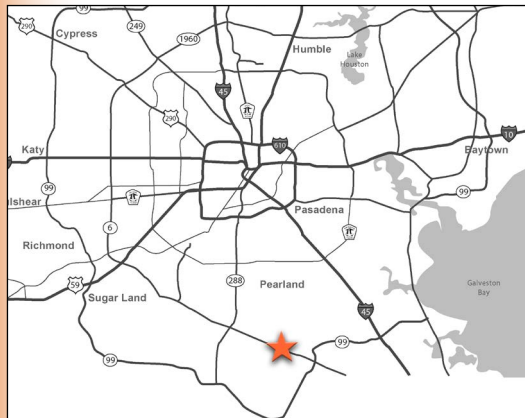


# ALVIN MARKETPLACE

## SEC HWY 6 AT HWY 35, ALVIN, TEXAS 77511

### PROPERTY INFORMATION:

- 3 pad sites for sale:
  - 0.967 AC
  - 1.210 AC
  - 1.762 AC
- Join UTMB Health, Chick-fil-A, Panda Express, Golden Chick, DaVita, BlueWave, Raceway & Discount Tire
- Located at the southeast corner of Highway 6 and Highway 35
- Across from Walmart and Home Depot anchored shopping centers
- Detention in place
- Contact Broker for pricing and more details



SCAN ME

Contact:  
**Jolie Duhon**  
**225.281.6246**



Tel: 713.468.2600 | Fax: 713.468.7774  
4601 Washington Ave, Ste. 220  
Houston, Texas 77007

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# ALVIN MARKETPLACE

## SEC HWY 6 AT HWY 35, ALVIN, TEXAS 77511

### Demographics:

#### 1 Mile Radius

2022 Population: 3,334  
Total Daytime Pop: 4,764  
Households: 1,226  
Avg HH Income: \$72,290

#### 3 Mile Radius

2022 Population: 26,951  
Total Daytime Pop: 28,679  
Households: 10,212  
Avg HH Income: \$84,339

#### 5 Mile Radius

2022 Population: 51,774  
Total Daytime Pop: 44,976  
Households: 18,423  
Avg HH Income: \$105,283

### Traffic Counts:

Hwy 35 (S of Hwy 6)  
36,469 VPD (TXDOT 2021)

Hwy 35 (N of Hwy 6)  
33,279 VPD (TXDOT 2021)

Hwy 6 (W of Hwy 35)  
21,442 VPD (TXDOT 2021)

Hwy 6 (E of Hwy 35)  
19,077 VPD (TXDOT 2021)



SCAN ME

### Contact:

**Jolie Duhon**  
**225.281.6246**



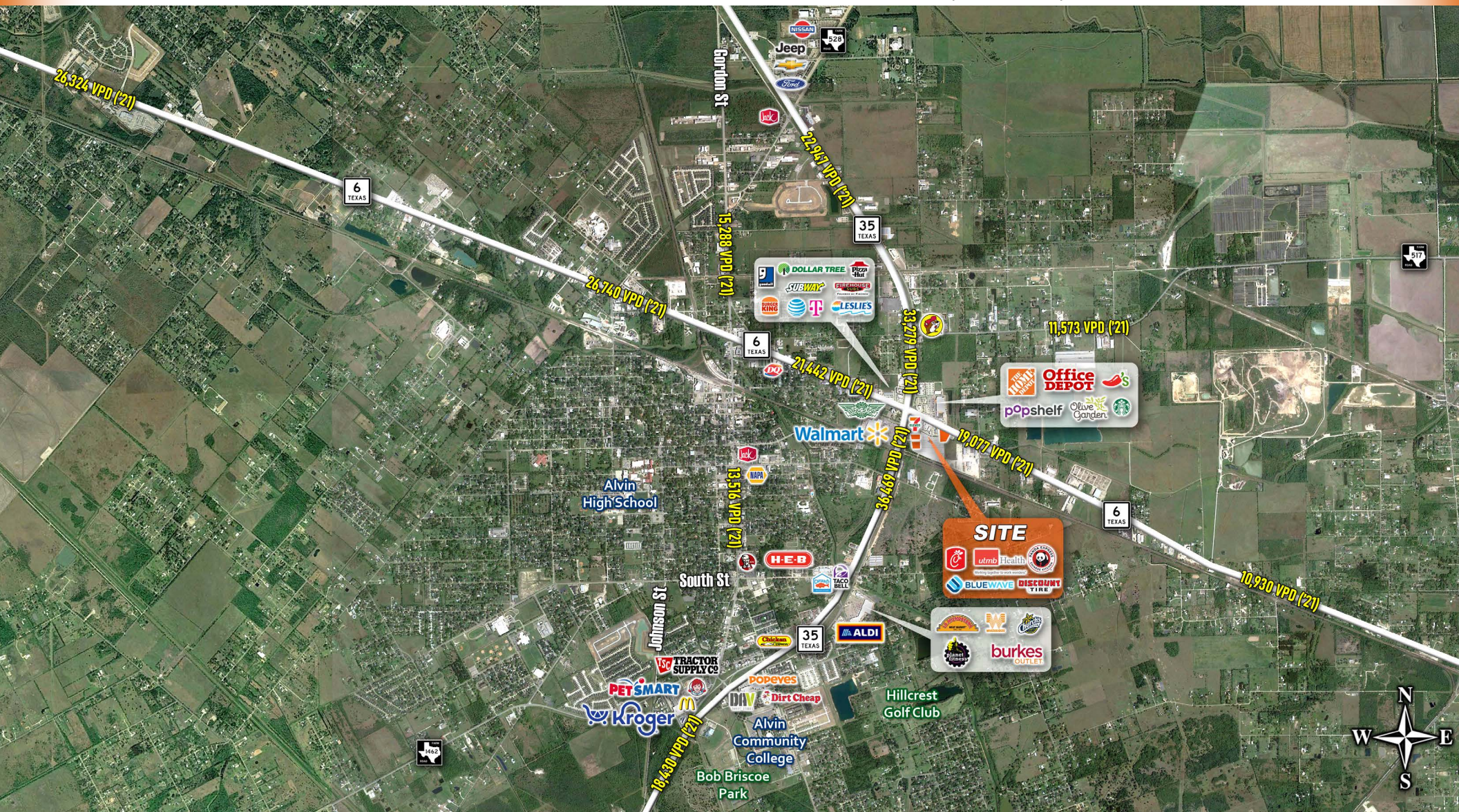
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# ALVIN MARKETPLACE

## SEC HWY 6 AT HWY 35, ALVIN, TEXAS 77511



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**225.281.6246**



Last Updated: 5/12/23

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