

LAND FOR SALE & LEASE



Hwy 35, Alvin, TX 77511



OFFERING SUMMARY

SALE PRICE:	\$100,623
LOT SIZE:	0.77 Acres
MARKET:	Alvin South
PRICE / SF:	\$3.00

PROPERTY OVERVIEW

Located on HWY 35, this land backs up to a proposed neighborhood. The neighborhood will be platted for about 117 homes. The land is 4.28 acres. There are 2 additional lots for sale next to the property. They can be sold together or separately. All 3 pieces of land are the following:

- 4.28 AC
- 2.61 AC
- 0.77 AC

LOCATION OVERVIEW

Alvin's easy access to downtown Houston, 2 state highways, Port Freeport and Port Houston, rail service by BNSF and Union Pacific, and Houston Hobby airport and located only 30 miles from the beaches of Galveston. Alvin has an extremely diverse community and is growing rapidly in population. Multiple upcoming residential developments are occupying the land around Alvin. New build neighborhoods such as, Kendall Lakes, Martha's Vineyard, Midtown Park, and Mustang Crossing are all coming into Alvin bringing in more families into the Alvin area. The builders of these home include Saratoga, K. Hovnanian, Castle Rock, Lennar, and KB Homes. There are more proposed neighborhoods on the way. Most of these homes will be located in Alvin Independent School District, where it continues to expand.

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Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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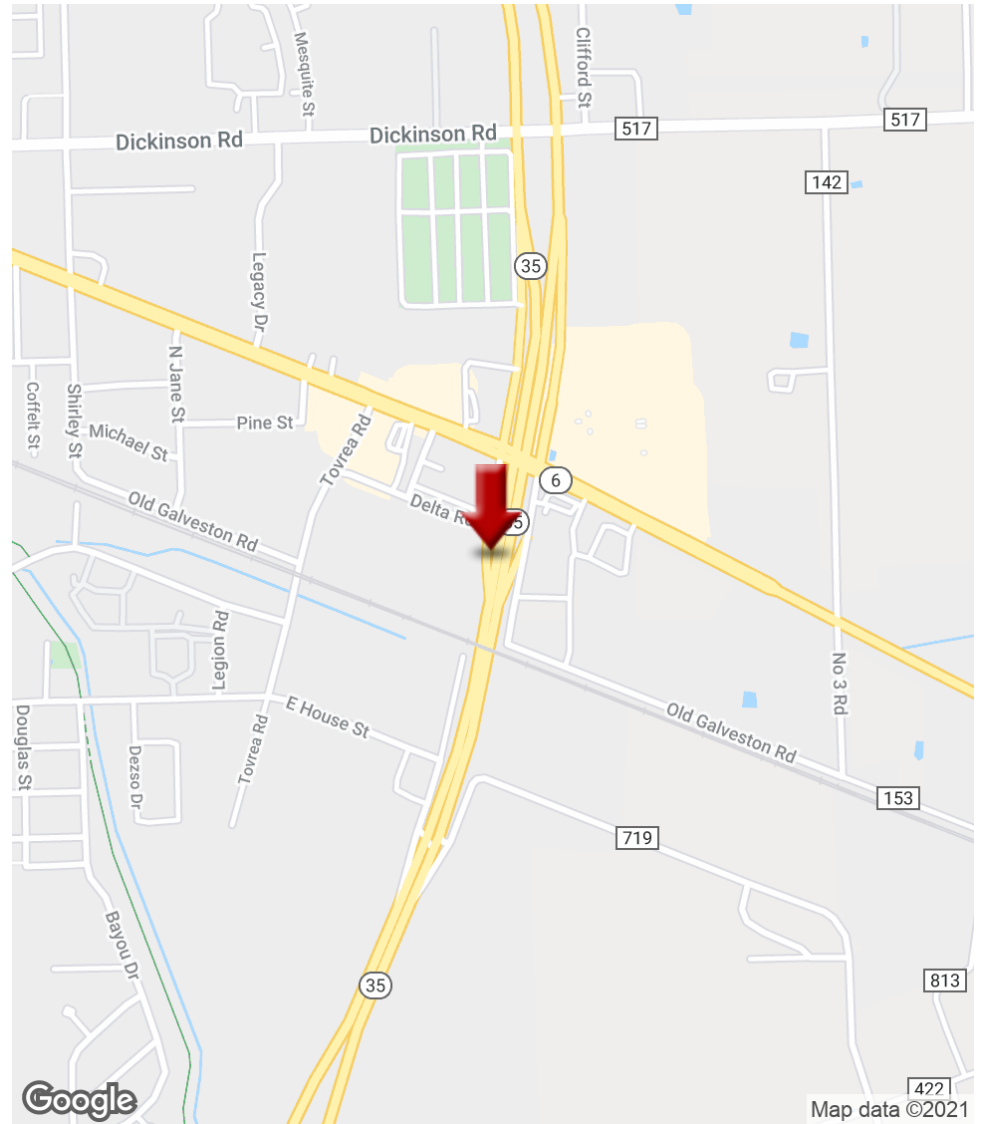
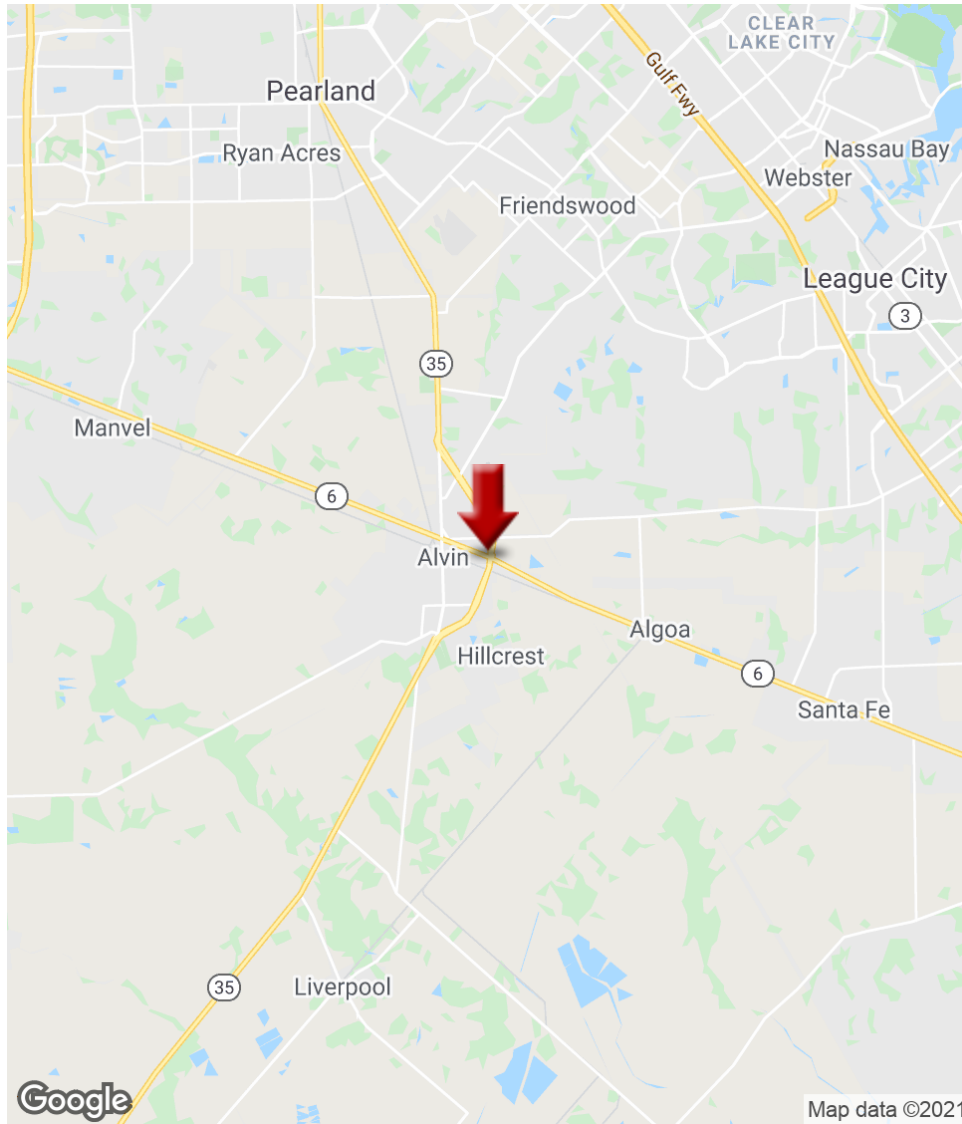
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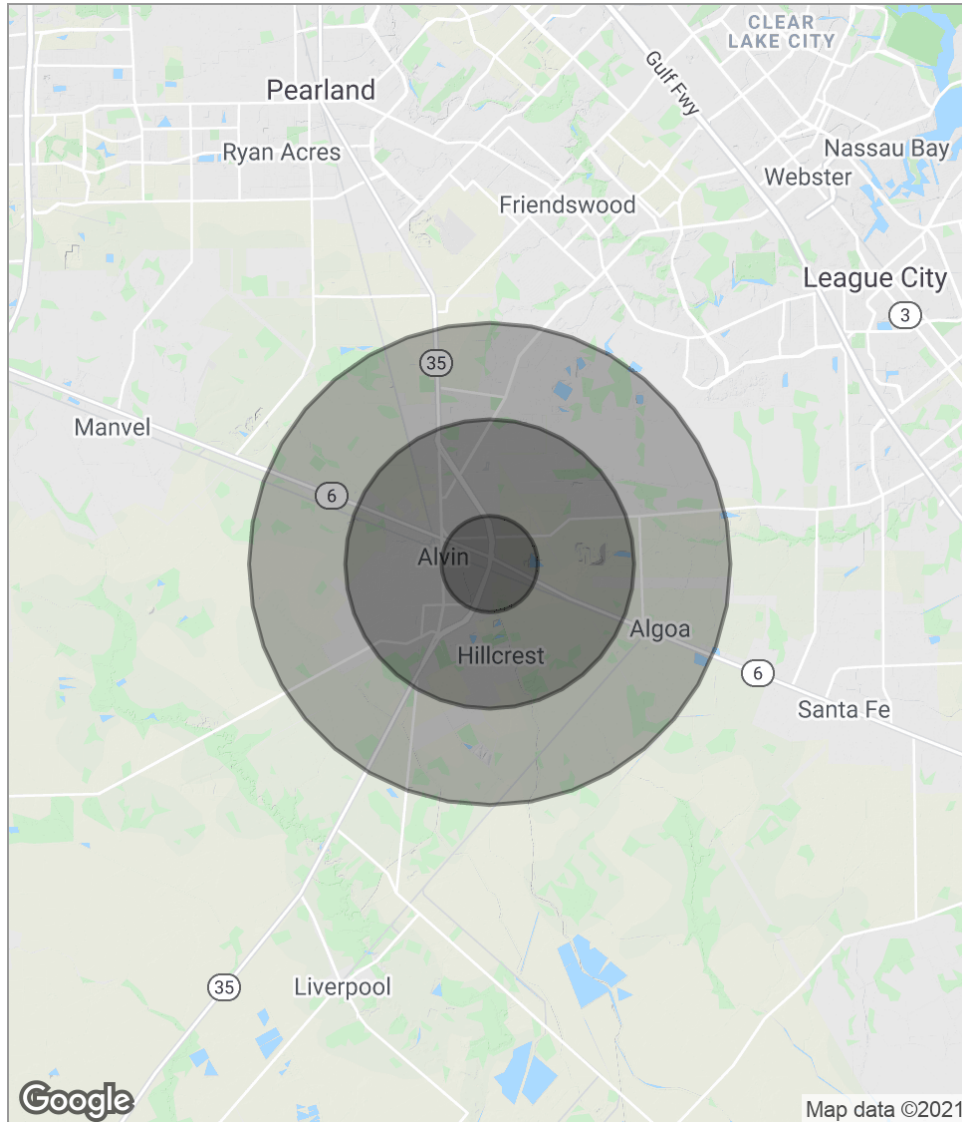
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,578	23,145	47,944
Median Age	31.1	34.5	35.7
Median Age (Male)	30.2	33.5	34.9
Median Age (Female)	32.3	34.7	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,380	8,284	16,345
# Of Persons Per HH	2.6	2.8	2.9
Average HH Income	\$49,314	\$62,647	\$77,487
Average House Value	\$105,466	\$124,709	\$134,960

** Demographic data derived from 2010 US Census*

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