

FOR LEASE

920 Highway 6 & Avenue E 1/2

Alvin, Texas 77511

NEW CONSTRUCTION
Multi-Tenant
Office/Retail/Warehouse:
6,000 SF - 30,000 SF

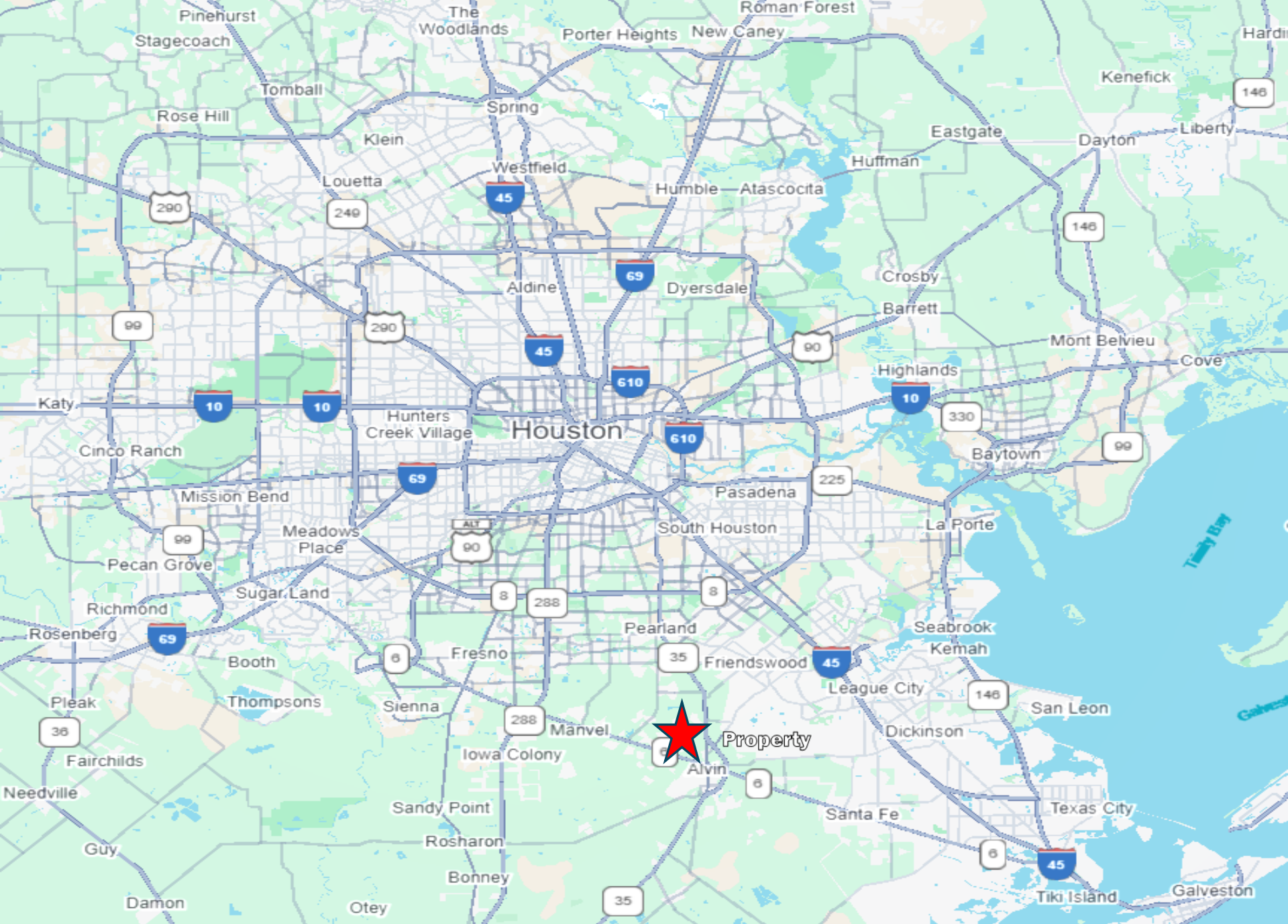


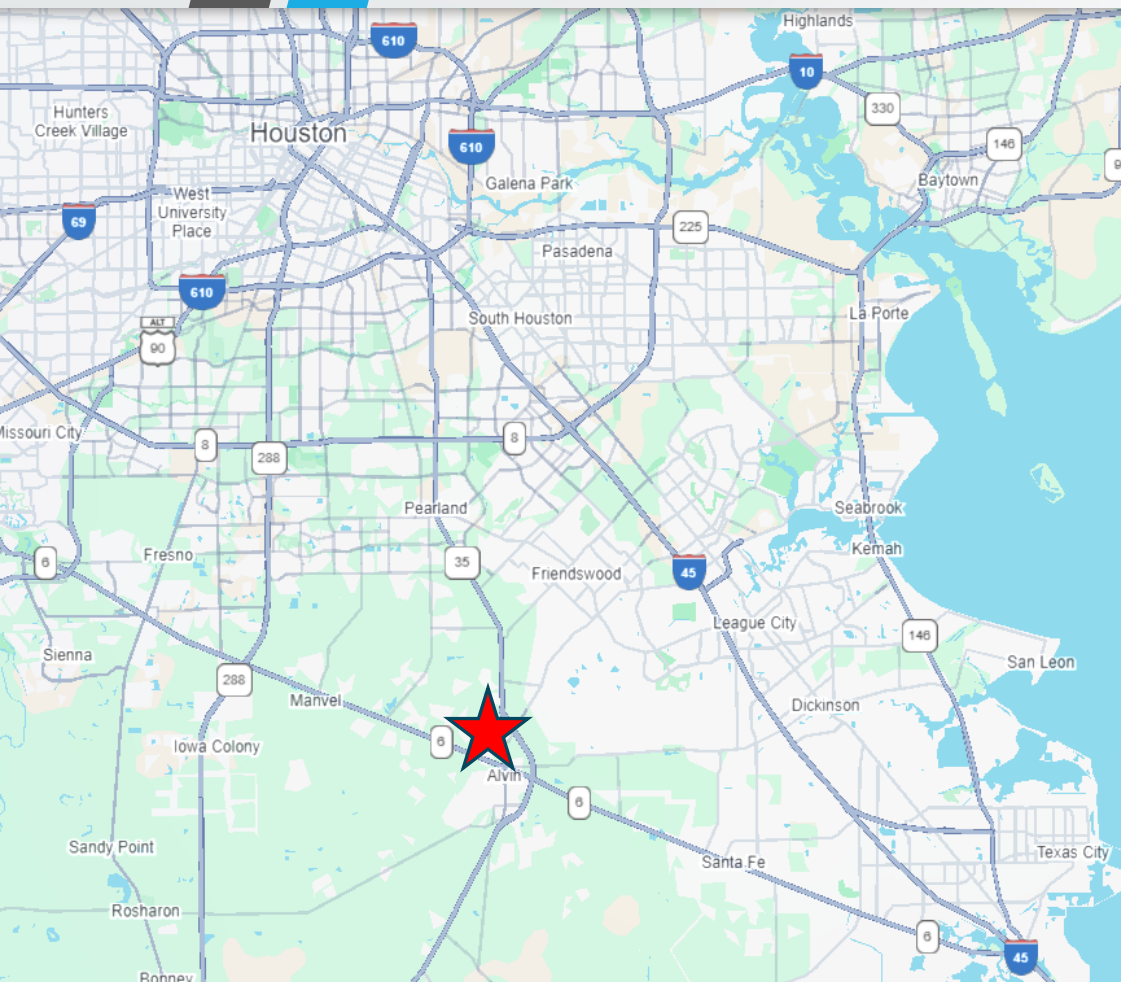
Paul Covey 210.710.6349 paul@graystreet.com
Martin Bronstein 713.898.4900 martin.bronstein@bhwre.com



BHW Capital | 5353 W. Alabama, Suite 450 | Houston, TX 77056 | 713 526 2200 | www.BHWre.com

The information contained herein has been obtained from sources we believe to be reliable, and we have no reason to doubt the accuracy of such information. However, no warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All such information is subject to errors, omissions, changes in conditions, prior sale or withdrawal without notice.





LOCATION

- The Subject is located off of Highway 6, just north of its intersection with Highway 35 in Alvin, Texas

PROPERTY

- 30,000 sf office/retail/warehouse
- Space from 6,000 sf available
- Tilt wall construction - to be built
- Custom interior buildout
- 24 ft Clearance ceiling height
- Rear truck access
- 46 parking spaces
- Frontage on State Highway 6
- Frontage on Heights Road
- Outside floodplain

Highly Visible - Rapidly Developing Area



Destination	Travel Time (mins)
Pearland	15
Hobby Airport	30
Texas Medical Center	30
Port of Houston	40
Sugar Land	40
Downtown Houston	40
Galleria	40
Port of Freeport	45
IAH Airport	50
Katy	60

Population

	2 miles	5 miles	10 miles
2020 Population	16,925	49,392	267,750
2024 Population	17,866	51,878	268,131
2029 Population Projection	19,907	57,400	287,807





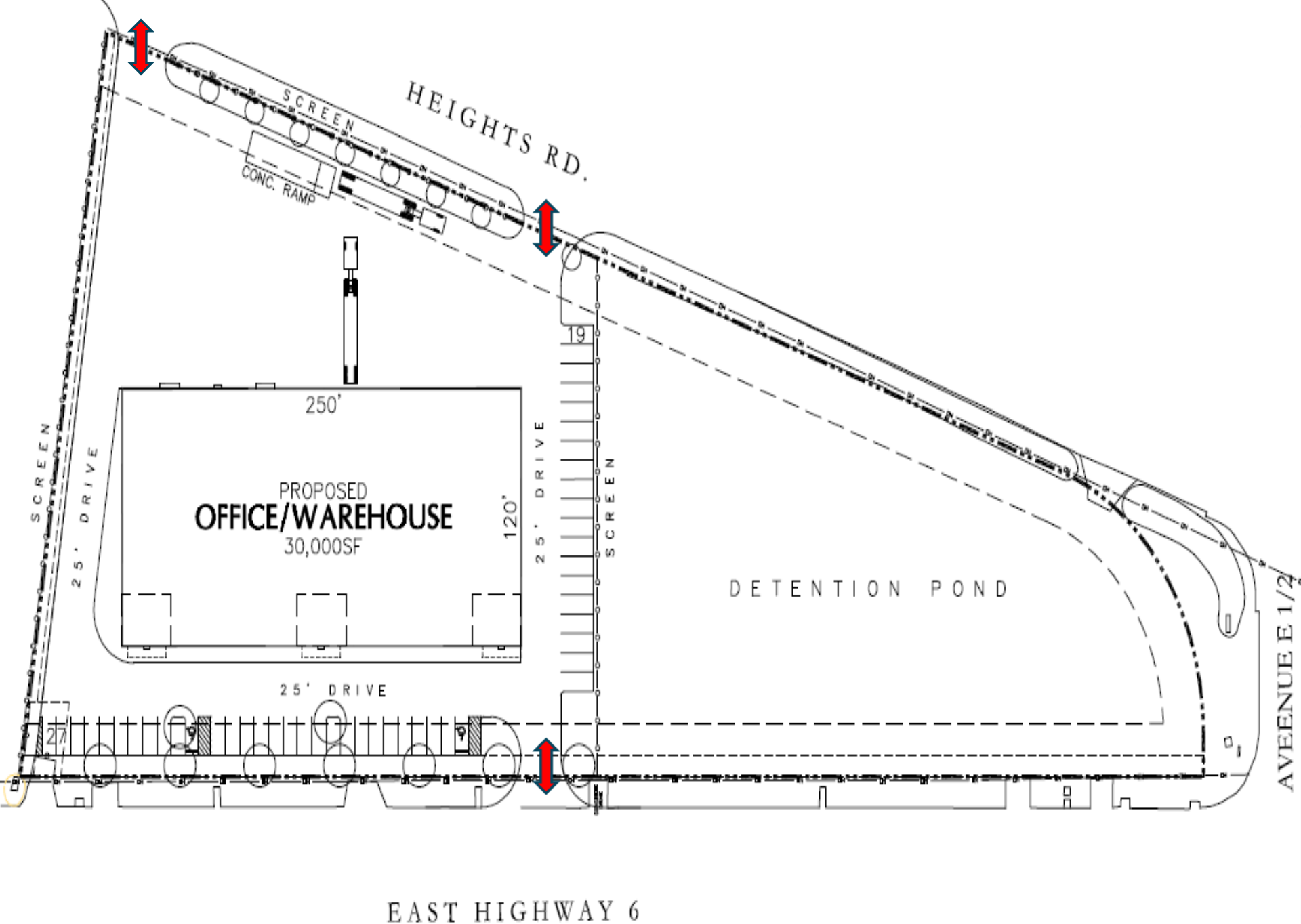
Heights Road



~25,000 VPD

Avenue E 1/2







Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BHW Capital.	900111	admin@bhwre.com	713-526-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Martin Bronstein	163392	Martin.Bronstein@bhwre.com	713-898-4900
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------