



For Sale



Land For Sale – Manvel 0.547 AC

19200 Highway 6, Manvel, TX 77578



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com



Major Area Retailers



DOLLAR GENERAL



LAND FOR SALE – MANVEL 0.547 AC

19200 Highway 6, Manvel, TX 77578

Property Information

Sale Price **\$450,000.00**

Lot Size **0.547 AC**

Property Highlights

- Pad Site with direct access to Highway 6 with excellent visibility.
- Across from Starbucks, AutoZone, and Richs Car wash.
- Great pad site for QSR, Auto Service, or light industrial users.
- 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 (2026)
 1 mi. - 2,724
 3 mi. - 16,138
 5 mi. - 74,604

Average Household Income
 1 mi. - \$149,978
 3 mi. - \$153,208
 5 mi. - \$166,475

Traffic Count
 Hwy 6 - 36,745 vpd

Demographics

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Major Area Retailers



MCDONALD'S

McDonald's is the world's largest quick-service restaurant brand, founded in 1940 with 40,000+ locations across more than 100 countries. Known for its iconic menu, operational efficiency, and global brand recognition, it benefits from a broad customer base and consistent traffic driven by value offerings, convenience, and strong digital and drive-thru sales.



WINGSTOP

Wingstop is a leading fast-casual chicken wing brand founded in 1994 with 2,700+ locations worldwide. Known for its cooked-to-order wings, bold flavors, and digital-first business model, Wingstop benefits from strong brand loyalty and consistent sales driven by takeout, delivery, and growing consumer demand for convenient, off-premise dining.



STARBUCKS

Starbucks is the world's leading specialty coffee retailer, founded in 1971 with 40,000+ stores across more than 80 countries. Known for its premium coffee, strong brand loyalty, and inviting café experience, Starbucks benefits from consistent customer traffic driven by its beverage innovation, rewards program, and growing mobile ordering and drive-thru business.



UPS

UPS is a global leader in logistics and package delivery, founded in 1907 with operations in more than 200 countries and territories. Known for its reliable shipping network, supply chain expertise, and strong brand recognition, UPS benefits from consistent demand driven by e-commerce growth, business shipping needs, and international trade.



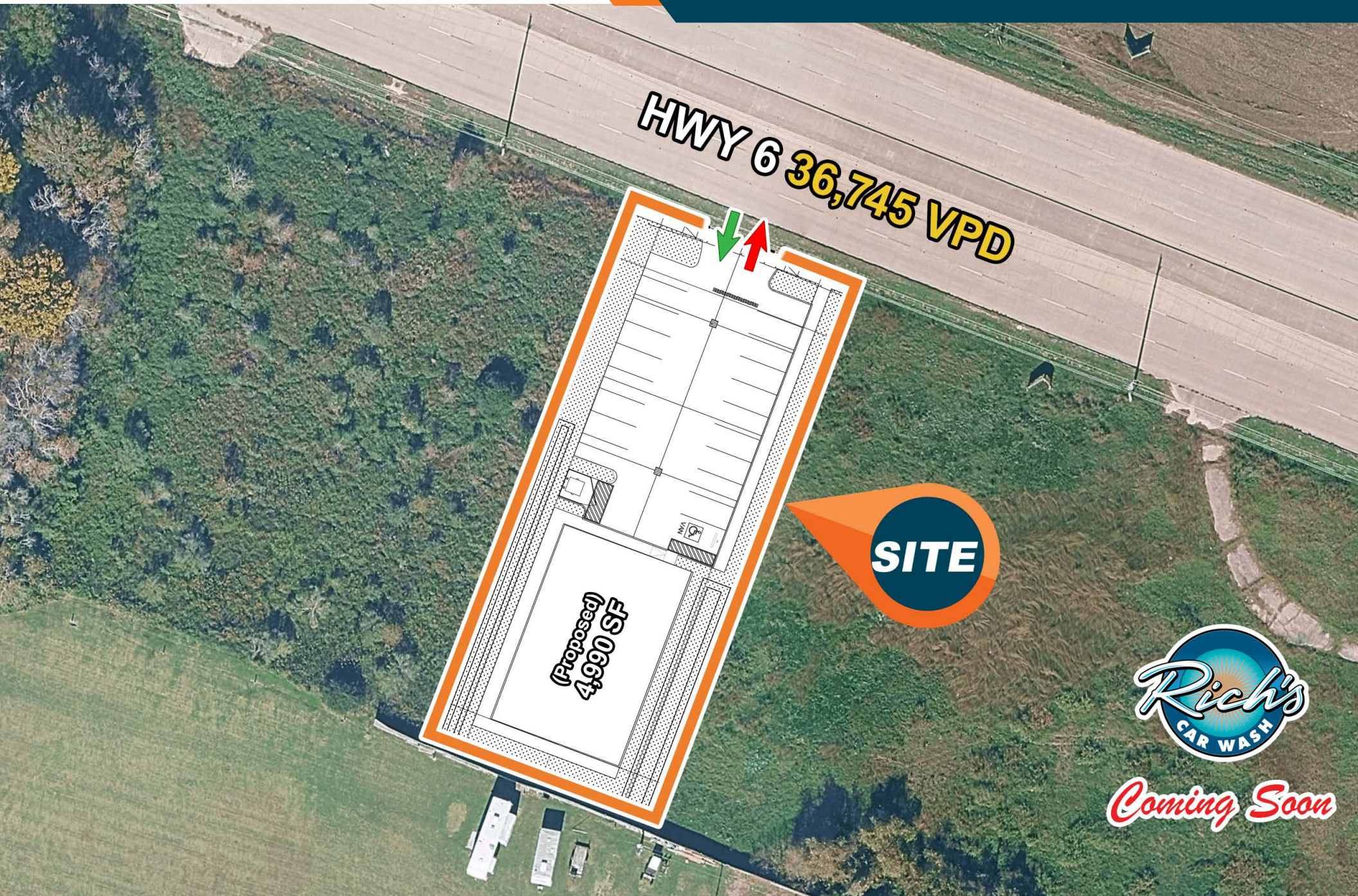
PIZZA HUT

Pizza Hut is one of the world's largest pizza restaurant brands, founded in 1958 with 19,000+ locations across more than 100 countries. Known for its broad menu, strong brand recognition, and established delivery and carryout network, Pizza Hut benefits from a loyal customer base and consistent demand driven by convenience, digital ordering, and off-premise dining trends.



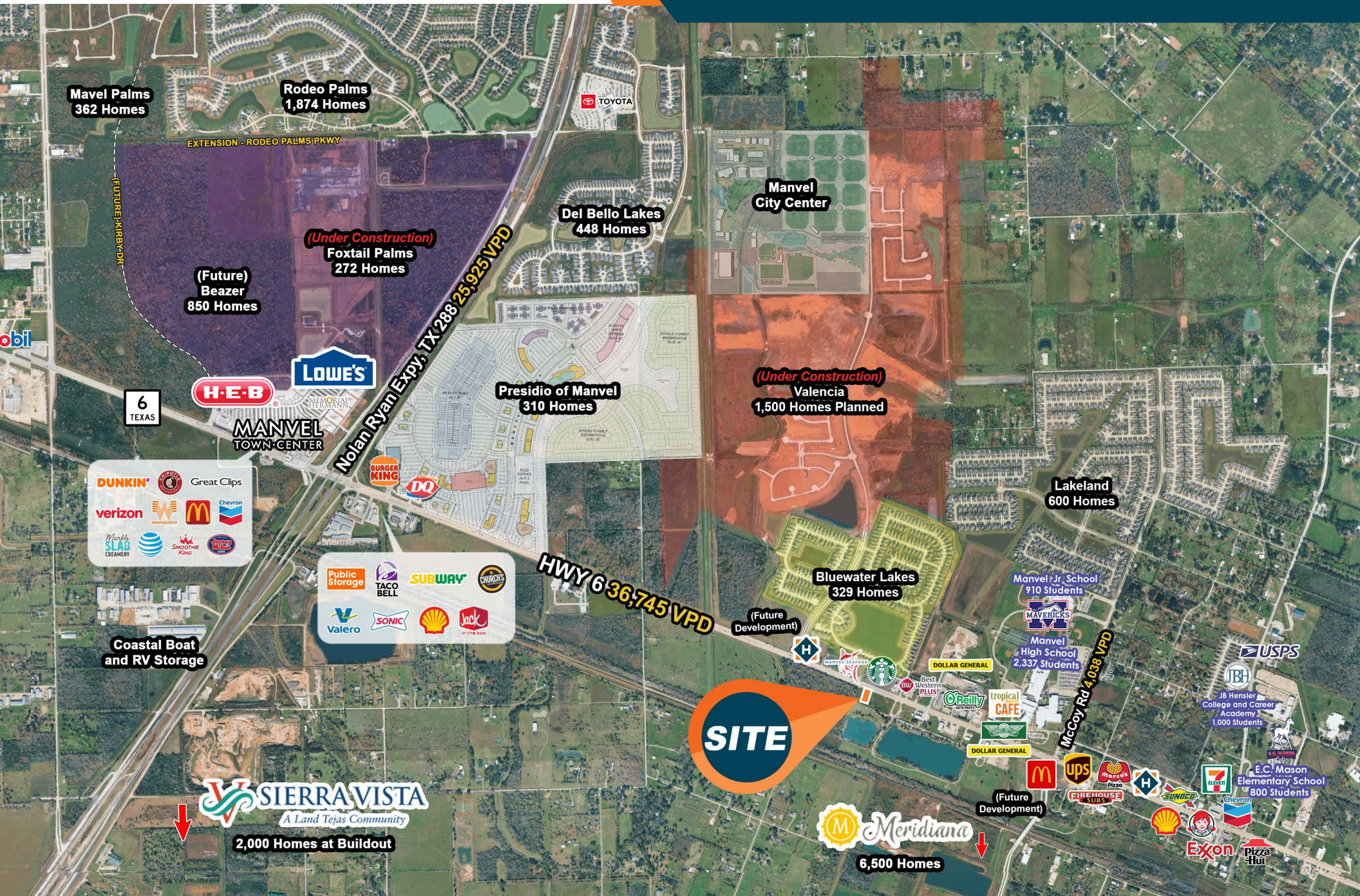
LOWE'S

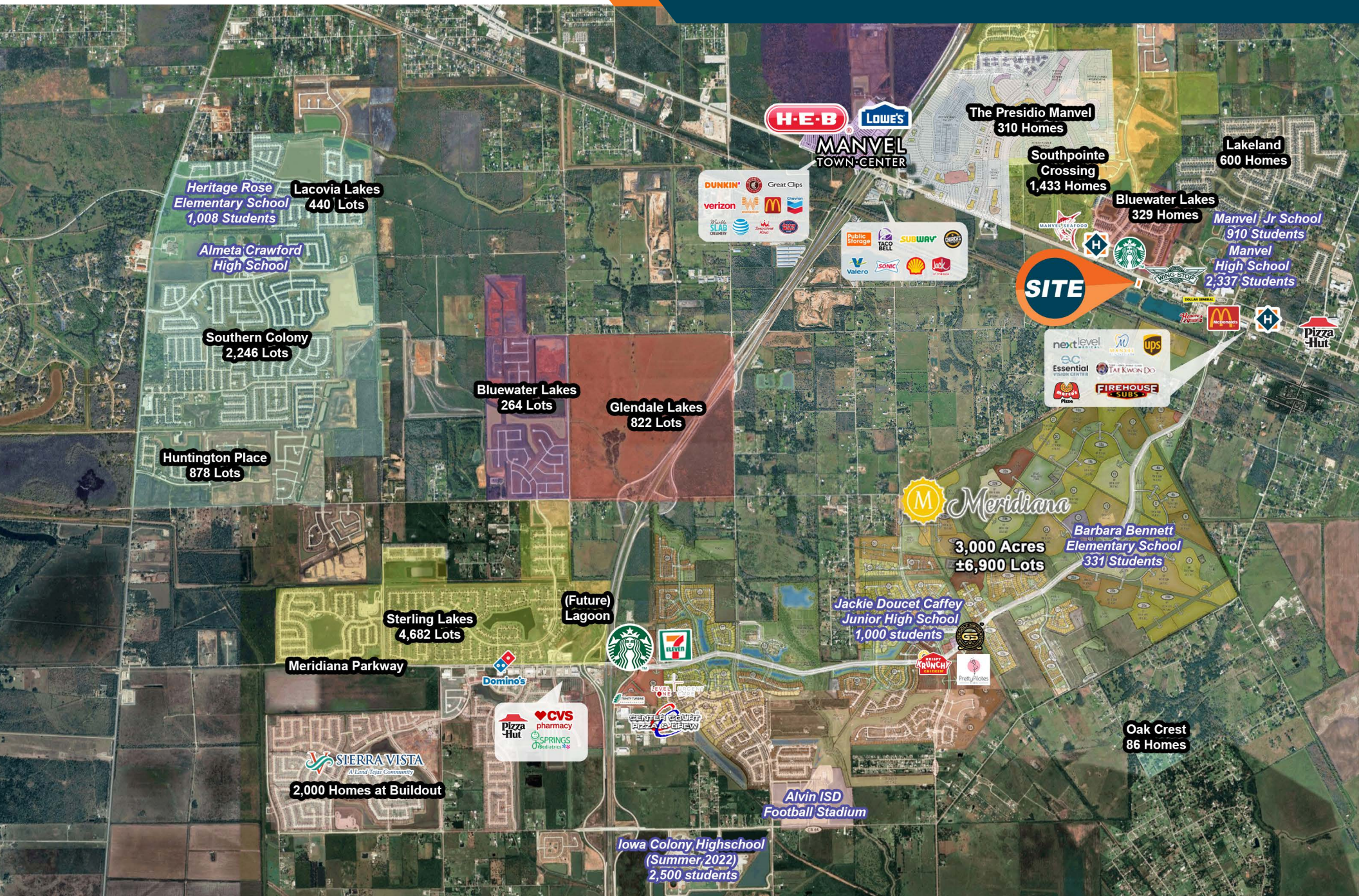
Lowe's is one of the largest home improvement retailers in North America, founded in 1921 with 1,700+ stores across the U.S. Known for its broad selection of home improvement products, professional contractor services, and trusted brand, Lowe's benefits from consistent customer demand driven by residential renovation, maintenance, and repair activity.



Coming Soon







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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Date