

LAND FOR SALE

11+ ACRE DEVELOPMENT OPPORTUNITY

7515 Cemetery Rd., Manvel, TX 77578



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	11.22 Acres
MARKET:	Manvel
SUBMARKET:	South Hwy. 35

PROPERTY OVERVIEW

11.22 Acre tract that can be purchased independently or together with adjacent 13.6 acres for sale fronting Tx- Hwy. 6.

PROPERTY HIGHLIGHTS

- Excellent Development Opportunity
- Utilities nearby
- Adjacent parcels are also available
- Possible 23 Acre footprint (if separate parcels are purchased.)
- Excellent traffic counts

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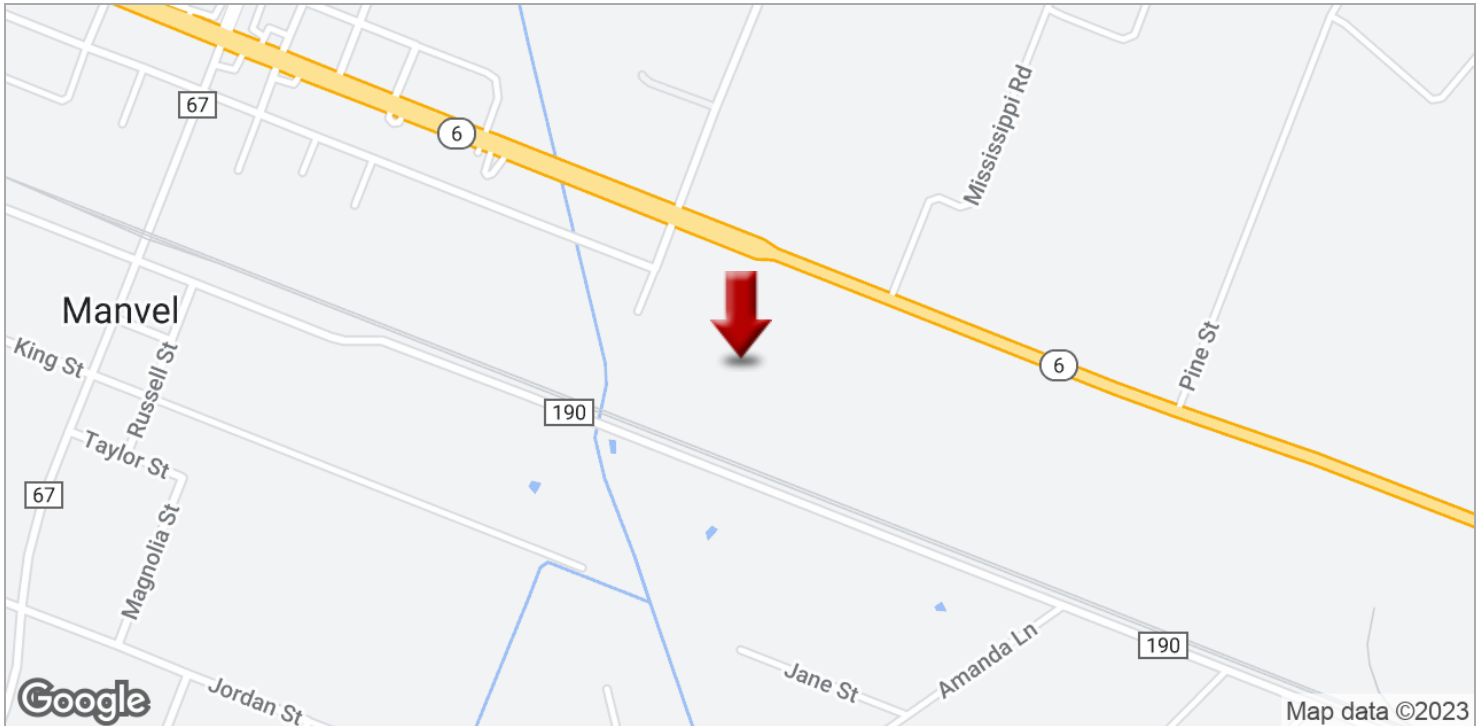
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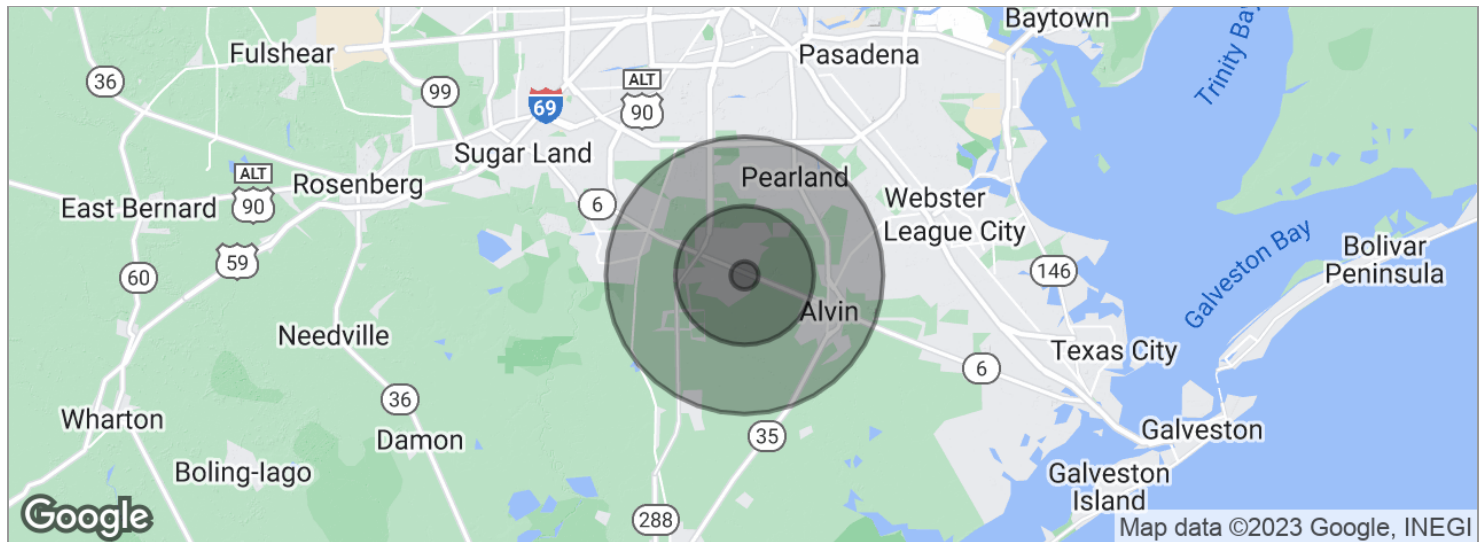
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,245	31,284	212,968
Median age	36.7	34.7	34.0
Median age (male)	36.0	33.2	33.1
Median age (Female)	37.6	35.8	34.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	382	10,164	70,509
# of persons per HH	3.3	3.1	3.0
Average HH income	\$71,664	\$85,024	\$92,208
Average house value	\$220,084	\$213,461	\$199,507

* Demographic data derived from 2020 ACS - US Census

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