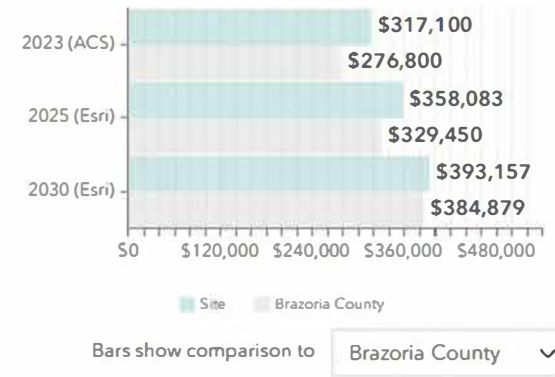
### Total Population



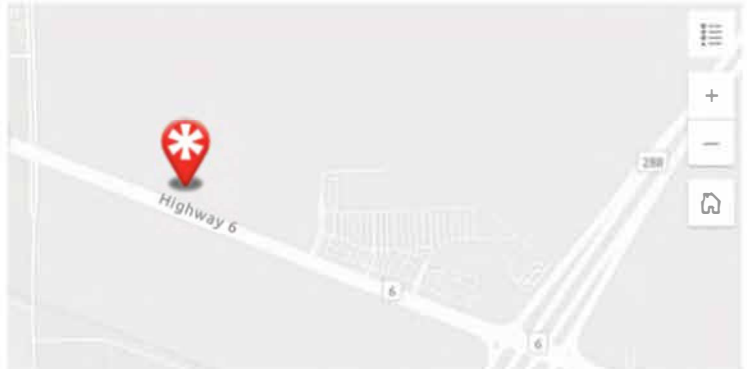
### Owner vs Renter Occupied Units



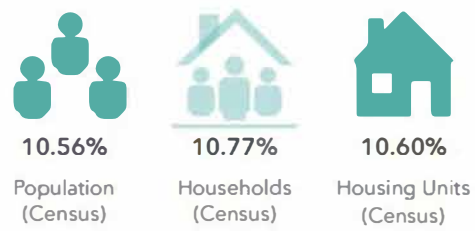
### Median Home Value



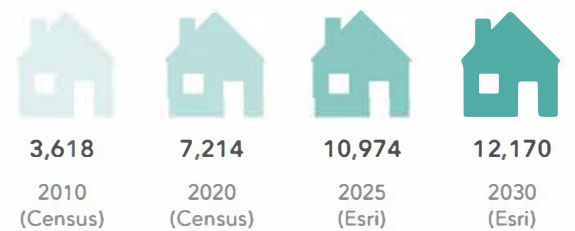
Bars show comparison to



### 2000-2020 Compound Annual Growth Rate



### Total Housing Units: Past, Present, Future



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2025, 2030), ACS (2019-2023). © 2025 Esri

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

#### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

|                                  |                    |                             |              |
|----------------------------------|--------------------|-----------------------------|--------------|
| JP Retail Advisors LLC           | 9003881            | info@streetwiseretail.com   | 713.595.9500 |
| <b>BROKER FIRM NAME</b>          | <b>LICENSE NO.</b> | <b>EMAIL</b>                | <b>PHONE</b> |
| V. Edward James                  | 374627             | ejames@streetwiseretail.com | 713.595.9500 |
| <b>DESIGNATED BROKER OF FIRM</b> | <b>LICENSE NO.</b> | <b>EMAIL</b>                | <b>PHONE</b> |

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**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.