

# FOR SALE

## Junction of TX-35 North Loop & Proposed Grand Parkway

+/- 4.5 acres of Hooper & Wade, Block 1, Tract 1 (Roger's Dodge Alvin)  
TX-35 North Loop, Alvin, Texas



### Pre-Grand Parkway Price:

\$2,000,000

- Near busy Signalized intersection of FM 528 & TX-35 North Loop
- TXDOT traffic count 20,400 VPD on FM 528 & 29,384 VPD on TX-35 North Loop - projected to increase after Grand Parkway
- Located at proposed junction of Grand Parkway/State Hwy 99 & TX-35 North Loop
- Possible off-site detention
- No Zoning
- ~244' Frontage
- ~18 miles to Houston Hobby Airport



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