



# 10 ACRES ON WILSON DR

NEQ WILSON RD & HWY 6 | MANVEL, TEXAS

AVAILABLE FOR SALE

BRAD LYBRAND | 281.477.4300



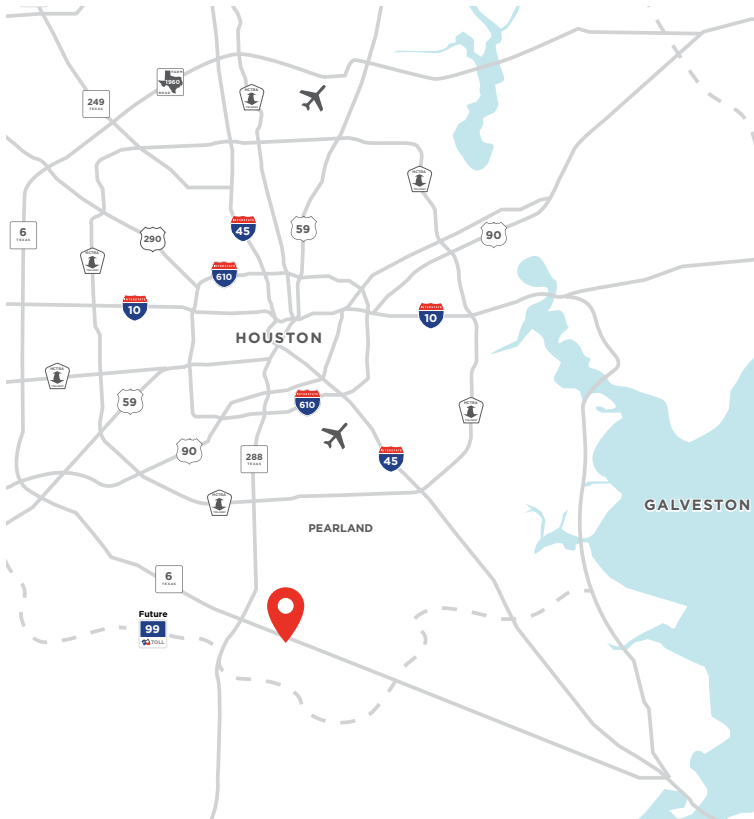
# ±10 ACRES AVAILABLE FOR SALE IN MANVEL, TEXAS

► **BRAD LYBRAND**

BLYBRAND@NEWQUEST.COM

713.438.9516

- ZONED FOR COMMERCIAL, JUST NORTH OF HWY 6, EAST OF SH 288, IN HIGH GROWTH MANVEL, TX AREA
- TRADE AREA IS UNDER SERVED IN SERVICE, RETAIL, RESTAURANT ASPECTS
- ADJOINING FRONTAGE TRACTS ON HWY 6 ARE ALSO AVAILABLE
- FOUR MASTER PLANNED COMMUNITIES UNDER CONTRACT/ DEVELOPMENT WITHIN A SHORT DISTANCE THAT WILL CHANGE THE ENTIRE DYNAMIC OF THE TRADE AREA
- EXCELLENT HARD CORNER SITE IN TEXAS CITY ON THE CORNER OF FM 517 AND FM 3436. IDEALLY SUITED FOR C-STORE, STORAGE, OR INDUSTRIAL



## PROPERTY HIGHLIGHTS

- ▶ **ACREAGE:**  
**±10 ACRES**
- ▶ **PRICE:**  
**\$3 PER SQUARE FOOT**
- ▶ **SCHOOL DISTRICT:**  
**ALVIN ISD**
- ▶ **FRONTAGE:**  
**APPROX. 662 FT. ON WILSON DR.**
- ▶ **UTILITIES:**  
**AVAILABLE**



44,519

### Current Population Within 5-Mile Radius



# 325.52%

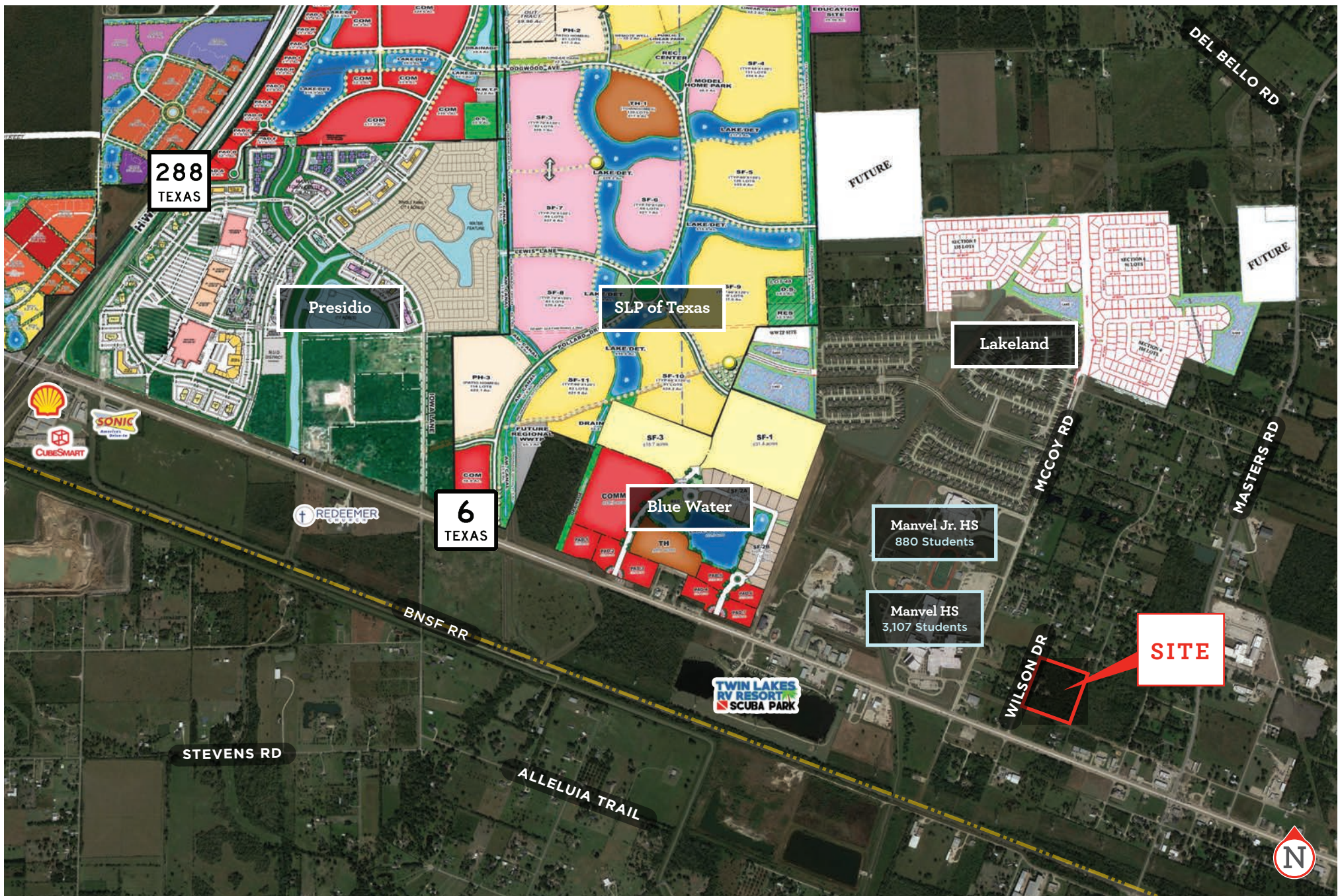
### Population Growth Within 1-Mile Radius from 2010 to 2018



**\$102,179**

### Average HHI Within 5-Mile Radius





AERIALS + ACREAGE



# DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 03/18

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	1,169	3,886	14,713
Current Population	3,259	10,811	44,519
2010 Census Average Persons per Household	2.79	2.78	3.03
2010 Census Population	767	5,134	31,031
Population Growth 2010 to 2018	325.52%	112.04%	43.83%

## CENSUS HOUSEHOLDS

1 Person Household	21.58%	19.66%	16.17%
2 Person Households	33.80%	33.61%	29.04%
3+ Person Households	44.62%	46.72%	54.79%
Owner-Occupied Housing Units	78.56%	86.38%	84.85%
Renter-Occupied Housing Units	21.44%	13.62%	15.15%

## RACE AND ETHNICITY

2018 Estimated White	74.16%	71.64%	62.44%
2018 Estimated Black or African American	8.24%	9.21%	13.86%
2018 Estimated Asian or Pacific Islander	2.99%	4.19%	9.90%
2018 Estimated Other Races	13.84%	14.29%	13.25%
2018 Estimated Hispanic	33.61%	33.56%	29.24%

## INCOME

2018 Estimated Average Household Income	\$85,325	\$80,601	\$102,179
2018 Estimated Median Household Income	\$76,026	\$75,620	\$88,213
2018 Estimated Per Capita Income	\$30,984	\$28,754	\$35,133

## EDUCATION (AGE 25+)

2018 Estimated High School Graduate	25.82%	27.98%	23.66%
2018 Estimated Bachelors Degree	18.71%	17.34%	22.92%
2018 Estimated Graduate Degree	8.80%	9.27%	14.87%

## AGE

2018 Median Age	37.4	36.9	34.9
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# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	<b>-</b>	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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