

FOR SALE | GROUND LEASE | BUILD TO SUIT

ALVIN MARKETPLACE

SEC HWY 6 at HWY 3 | ALVIN, TX 77511



FOR SALE

BUILD TO SUIT | GROUND LEASE

PROPERTY INFORMATION

Prime opportunity knocks in the heart of Alvin, TX!
Alvin Marketplace, a rare gem in the commercial landscape, offers limited commercial spaces.
4 Pads ranging from ± 0.96 - ± 2.24 AC just hit the market!

SITES AVAILABLE

PAD 1	± 0.967 AC
PAD 2	± 1.210 AC
Pad 3	± 2.24 AC
Pad 4	± 2.00 AC
Price	Call for Pricing

Property Highlights

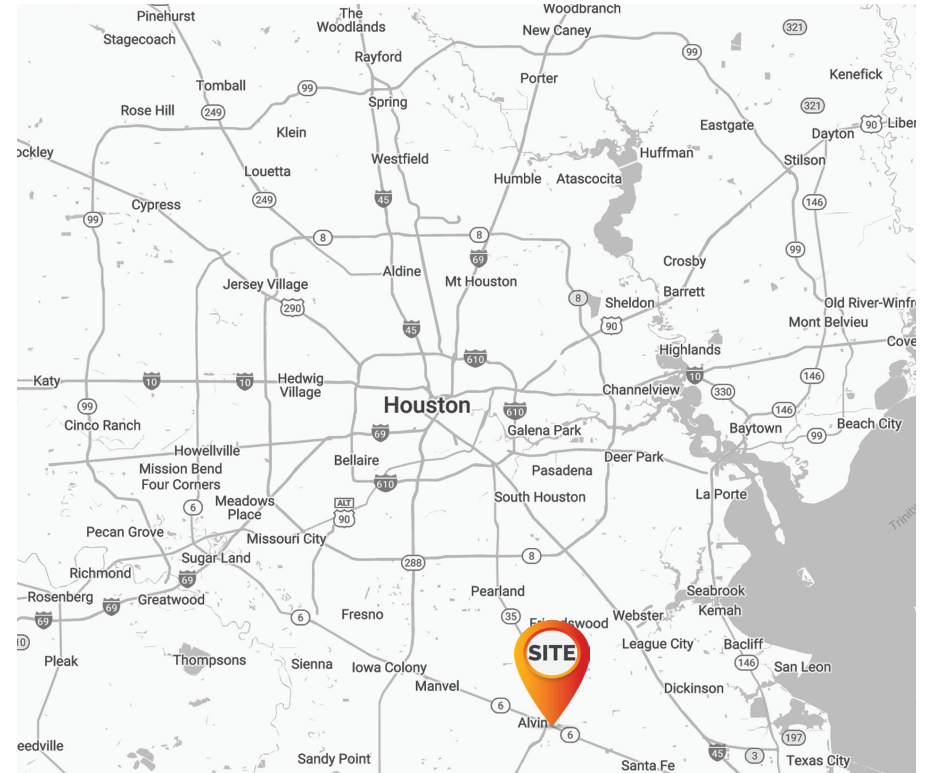
- Located at a major lighted intersection of Alvin
- Located at the southeast corner of Highway 6 and Highway 35 with direct access to the highways
- Join UTMB Health, Chick-fil-A, PandaExpress, DaVita, BlueWave, Raceway & Discount Tire

Area Retailers



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Demographics

	1 Mile	3 Miles	5 Miles
Population 2023	3,334	26,951	51,774
Total Daytime Population	4,764	28,679	44,976
Average HH Income	\$72,290	\$84,339	\$105,283
Traffic Counts	36,469 vpd on Hwy 35 (S. of HWY 6) 21,442 vpd on Hwy 6 (W. of HWY 35)		

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