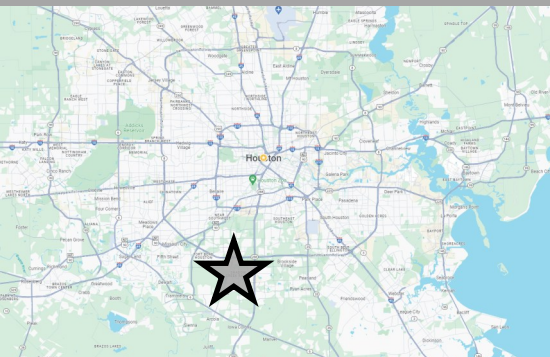




+/- 3.91 ACRES ON CR 58 IN MANVEL, TEXAS (SOUTH HOUSTON MSA)

MAP LOCATION



PROPERTY FEATURES

- +/- 3.91 Acres (Per Brazoria County Appraisal District)
- Commercial Zoning (Future Use)
- Great Potential Retail, QSR, Office/Warehouse, Medical/ Dental, or Self-Storage Site
- Corner Site Frontage On CR 58 (500' + per BCAD) & Jerusalem
- Close to numerous rooftops and retail corridors
- Between County Road 48 and Highway 288 and many new home developments (Very Active Area)
- Open Single Family Zoning (Current)
- Next to Pomona David Weekley New Home Development
- Many rooftops in the area to support retail

Call Broker



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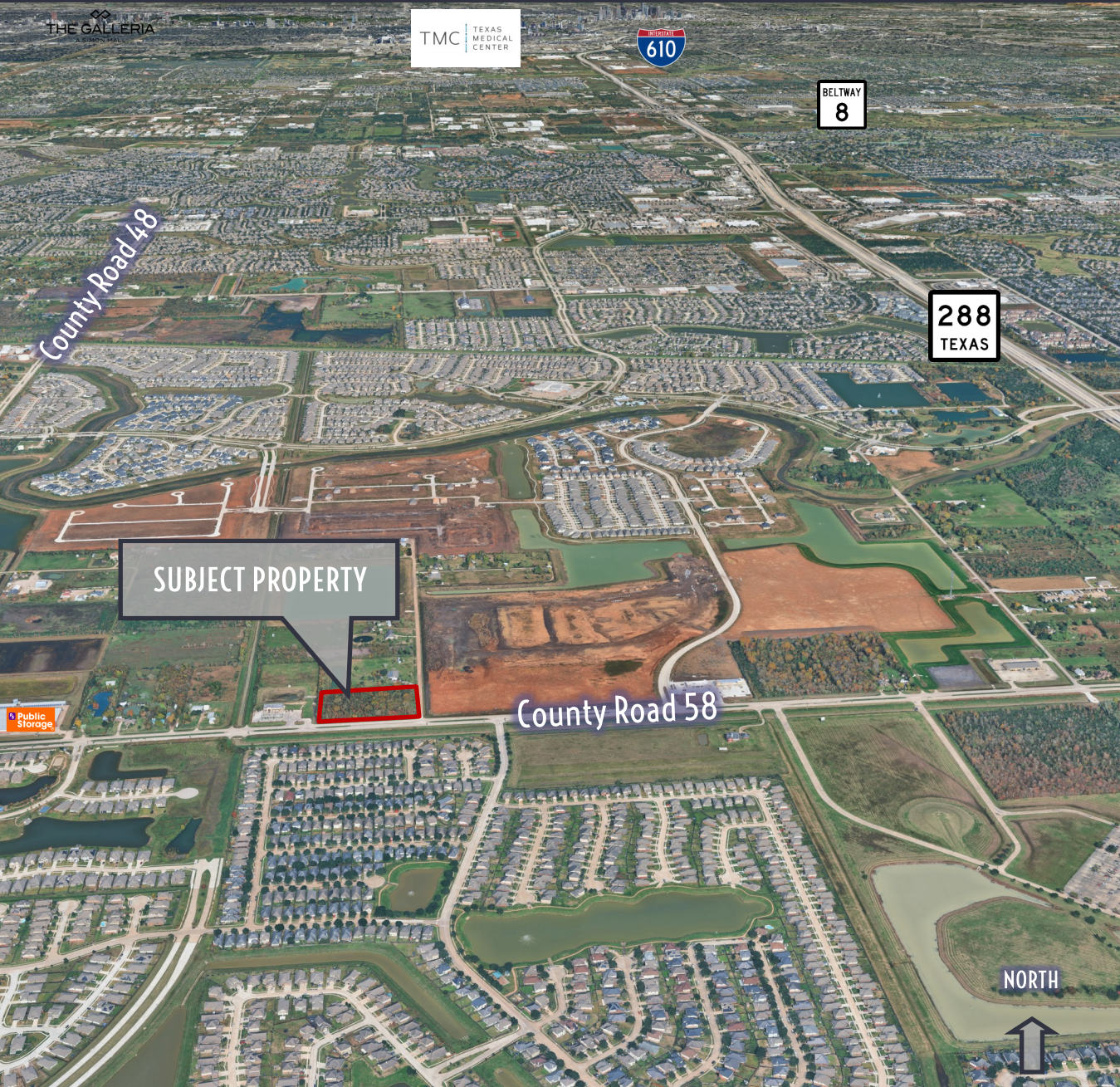
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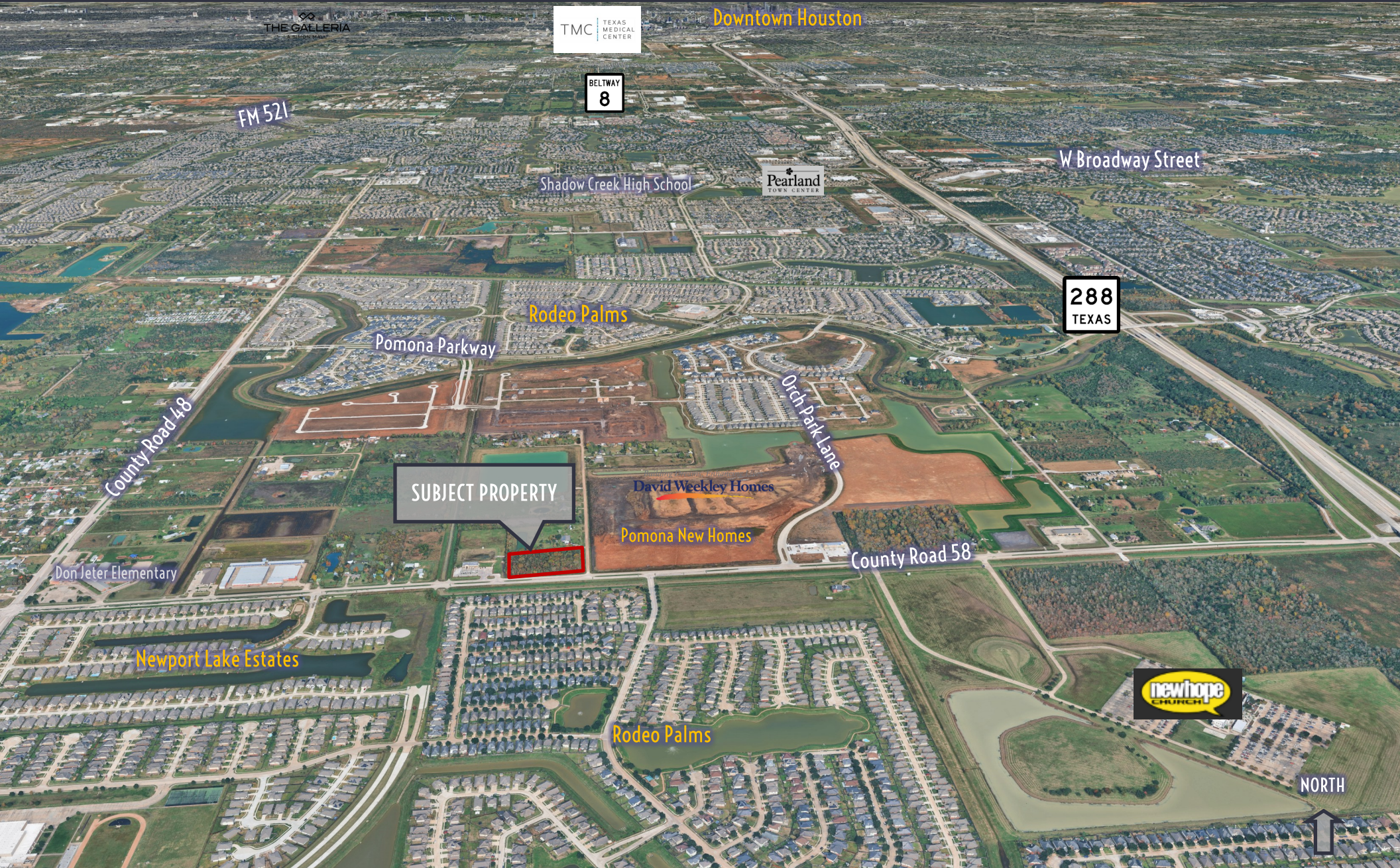


PROPERTY PROFILE

SITUS LOCATION	3113 County Road 58 between CR 48 and Highway 288
SIZE	+/- 3.91 Acres per Brazoria Appraisal
ZONING	Open Single Family (Current) Commercial (Future Land Use)
ASSET TYPE	Land
INGRESS/EGRESS	County Road 58 & Jerusalem Road
COUNTY & MUNICIPALITY	Brazoria County, Manvel, Texas
UTILITIES	Water & Sewer available
DETENTION	Will be needed
PROPOSED USES	Retail, Medical/Dental Office, Corporate Office, Flex/Office/Warehouse, Self-Storage
DIMENSIONS	Rectangular
FLOODPLAIN	Zone AE-100 year Floodplain per FEMA floodplain map
FEATURES AND AMENITIES	Multiple options for development offering great frontage on CR 58, rectangular dimensions, and close proximity to many rooftops and major thoroughfares makes the site suitable for many possible uses.



POINTS OF INTEREST





Dimensions Per Brazoria County Appraisal District

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+/- 3.91 ACRES ON CR 58 IN MANVEL, TEXAS (SOUTH HOUSTON MSA)



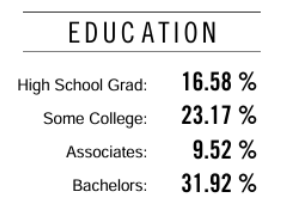
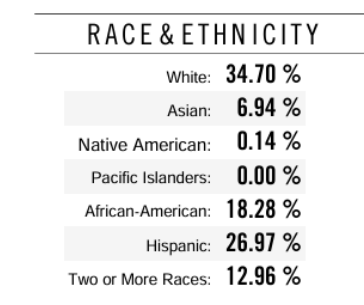
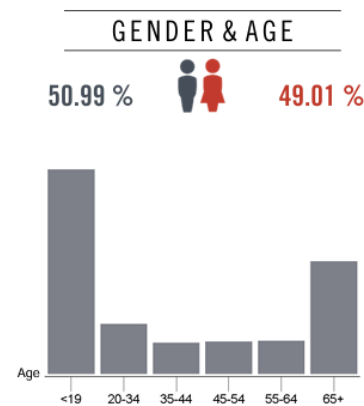
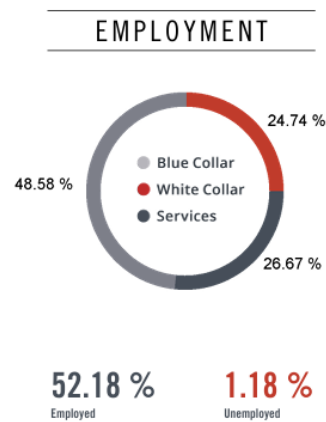
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MANVEL, TEXAS DEMOGRAPHICS

Location Facts & Demographics

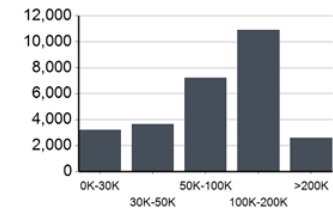
Demographics are determined by a 10 minute drive from 3113 County Rd 58, Manvel, TX 77578

CITY, STATE	Manvel, TX
POPULATION	73,200
AVG. HHSIZE	3.06
MEDIAN HH INCOME	\$77,384
HOME OWNERSHIP	
Renters:	4,277
Owners:	19,894

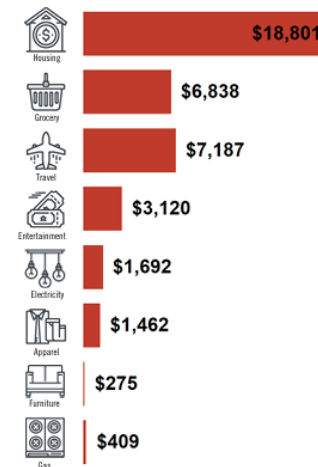


MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING



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Demographic source: Moody's

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