

# FOR LEASE

# CLINE CROSSING BUSINESS PARK

SEC HWY 6 AT HWY 35, ALVIN, TEXAS 77511

## PROPERTY INFORMATION:

### Phase I

Retail 1:  $\pm 1,250$  - 7,500 SF

Retail 2:  $\pm 1,250$  - 8,750 SF

Office / Flex: Up to  $\pm 13,750$  SF

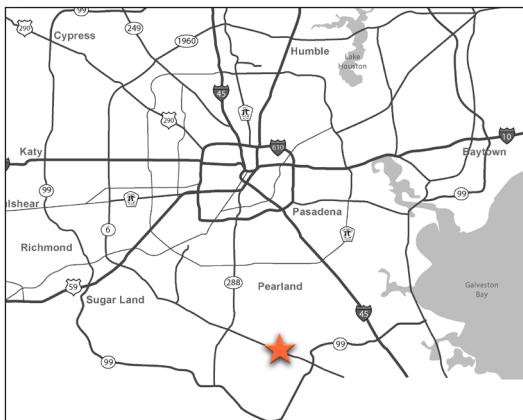
### Phase II

Office / Flex 1: Up to  $\pm 28,750$  SF

Office / Flex 2: Up to  $\pm 12,500$  SF

Office / Flex 3:  $\pm 2,500$  SF

Located at the southeast corner of Highway 6 and Highway 35 near other national retailers:



**Jennifer Orr**  
832.439.5014  
jorr@orrinc.com

**ORR**  
COMMERCIAL

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

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

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### 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)

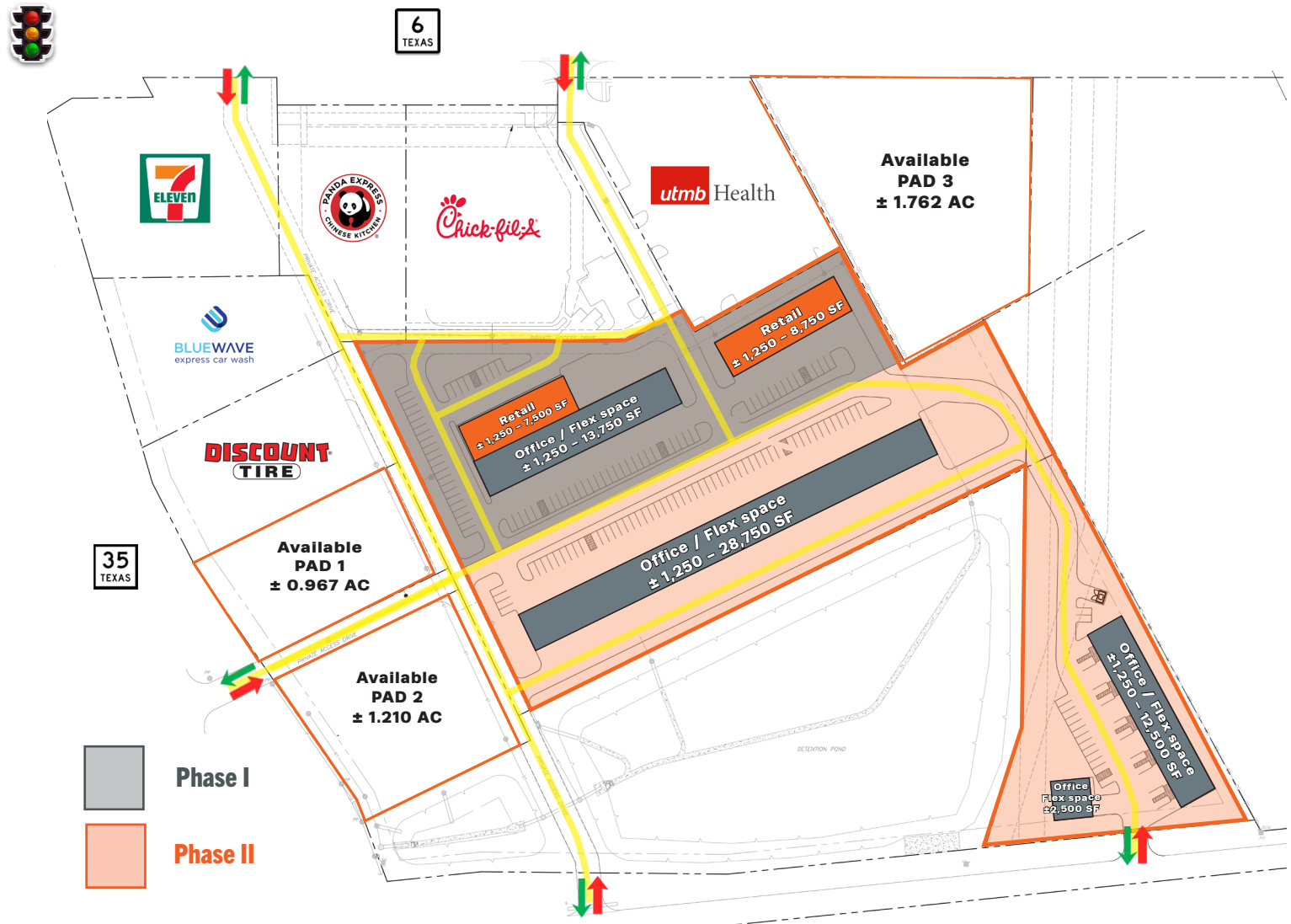
36,469 VPD (TXDOT 2021)

#### Hwy 6 (W of Hwy 35)

21,442 VPD (TXDOT 2021)

#### Hwy 6 (E of Hwy 35)

19,077 VPD (TXDOT 2021)



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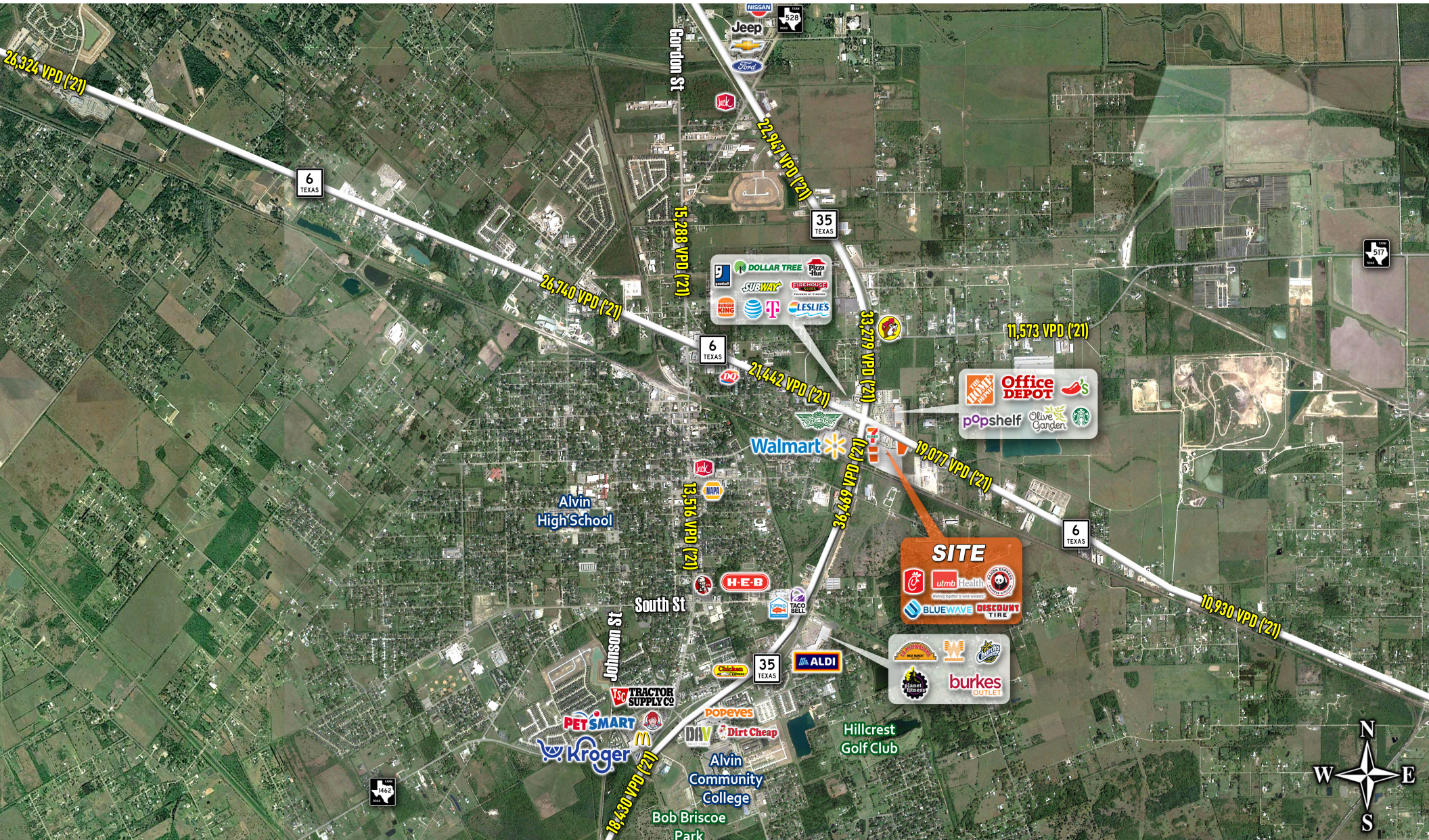
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