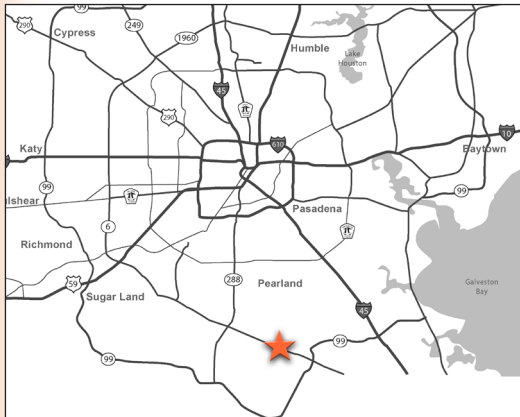


CLINE CROSSING BUSINESS PARK

SEC HWY 6 AT HWY 35, ALVIN, TEXAS 77511

PROPERTY INFORMATION:

- 2 Retail Flex -Buildings Available
Bldg. 1: ±1,250 - 7,500 SF
Bldg. 2: ±1,250 - 8,750 SF
- 4 Office/Warehouse Buildings Available
Bldg. 1: ±1,250 - 13,750 SF
Bldg. 2: ±1,250 - 8,750 SF
Bldg. 3: ±1,250 - 28,750 SF
Bldg. 4: ±2,500 SF
- 157 Parking Spaces
- Detention in place
- 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



SCAN ME

Contact:

Jolie Duhon
225.281.6246



Tel: 713.468.2600 | Fax: 713.468.7774
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.

CLINE CROSSING BUSINESS PARK

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

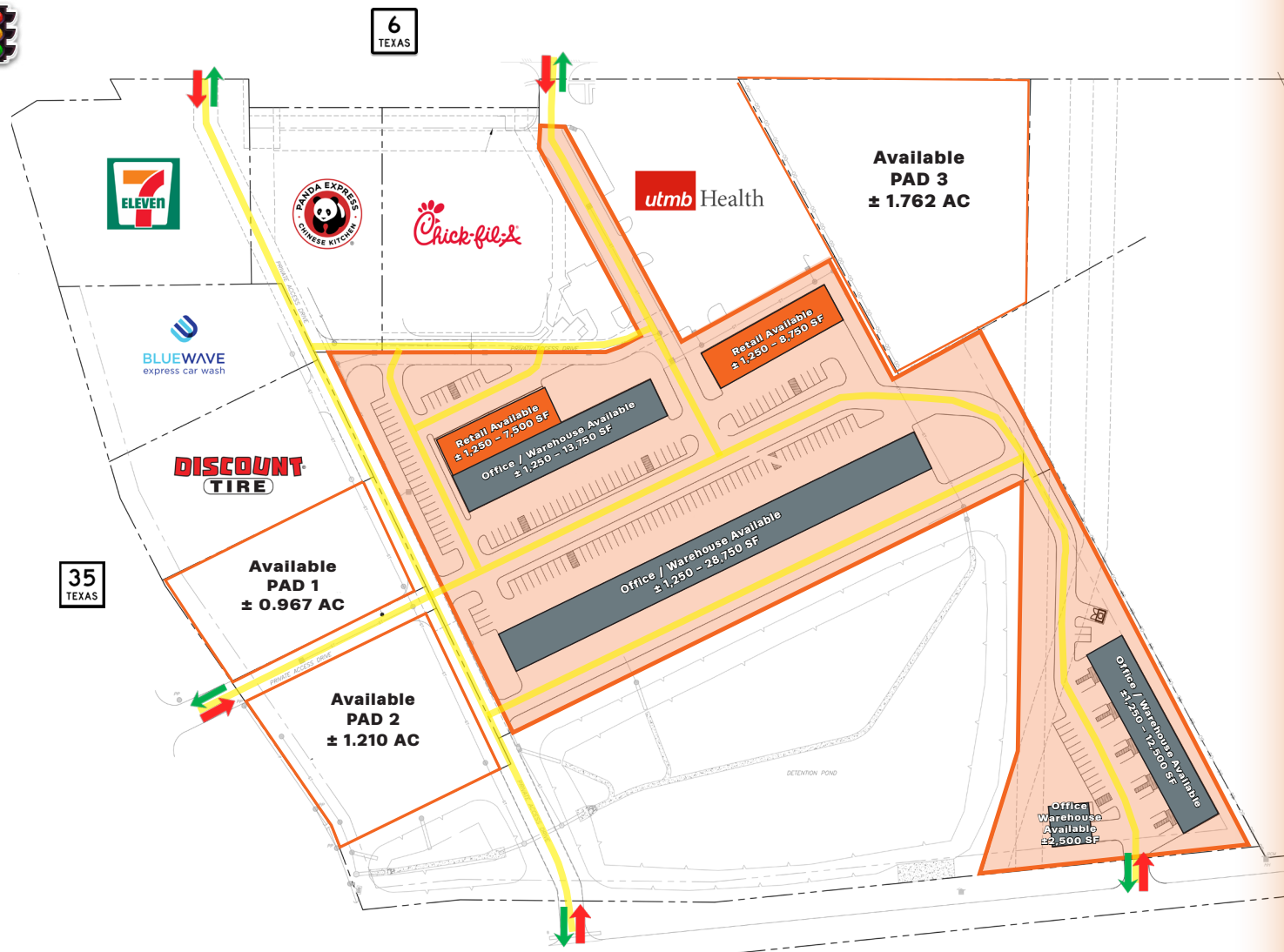
Traffic Counts:

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)



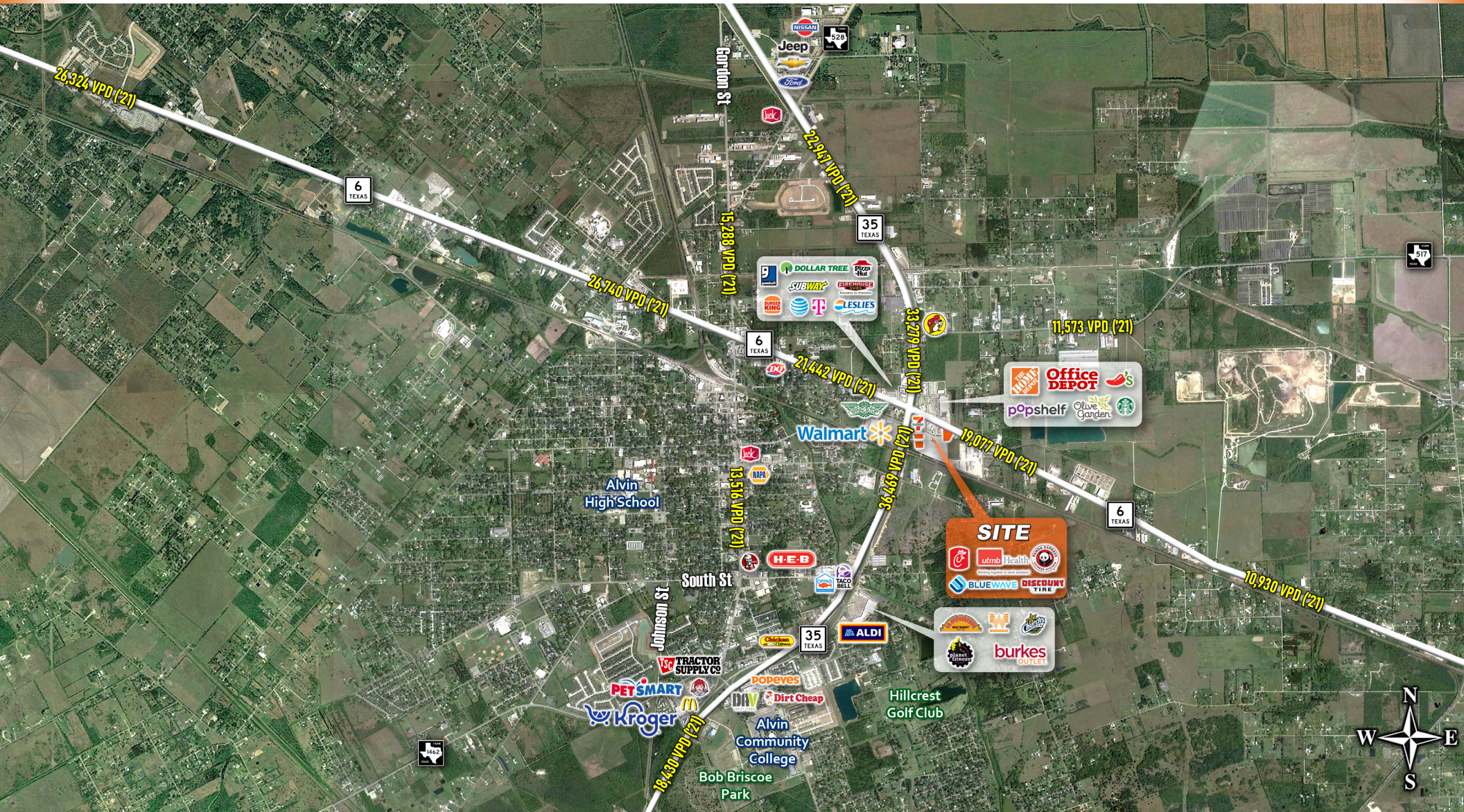
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CLINE CROSSING BUSINESS PARK

SEC HWY 6 AT HWY 35, ALVIN, TEXAS 77511



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Last Updated: 5/12/23

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