#### FARID CHATUR (832) 685-2739

#### **APEXREALTORS.COM** @apexrealtors 🖂 Dan@apexrealtors.com

the states

# **16377 S HWY 6** MANVEL TX, 77578

## For Sale

LAND

5444 WESTHEIMER RD. SUITE 1620, **HOUSTON TX, 77056** 

## SIZE

5.4 Acres

# PRICE

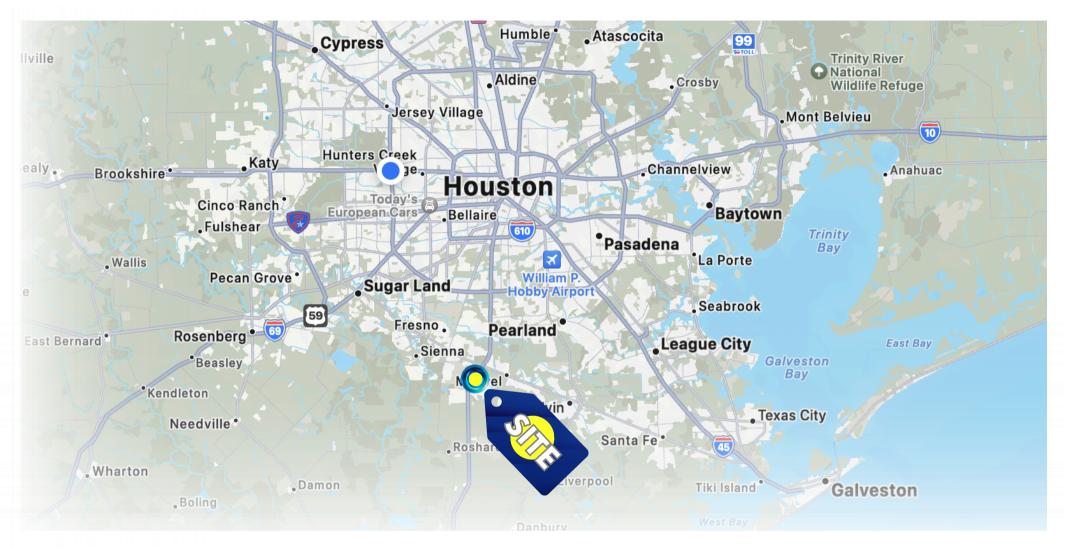
CALL FOR MORE INFORMATION

## HIGHLIGHTS

- Strategic Location Located
- Versatile Zoning With Light Commercial zoning.
- Established Infrastructure The property allows for easy access directly from Hwy.
- Expansive Land Spanning the property provides ample space for construction, parking, or outdoor amenities, making it ideal for businesses with plans to grow and thrive in a rapidly expanding community.
- Exceptional Growth Potential Manvel, Texas,

## **TRAFFIC COUNTS**

State Hwy 288 76,075 VPD 288 50,007 VPD



## DEMOGRAPHICS

Population Median HH Income Population Growth '24-'29

DISCLAMER: The information provided herein is for informational purposes only and is subject to change without notice. Apex Brokerage LLC makes no guarantees, warranties, or representations as to the completeness or accuracy of the information provided and shall not be held liable for any errors or omissions. Prospective buyers or tenants are encouraged to independently verify all information.

## 16377 S HWY 6 MANVEL TX, 77578

1 mile	3 mile
1,285	35,643
\$95,370	\$60,305
14.71%	17.06%



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