

Manvel Town Center



MANVEL
TOWN CENTER

weitzman™

AT THE CENTER OF IT ALL

Manvel Town Center is positioned to become the next great retail destination in the Houston area. The mixed-use center's location at the strongest regional intersection will create visibility, accessibility and traffic from one of the fastest-growing residential areas in Texas.

Manvel Town Center, to be built in phases, is set to break ground in 2018. Due to its extensive frontage along the key thoroughfares in the region, Manvel Town Center will feature:

- 750,000 SF Center
- Regional-draw Anchor
- Junior Anchor Stores
- Inline and Freestanding Shops
- And Restaurant Space

The strength of the site also makes it ideal for mid-rise residential buildings, hotels and other uses.

Manvel Town Center encompasses 273 acres poised to become Houston's next great place.



THE NEXT BOOMTOWN

THE REGION

Manvel, located six miles south of Pearland, is situated directly in the heart of Houston's record-setting residential growth. The Houston area currently leads the nation in new residential construction, and much of that growth is taking place in the Manvel area, which is home to triple-digit growth thanks to massive master-planned communities like Silverlake, Shadow Creek, Southwyck, Lakeland, Savannah, Rodeo Palms and many others.



DEMOGRAPHICS

Manvel Town Center benefits from its site with extensive frontage along Highway 6, the major highway in the trade area, and SH-288, a seven-lane thoroughfare. Due to its position at the epicenter of major growth, the Manvel area is experiencing phenomenal population growth.

Within a 15-minute drive time:

- The population totals 116,747, an increase of 129.5 percent since 2010.
- Within the next four years, the population is on track to total 199,345 within the drive time.

With a 30-minute drive time:

- The population totals 1,073,804, a total that has grown 43.9 percent since 2000.
- Within the next four years, the drive-time population is on track to reach 1,220,427.

The Manvel Town Center trade area also reports strong incomes.

Within the 15-minute drive time:

- The average household income is \$119,785, and the median household income is \$92,773.

Within the 30-minute drive time:

- The average household income is \$91,048, and the median household income is \$62,451.



MANVEL

SPECIAL NEWS

- Manvel Town Center is a planned regional power center to be located on 273 acres at the Northwest and Southwest quadrant of Highway 288 and SH 6 as part of the booming ManvellPearland market.
- Manvel is along the Texas State Highway 288, which runs north 20 miles to downtown Houston and south 23 miles to Angleton, the Brazoria County seat. While the population in the surrounding areas is growing rapidly, Brazoria County boasts a population of almost 350,000 and is experiencing over 4% growth every 5 years.
- Manvel | Pearland is served by the Alvin Community College and is also within commuting distance of several larger colleges including the University of Houston, Rice University, Texas A&M Galveston, University of St. Thomas, Houston Community College, Texas Southern University, Baylor College of Medicine, University of Texas Medical Branch and Houston Baptist University.
- Over the next 20 years, the city of Manvel says there will be 10,000 new homes and its population will jump from 8,000 to 130,000 residents.
- Neighboring Pearland, with more than 100,000 residents is rated by Forbes as the fastest-growing community in the Houston region and the second-fastest in Texas based on the 2010 census and is slated to be the next major employment center in the Houston area.
- Due to a high level of migration to the area, State and county officials are widening and upgrading Texas 288 from U.S. 59 to County Road 60 and a toll road is planned.



Manvel, Texas

BRAZORIA COUNTY

HOUSEHOLD
GROWTH
2000 - 2016

44.6%

TOTAL HOUSEHOLDS

118,511

TOTAL POPULATION

349,204

MEDIAN AGE

35.8

Shop...

Dine...

Play...

AVERAGE
HOUSEHOLD
INCOME

\$88,754



DEMOGRAPHIC SUMMARY & RETAIL POTENTIAL BRAZORIA COUNTY

2016 Demographic Overview

Total Population	349,204
Total Households	118,511
Median Income	\$69,121
% Male Population	50.6%
Average Household Size	2.9
Female Population	49.4%
Household Growth 2000 to 2016	44.6%
Average Household Income	\$88,754
Median Age	35.8 %
Owner Occupied Housing Units	91.0%
Employees	122,436
Population Density	257.2 %

Total Annual Retail Demand

\$2,568,684,082	Aggregate Dollars
\$21,990.36	Average Dollars

RETAIL EMPLOYERS | BRAZORIA COUNTY

2015B Annual Retail Demand by Store Type	Aggregate \$	Average \$	% Total	2015B Annual Retail Demand by Store Type	Aggregate \$	Average \$	% Total
Automotive Dealers	\$504,422,026	\$4,318.33	19.6%	News Dealers and Newsstands	\$636,978	\$5.45	0.0%
Automotive Parts, Accessories, & Tire Stores	\$21,300,481	\$182.35	0.8%	Nursery and Garden centers	\$12,795,462	\$109.54	0.5%
Beer, Wine, & Liquor Stores	\$14,415,153	\$123.41	0.6%	Office Supplies and Stationery Stores	\$12,189,117	\$104.35	0.5%
Book Stores	\$9,314,029	\$79.74	0.4%	Optical Goods Stores	\$5,207,328	\$44.58	0.2%
Childrens and Infants Clothing Stores	\$5,443,134	\$46.60	0.2%	Other Building Materials Dealers	\$55,689,243	\$476.75	2.2%
Clothing Accessories Stores	\$2,168,843	\$18.57	0.1%	Other Clothing Stores	\$3,941,540	\$33.74	0.2%
Convenience Stores	\$13,760,987	\$117.81	0.5%	Other General Merchandise Stores	\$220,584,510	\$1,888.41	8.6%
Cosmetics, Beauty Supplies and Perfume Stores	\$2,935,344	\$25.13	0.1%	Other Health and Personal Care Stores	\$4,141,619	\$35.46	0.2%
Department Stores excluding leased depts	\$99,112,461	\$848.50	3.9%	Other Miscellaneous Store Retailers	\$38,533,763	\$329.89	1.5%
Drinking Place - Alcoholic Beverages	\$10,775,249	\$92.25	0.4%	Other Motor Vehicle Dealers	\$29,816,090	\$255.25	1.2%
Family Clothing Stores	\$36,378,604	\$311.44	1.4%	Outdoor Power Equipment Stores	\$1,854,040	\$15.87	0.1%
Florists	\$2,215,583	\$18.97	0.1%	Paint and Wallpaper Stores	\$3,949,551	\$33.81	0.2%
Full-service Restaurants	\$172,210,471	\$1,474.28	6.7%	Pharmacies and Drug Stores	\$64,793,844	\$554.70	2.5%
Furniture Stores	\$37,267,674	\$319.05	1.5%	Radio, Television and Other Electronics Stores	\$29,459,119	\$252.20	1.1%
Gift, Novelty, and Souvenir Stores	\$8,884,941	\$76.06	0.3%	Sew/Needlework/Piece Goods Stores	\$3,237,698	\$27.72	0.1%
Hardware Stores	\$6,404,983	\$54.83	0.2%	Shoe Stores	\$22,074,761	\$188.98	0.9%
Hobby, Toys and Games Stores	\$7,016,630	\$60.07	0.3%	Special Foodservices	\$1,895,023	\$16.22	0.1%
Home Centers	\$58,325,626	\$499.32	2.3%	Specialty Food Stores	\$13,165,985	\$112.71	0.5%
Home Furnishing Stores	\$19,246,078	\$164.76	0.7%	Sporting Goods Stores	\$13,023,170	\$111.49	0.5%
Household Appliances Stores	\$10,598,916	\$90.74	0.4%	Supermarkets and Other Grocery (except Convenience) Stores	\$336,656,724	\$2,882.10	13.1%
Jewelry Stores	\$7,102,033	\$60.80	0.3%	Used Merchandise Stores	\$4,598,088	\$39.36	0.2%
Limited-service Eating Places	\$178,649,344	\$1,529.41	7.0%	Womens Clothing Stores	\$14,111,404	\$120.81	0.5%
Luggage & Leather Goods Stores	\$1,200,599	\$10.28	0.0%	Total Annual Retail Demand	\$2,568,684,082	\$21,990.36	100%
Mens Clothing Stores	\$4,185,709	\$35.83	0.2%				
Musical Instrument and Supplies Stores	\$1,756,423	\$15.04	0.1%				

HUGE INDUSTRIAL EXPANSION | BRAZORIA COUNTY

Brazoria County is experiencing a dynamic increase in the number of jobs coming into the county due to industrial expansions that are already causing a housing shortage. Here's a look at companies expanding into the area from 2008 – 2015 and projections for 2016.

Company & Location	Project Description	Projected Construction Start & Finish Dates	Estimated New Capital Investment	Construction Workers at Peak	New Direct Company Jobs	Total Direct & Indirect New Jobs*
2008						
Performance Contractors, Iowa Colony	New Office & Maintenance Buildings	Completed	\$5 Million	NIA	97	154
2009						
Brask – Neela, Pearland	Heat Transfer Equipment Manufacturing Facility	Completed	\$3.8 Million	NIA	27	102
Mammoet USA, Bonney	New Office Building & Workshop	Completed	\$6 Million	NIA	250	350
2010						
Cardiovascular Systems, Inc., Pearland	Medical Devices Manufacturing Facility	Completed	\$7.5 Million	NIA	250	808
3M – Angleton	Coatings Manufacturing Facility	Completed	\$14 Million	NIA	40	200
Denbury Resources, Alvin	CO2 Processing Facility	Completed	\$115 Million	NIA	10	20
Shintech, Freeport	Expanded Packaging Facility	Completed	\$20.8 Million	NIA	50	150
The Dow Chemical Company / Mitsui, Freeport	Chlor-alkali Plant	Completed	\$850 Million	NIA	50	236
2011						
Schlumberger Technology Corp., Rosharon	Shaped Charge Manufacturing Facility	Completed	\$37.4 Million	NIA	50	150
Cyanco / Ascend Performance Materials, Alvin	Solid Sodium Cyanide Manufacturing Facility	Completed	\$47.2 Million	NIA	20	71
2012						
Kelsey – Seybold, Pearland	Administrative Office Building	Completed	\$15 Million	NIA	800	1,874
INEOS Olefins & Polymers USA, Alvin	Ethylene Furnace	Completed	\$75 Million	NIA	5	15
Merit Medical, Pearland	Medical Devices Manufacturing Facility	Completed	\$18.8 Million	NIA	220	711
BASF Corporation, Freeport	Ammonium Sulfate Crystallizer	Completed	\$8 Million	NIA	0	0
Saber Power Services, Iowa Colony	Electrical Shop & Electrical Field Services	Completed	\$2.5 Million	NIA	60	83
2013						
BASF Corporation, Freeport	Emulsion Polymers Manufacturing Plant	Completed	\$90 Million	NIA	20	59
Dow AgroSciences, Freeport	Dichlorophenol Plant	Underway; Finish 2016	\$150 Million	155	10	36
Dow Chemical Co., Oyster Creek	Propane Dehydrogenation Plant	Completed	\$1 Billion	NIA	80	377
Performance Contractors, Iowa Colony	Pipe Fabrication Facility	Completed	\$7 Million	NIA	45	167
Airgas, Alvin	CO2 Processing Facility	Completed	\$9.9 Million	NIA	14	79
Dow Chemical Co., Oyster Creek	Ethylene Cracker	Underway; Finish Late 2017	\$1.7 Billion	2,000	100	471

HUGE INDUSTRIAL EXPANSION | BRAZORIA COUNTY - Page 2

Company & Location	Project Description	Projected Construction Start & Finish Dates	Estimated New Capital Investment	Construction Workers at Peak	New Direct Company Jobs	Total Direct & Indirect New Jobs*
2013 (Continued)						
Tenaris, Bay City	Steel Pipe Manufacturing	Underway;	\$1.3 Billion	1,800	600	2,800
Chevron Phillips Chemical, Sweeny	Ethylene Furnace	Completed	Unknown	NIA	Unknown	Unknown
Air Liquide, Oyster Creek	Liquid Oxygen Storage Tank & Vaporization Facility	Completed	\$10 Million	NIA	0	0
Nalco, Freeport	Nalmet Metal Scavenger Expansion	Completed	\$9 Million	NIA	5	24
2014						
Dow Chemical Co., Lake Jackson	Administration Building and R&D Labs and Offices	Underway; Finish 2016	Unknown	1,000	30	75
Phillips 66, Sweeny – Frac 1	Fractionation of Natural Gas Liquids	Completed	\$600 Million	NIA	26	122
Chevron Phillips Chemical - Sweeny	Polyethylene Units & Rail Storage Facility	Underway; Finish 2017	\$2.5 Billion	1,000	92	448
Phillips 66, Sweeny & Freeport	Liquefied Petroleum Gas (LPG) Export Terminal	Underway; Finish 2016	\$2.06 Billion	700	24	126
Apache Oil Co., Sweeny	Distribution Facility	Completed	\$3 Million	NIA	10	16
Freeport Welding & Fabricating, Freeport	New Building to Sandblast & Paint Pressure Vessels & New Machine Shop	Completed	\$3 Million	NIA	5	11
Phillips 66, Sweeny	Pipeline Maintenance Office & Warehouse	Completed	\$2 Million	NIA	10	16
Freeport LNG, Quintana/Oyster Creek	Natural Gas Liquefaction – Train 1	Underway; 2018	\$4.7 Billion	1,200	88	414
Freeport LNG, Quintana/Oyster Creek	Natural Gas Liquefaction – Train 2	Underway; 2018	\$4.7 Billion	1,400	52	244
Freeport LNG, Quintana/Oyster Creek	Natural Gas Liquefaction – Train 3	Underway; 2019	\$4.6 Billion	1,200	23	108
2015						
Dow Chemical Co., Freeport	Polyolefins & Elastomers Plant	2015 - 2017	\$846 Million	1,200	50	235
Trinity Turbine, Iowa Colony	New Industrial Gas Turbine Repair Facility	2015 - 2016	\$8.09 Million	15	15	21
Hoegh Autoliners, Port Freeport	Ocean Transport of Roll-on/Roll-off Cargo	Completed	Unknown	NIA	50	125
BASF / Yara, Freeport	Ammonia Production Facility and Storage Tank	2015 – 2017	\$1.09 Billion	600	10	62
Praxair, Freeport	Hydrogen Plant	2015 – 2016	\$277 Million	150	9	42
Olin Corp., Freeport	Bleach Plant	2015 – 2016	\$25 Million	Unknown		
TOTALS			\$26.950 Billion	12,420	3,302	11,002

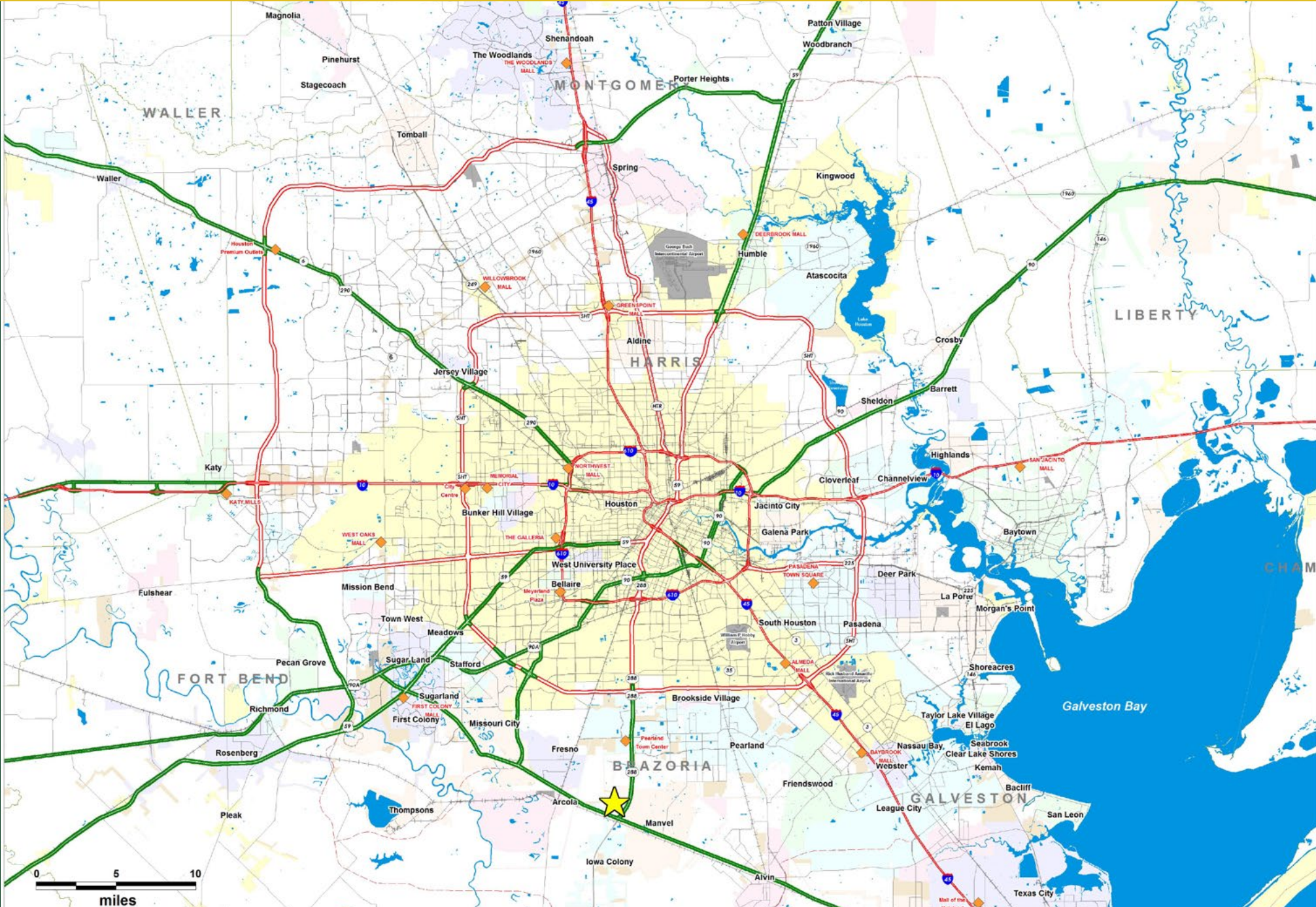
HUGE INDUSTRIAL EXPANSION | BRAZORIA COUNTY - Page 3

Company & Location	Project Description	Projected Construction Start & Finish Dates	Estimated New Capital Investment	Construction Workers at Peak	New Direct Company Jobs	Total Direct & Indirect New Jobs*
2016						
C3 Petrochemicals, Alvin	Propane Dehydrogenation Plant	2017 – 2019	\$2.8 Billion	1,500	100	471
Project Carl, Alvin	Ethylene Oxide Plant	Unknown	\$700 Million	1,500	60	283
BASF Corporation, Freeport	Methane-to-Propylene Plant	2016 – 2019	\$1 Billion	2,100	50+	311
Phillips 66, Sweeny – Frac 2	Fractionation of Natural Gas Liquids	2016 – 2017	\$1.1 Billion	500	30	141
Fair Energy, Richwood	Waste to Biodiesel	Unknown	\$25 Million	Unknown	25	117
HCS Group, Manvel	Purchase & expand existing chemical plant – add 60-acre business park	2015 - 2016	\$20 Million	100	10	25
INEOS, Alvin	Linear Alpha Olefins Plant	2016 – 2018	\$550 Million	3,200	80	376
Project Augusta	Fiberglass Storage Tanks	Unknown	\$2 Million	Unknown	10	Unknown
TOTALS			\$6.2 Billion	8,900	365+	1,724

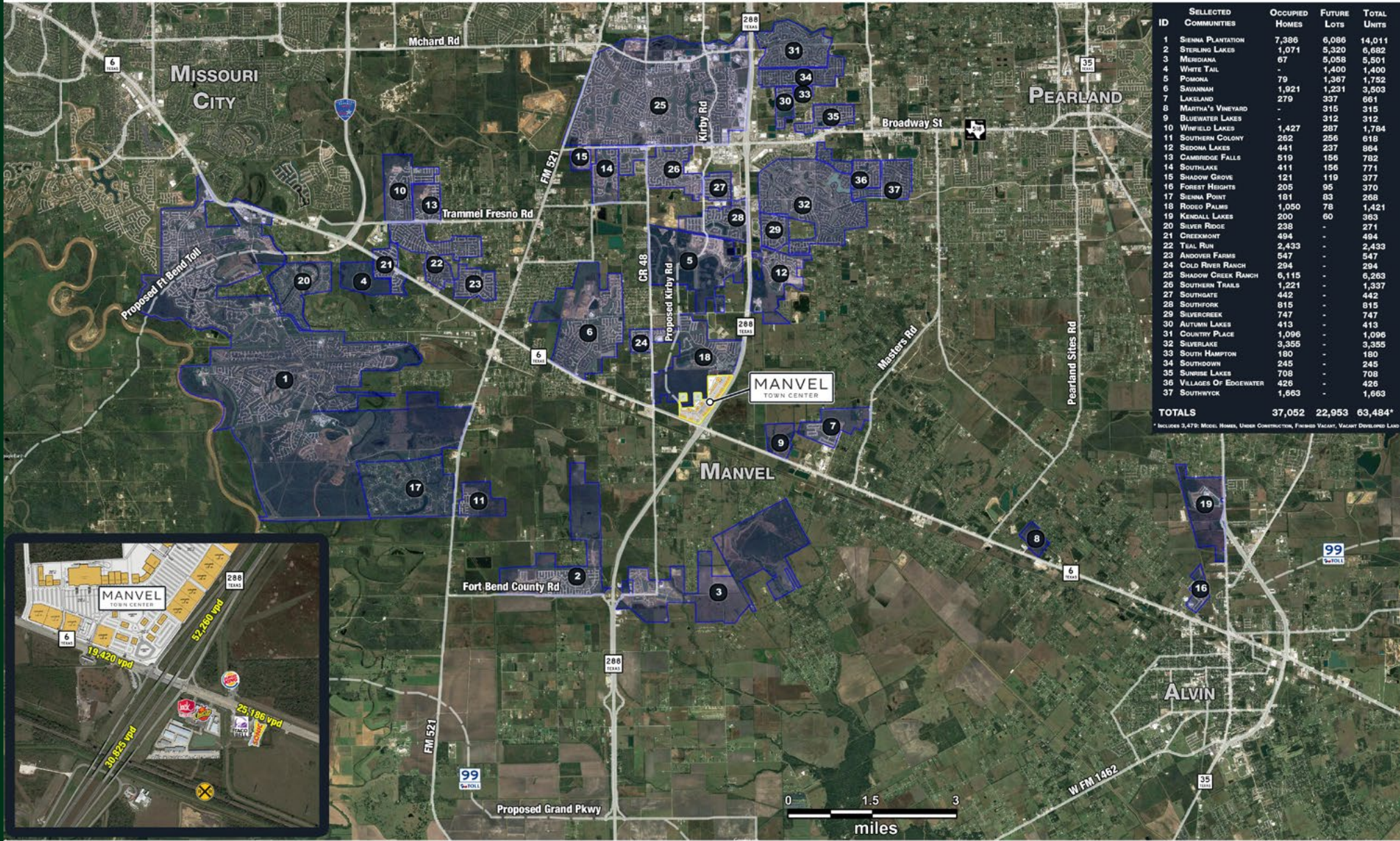


HUGE INDUSTRIAL EXPANSION | YEAR TOTALS

Years	Estimated New Capital Investment	Construction Workers at Peak	New Direct Company Jobs	Total Direct & Indirect New Jobs*
2008-2015	\$26.950 Billion	12,420	3,302	11,002
2016	\$6.2 Billion	8,900	365+	1,724
TOTAL	\$33.15 Billion	21,320	3,667	12,726



MANVEL HOUSING ACTIVITY



ID	SELECTED COMMUNITIES	OCCUPIED HOMES	FUTURE LOTS	TOTAL UNITS
1	SIENNA PLANTATION	7,386	6,086	14,011
2	STERLING LAKES	1,071	5,320	6,682
3	MIRIAMINA	67	5,068	5,501
4	WHITE TAIL	-	1,400	1,400
5	POKONA	79	1,367	1,752
6	SAVANNAH	1,921	1,231	3,503
7	LAKELAND	279	337	661
8	MARTHA'S VINEYARD	-	315	315
9	BLUEWATER LAKES	-	312	312
10	WINFIELD LAKES	1,427	287	1,784
11	SOUTHERN COLONY	262	256	618
12	SAGINA LAKES	441	237	864
13	CAMBRIDGE FALLS	519	156	782
14	SOUTHLAKE	411	156	771
15	SHADOW GROVE	121	119	377
16	FOREST HEIGHTS	205	95	370
17	SIENNA POINT	181	83	268
18	RODEO PALMS	1,050	78	1,421
19	KENDALL LAKES	200	60	363
20	SILVER RIDGE	235	-	271
21	CREEKSIDE	394	-	494
22	TEAL RUN	2,433	-	2,433
23	ANDOVER FARMS	547	-	547
24	COLD RIVER RANCH	294	-	294
25	SHADOW CREEK RANCH	6,115	-	6,263
26	SOUTHERN TRAILS	1,221	-	1,337
27	SOUTHGATE	442	-	442
28	SOUTHFORK	815	-	815
29	SILVERCREEK	747	-	747
30	AUTUMN LAKES	413	-	413
31	COUNTRY PLACE	1,096	-	1,096
32	SILVERLAKE	3,355	-	3,355
33	SOUTH HAMPTON	180	-	180
34	SOUTHDOWN	245	-	245
35	SUNRISE LAKES	708	-	708
36	VILLAGES OF EDGEWATER	426	-	426
37	SOUTHRYCK	1,663	-	1,663
TOTALS		37,052	22,953	63,484*

* Includes 3,470: Model, Homes, Under Construction, Finished Vacant, Vacant Developed Land



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:PS(HDU)FA/Manvel Housing MS-25ml May 2017

MANVEL TOWN CENTER | REGIONAL VIEW

THE GALLERIA

23 Miles

2.4 million square feet of retail, with 400 stores & restaurants, 2 hotels & 3 office towers

GREENWAY PLAZA

21 Miles

9 million square feet of office space

THE MEDICAL CENTER

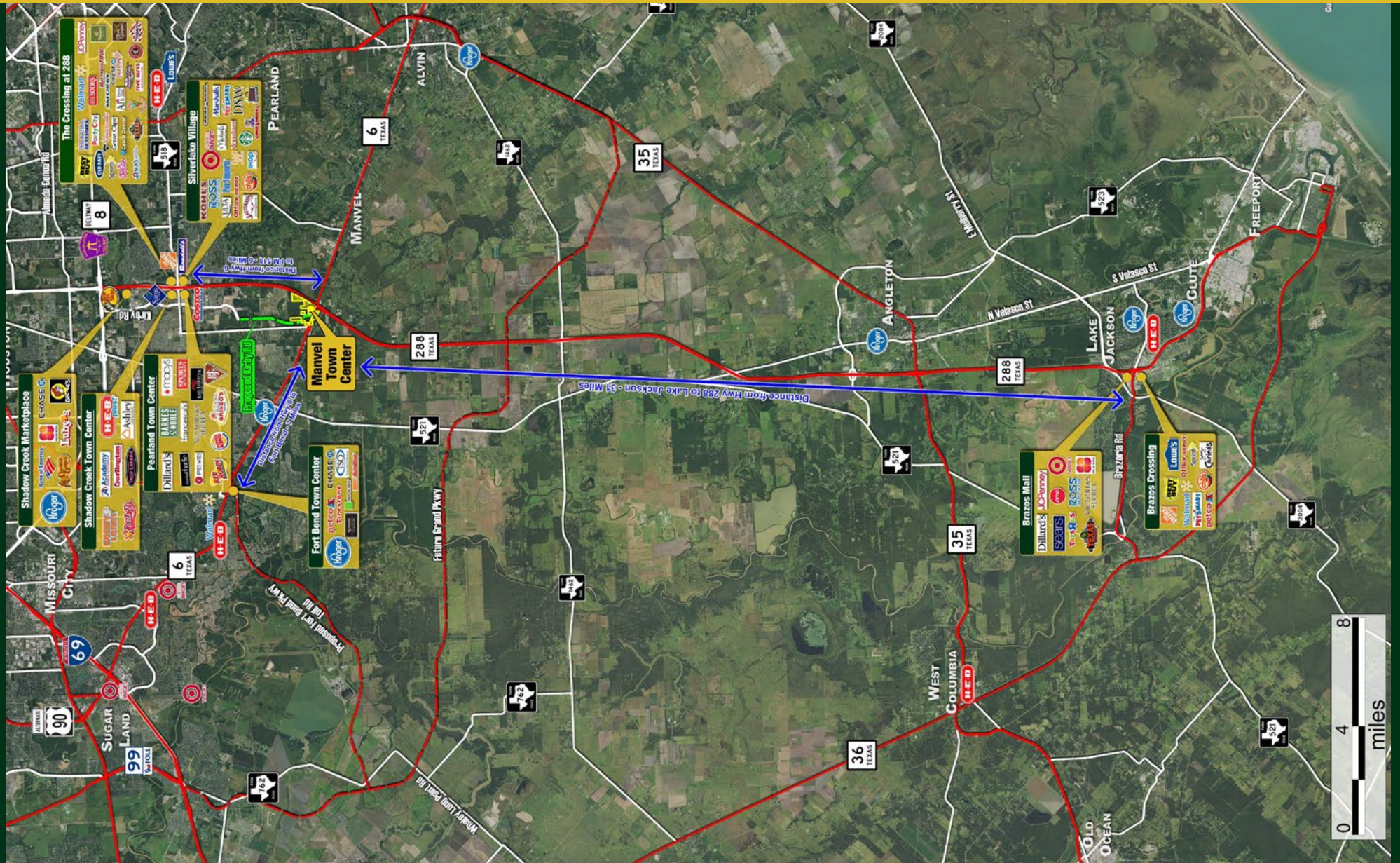
14 Miles

Largest Medical Center in the world with 106,000+ employees, 21 renowned hospitals and 10 academic institutions

CENTRAL BUSINESS DISTRICT

20 Miles

44 million square feet of office space. Population of over 2.239 million people as of 2014



DEMOGRAPHICS

10-MINUTE

2016 Total Population	65,746
Population Growth (2000-2016)	287.6 %
2016 Median Household Income	\$96,681
2016 Average Household Income	\$127,301

15-MINUTE

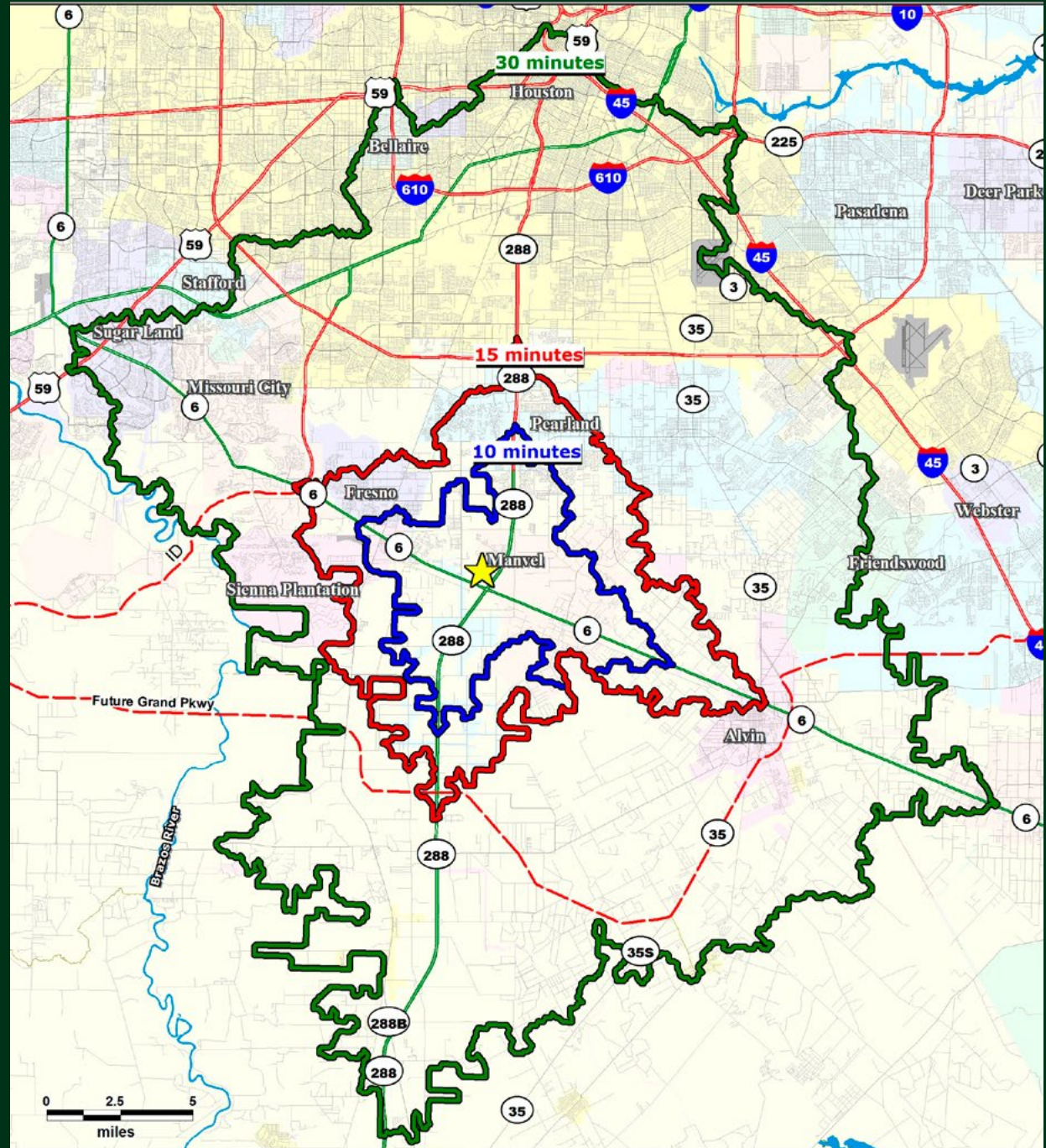
2016 Total Population	161,996
Population Growth (2000-2015)	243.7 %
2016 Median Household Income	\$92,773
2016 Average Household Income	\$119,785

30-MINUTE

2016 Total Population	1,073,804
Population Growth (2000-2016)	43.9 %
2016 Median Household Income	\$62,451
2016 Average Household Income	\$91,048

DRIVING DISTANCES

CENTRAL BUSINESS DISTRICT	25 Minutes
GREENWAY PLAZA	25 Minutes
GALLERIA	28 Minutes
MEDICAL CENTER	15 Minutes



DEMOGRAPHICS - 5, 10, 20, 30 MILE

5-MILE

2016 Total Population	55,681
2021 Total Population	67,948
2016 Median Household Income	\$92,831
2021 Median Household Income	\$95,932
2016 Average Household Income	\$121,865
2021 Average Household Income	\$127,510

10-MILE

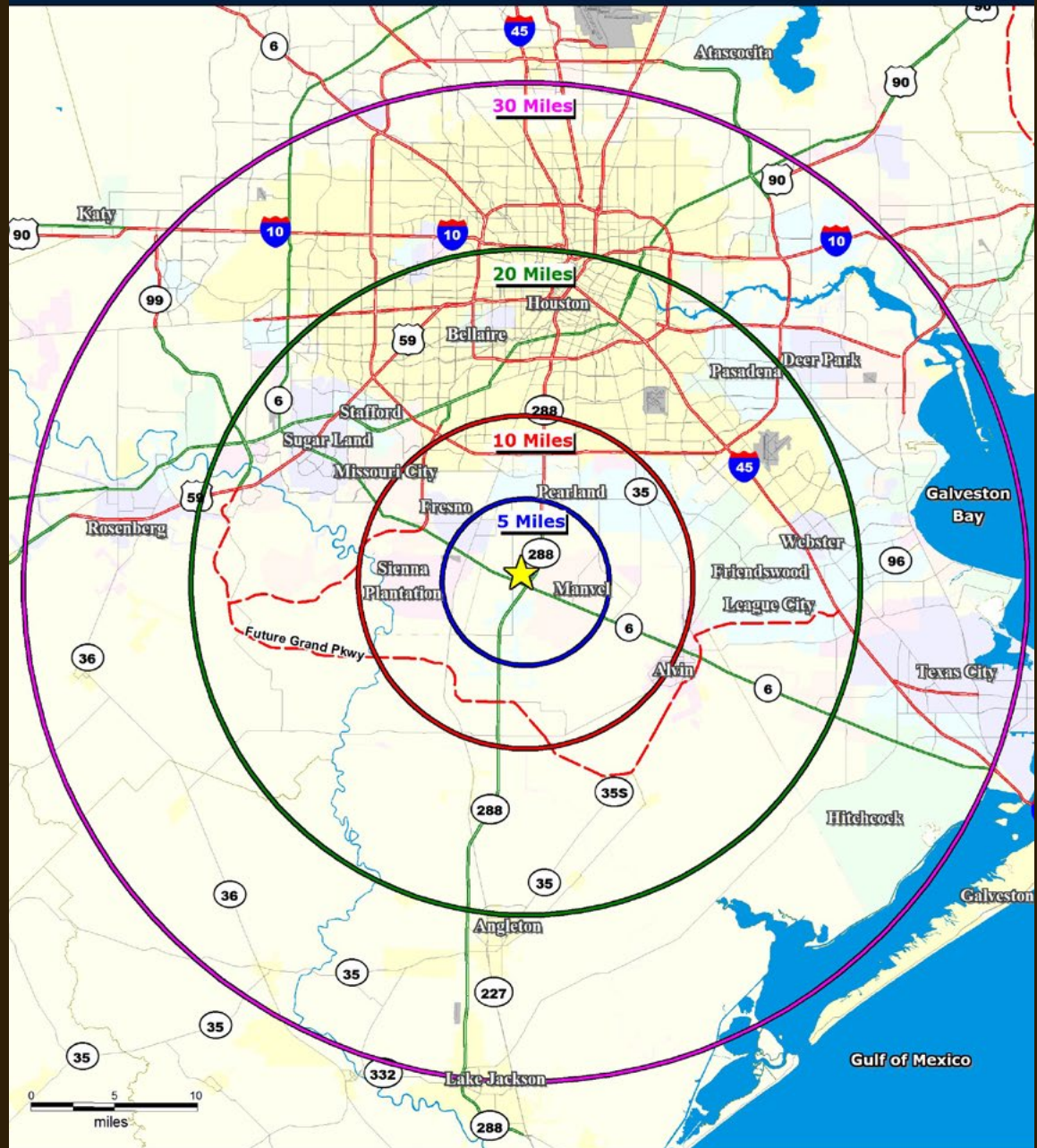
2016 Total Population	313,221
2021 Total Population	374,921
2016 Median Household Income	\$80,044
2021 Median Household Income	\$83,863
2016 Average Household Income	\$105,659
2021 Average Household Income	\$111,368

20-MILE

2016 Total Population	2,301,309
2021 Total Population	2,571,230
2016 Median Household Income	\$59,029
2021 Median Household Income	\$63,924
2016 Average Household Income	\$89,950
2021 Average Household Income	\$96,100

30-MILE

2016 Total Population	4,247,525
2021 Total Population	4,742,859
2016 Median Household Income	\$58,177
2021 Median Household Income	\$62,914
2016 Average Household Income	\$88,420
2021 Average Household Income	\$94,460



WEITZMAN

Since our founding 25 years ago, Weitzman has earned a reputation as The Retail Specialists. Our professionals have created some of Texas' finest and best-known retail, restaurant and mixed-use projects.

We understand the rewards of distinctive retail projects. The team creates premier properties based on a deep knowledge of:

- The specialty retailer
- The specialty retail project
- The customer for specialty retail
- The economic challenges facing specialty retailers
- The all-important tenant mix

Weitzman, with decades of experience in mixed-use and specialty leasing, knows every challenge – and how to turn them into successes. We create true destinations for the markets we serve through outstanding tenant mixes with unique restaurant and retail concepts.

Weitzman. We are known for our passion for service, and for our results.

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