

FOR LEASE / FOR SALE

1141 FM 517 • Alvin, TX 77511

Commercial / Industrial Warehousing Opportunity

Property Overview

Prime commercial/industrial site located directly on FM 517 in fast-growing Alvin, Texas. This property offers exceptional flexibility for owner-users, investors, or businesses needing warehouse, storage, or light-industrial space with easy access to Hwy 35, Hwy 6, and SH-99 (The Grand Parkway).

Sitting on a spacious tract with ample yard space, multiple warehouse structures, and convenient access, this property is positioned to support a wide range of commercial operations.

Structures On-Site

1. Main Warehouse (Approx. 5,000 SF)

- Clear-span design for maximum usability
- High ceilings suitable for industrial use
- Wide overhead doors
- Concrete slab foundation
- Ideal for fabrication, distribution, vehicle/equipment storage, or service operations

2. Warehouse #2 (Approx. 2,000 SF)

- Multi-purpose layout
- Roll-up bay door
- Perfect for small business ops, contractor storage, or overflow inventory

3. Warehouse #3 (Approx. 2,000 SF)

- Matching utility and flexibility
 - Can function independently or in combination with Warehouse #2
-

Site Features

- Direct FM 517 frontage with excellent visibility
- Large lay-down yard ideal for equipment, materials, or vehicle storage
- 24/7 access

- Room for truck maneuvering and parking
 - Great location for trades, e-commerce distribution, industrial services, or investment rental portfolio
-

Location Highlights

- Minutes to Hwy 35, Hwy 6, and future SH-99 corridor
 - Located in growing commercial corridor of Alvin
 - Strong traffic counts and expanding population
 - Ideal for service companies needing fast access to Alvin, Manvel, Santa Fe, Pearland, and greater Brazoria County
-

Ideal Uses

- Contractor HQ
 - Manufacturing / fabrication
 - Distribution / logistics
 - Storage (fleet, equipment, material)
 - Investment property with multi-tenant potential
 - Auto, marine, or industrial services
-

Offering Options


- **For Sale:** Contact for price and details
-

Contact

Blake Baker — Broker Associate
EXP Realty LLC

832-289-2176

 blake@blakebaker.net

 BlakeBaker.net

All information deemed reliable but not guaranteed. Buyer/tenant to verify all details.