



3790 E Highway 6

3790 E Highway 6, Alvin, TX 77511



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3790 E Highway 6

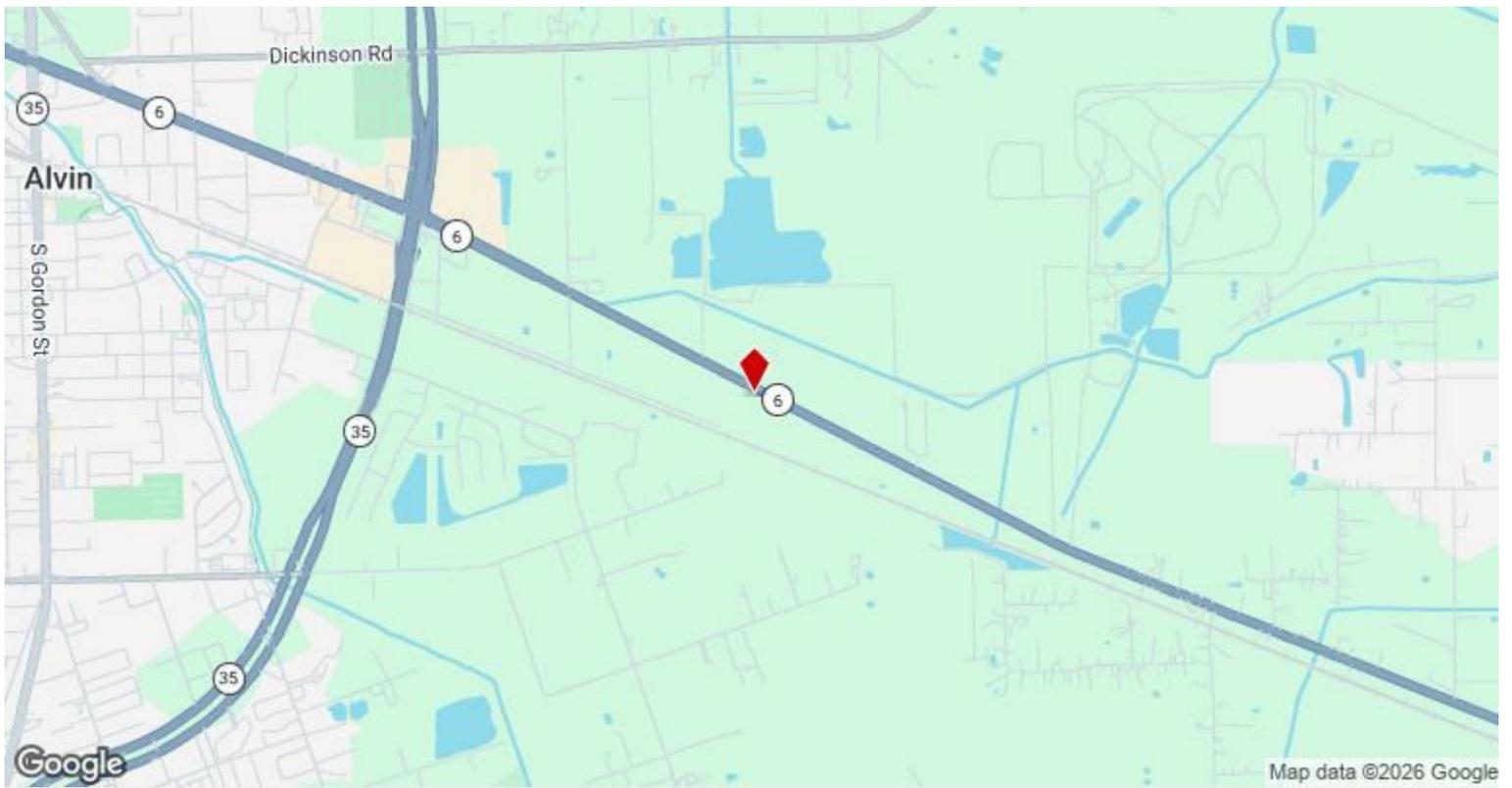
\$875,000

This 3,240 SF industrial/warehouse building sits on 4.26 acres. Built in 1988 and renovated around 2000, it requires repairs and offers strong value-add or redevelopment potential. Positioned with direct frontage on busy SH 6, it provides high visibility and easy access linking Alvin to Houston (25-30 miles north), Pearland, and Galveston (about 30 miles southeast). Ideal for logistics, auto services, manufacturing, or storage. SH 6 sees significant traffic (typically 20,000-40,000+ AADT in nearby segments). The property benefits from Alvin's rapid growth, including 1,900+ new homes under construction, SH 99 expansion plans, and rail access. Nearby developments like Manvel Crossing (50+ acres commercial) and Manvel Town Center.

- 3240 SF industrial warehouse
- 4.26 acres
- Major corridor linking Alvin to Houston
- Highly visible and accessible
- Traffic count exceeds 20,000-40,000 + AADT in similar segments



Price:	\$875,000
Property Type:	Industrial
Property Subtype:	Distribution
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	4.26 AC
Gross Building Area:	3,240 SF
Rentable Building Area:	3,240 SF
No. Stories:	1
Year Built:	1988
Tenancy:	Single
Zoning Description:	Commercial
APN / Parcel ID:	0619-0016-000



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Property Photos



3790_Back field



3790_Front another view

Property Photos



3790_Front another view2



3790_Front

Property Photos



3790_Rear of bldg another view



3790_Rear of bldg another view2

Property Photos



3790_Rear of bldg



Aerial 1

Property Photos



Aerial 2



Aerial 3

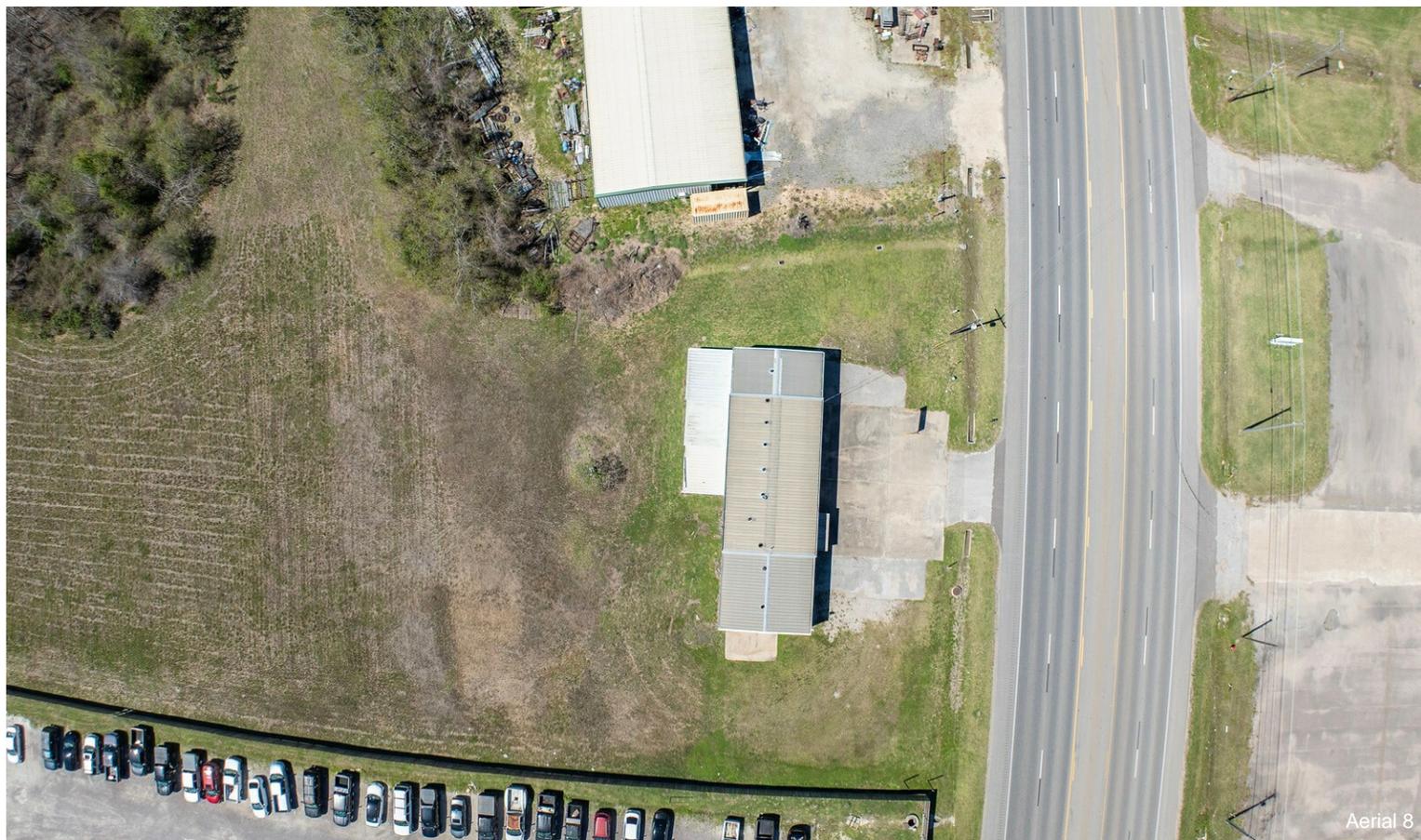
Property Photos



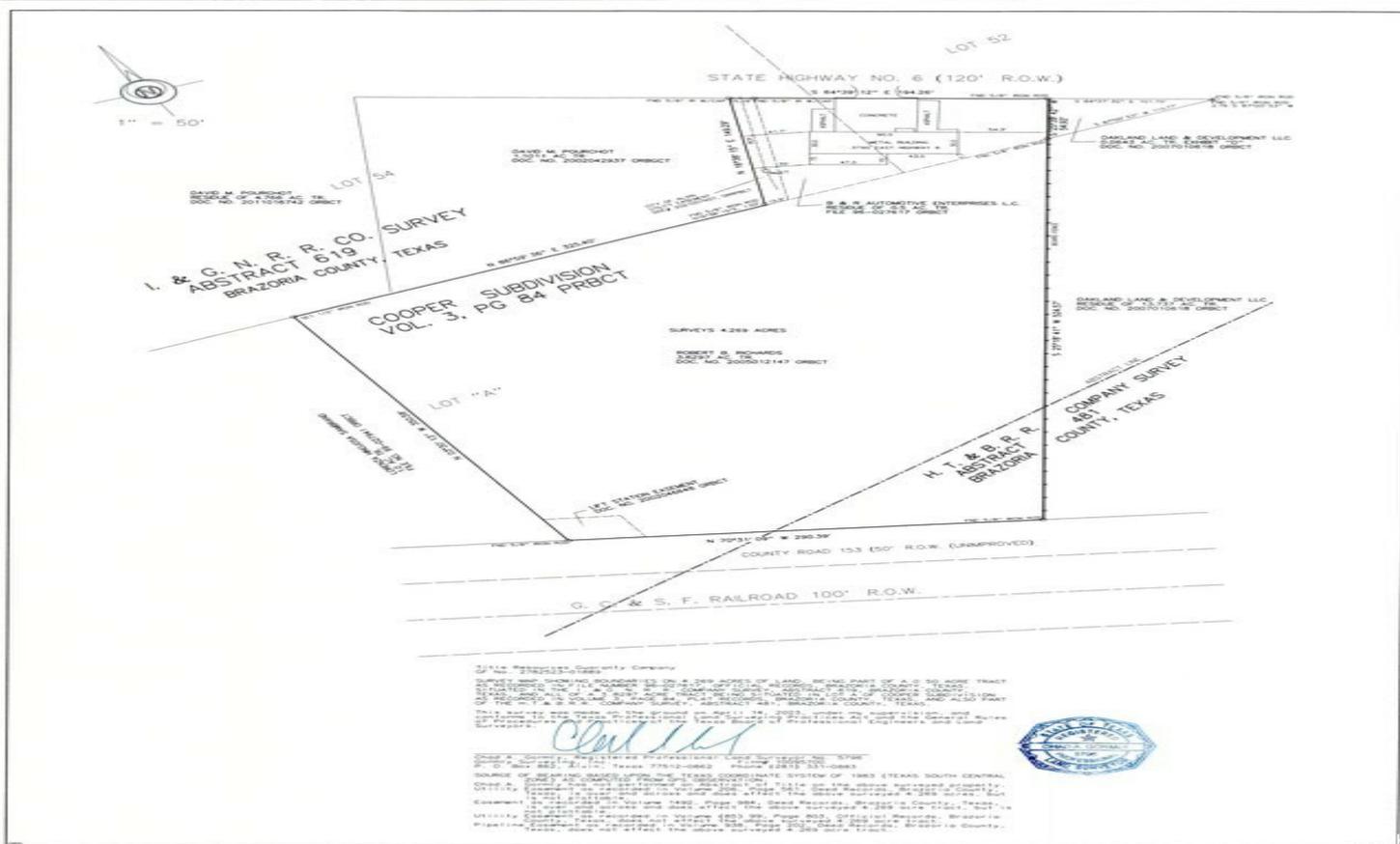
Property Photos



Property Photos



Aerial 8



Property Photos



Property Photos



Other