

For Sale | Lease



(Under Construction)
Valencia
1,500 Homes Planned

LAKELAND
600 Homes

BLUEWATER LAKES
329 Homes

SITE

Manvel Jr School
910 Students

Manvel High School
2,337 Students



Hunington

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Bluewater Pad Sites

NWQ of Hwy 6 & Bluewater St.,
Manvel, TX 77578

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BLUEWATER PAD SITES

NWQ of Hwy 6 & Bluewater St., Manvel, TX 77578

Pad Site Information

Pad Sites Available

Pad 1: 1.34 AC
Pad 4: 1.33 AC

Property Highlights

- Prime corner location at Highway 6 & Bluewater
- Adjacent to Valencia, a 1,500-home master-planned community, and the future of Manvel City Center
- Anchored by Starbucks with excellent visibility and Highway 6 frontage
- Less than 2 miles from Manvel Town Center featuring the new H-E-B and other national retailers
- Close proximity to Manvel High School (2,941 students) and Manvel Junior High (908 students)

Demographics

Population
(2025)

1 mi. - 2,736
3 mi. - 15,716
5 mi. - 72,633

Median
Household Income

1 mi. - \$150,612
3 mi. - \$141,675
5 mi. - \$157,209

Traffic Count

Highway 6: 36,130 vpd

Contact Information

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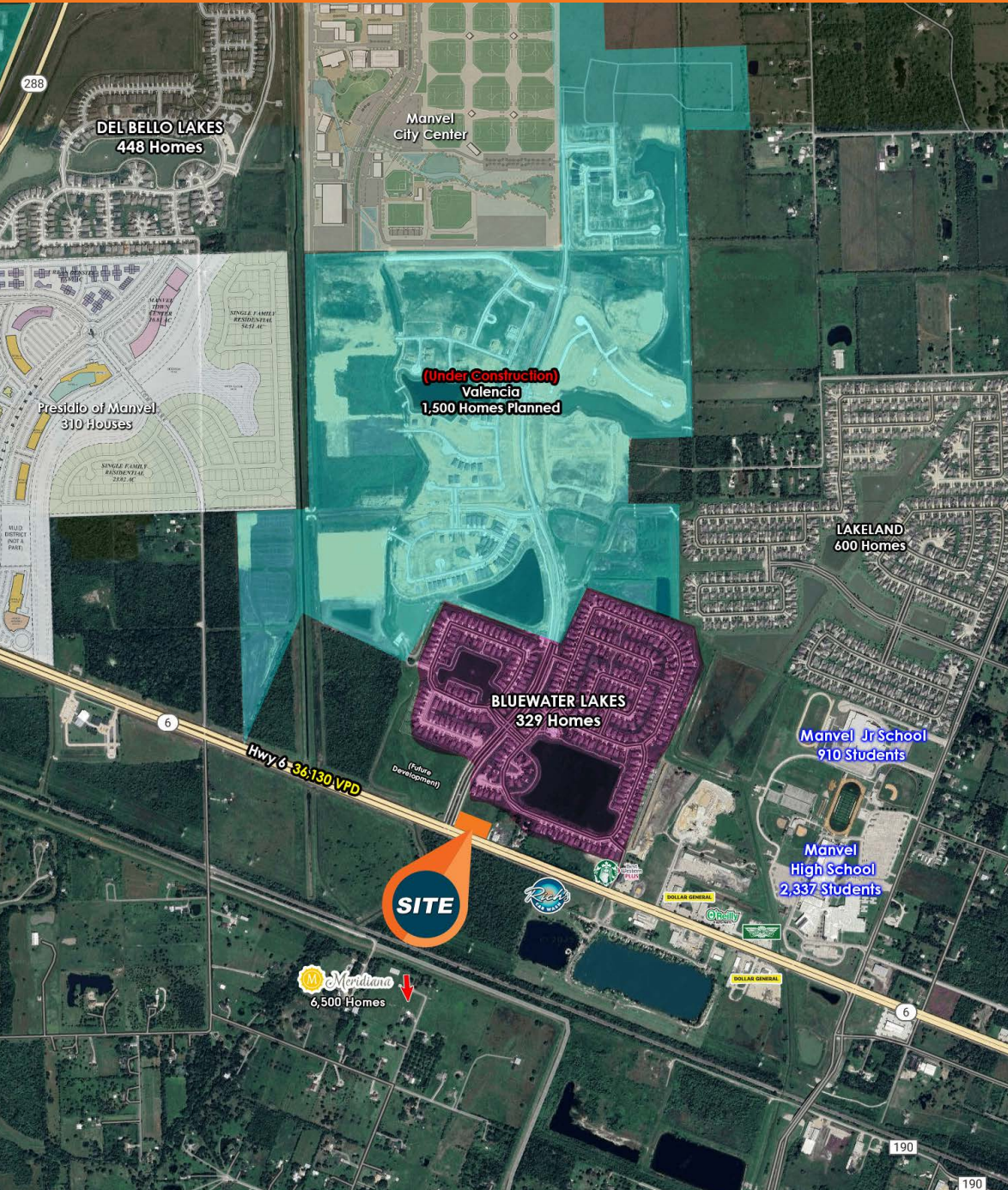
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BLUEWATER LAKES
600 Homes

Pad 4
1.33 AC

Retail Center
Opening Soon

N.A.P.

6
TEXAS

SITE

Pad 1
1.34 AC

Pad 2
1.03 AC
(Under Contract)

MEDICAL

AutoZone

BW
Best Western

Highway 6 36,246 vpd

Meridiana
6,500 Homes

FUEL

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The vibrant, future master-planned community of Valencia in Manvel, TX—located just minutes from Houston and Pearland—is poised for significant growth and development. The expansion includes the addition of 1,500 new homes to the north, situated on both sides of Pollard Boulevard. As part of the City's Thoroughfare Master Plan, Pollard will serve as a major north-south four-lane corridor, ultimately providing access to thousands of homes and facilitating regional connectivity. Traffic along Highway 6 already exceeds 3,000 vehicles per hour during peak morning and afternoon periods and is expected to grow rapidly alongside the city's expansion. According to an earlier LJA traffic study, the nearby BlueWater Lakes development is projected to generate 3,500 daily trips from Beazer residential alone, with an additional 8,000 daily trips anticipated from three adjacent commercial tracts—adding to the already substantial Highway 6 traffic. With homes under construction now north of BlueWater, the Valencia community is expected to contribute more than 10,000 additional daily trips to Pollard Boulevard, underscoring its impact as a key growth area in Manvel's future.



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date