

**YAALX**  
REALTY GROUP

BUY / SELL / INVEST / DEVELOP

## ALVIN DEVELOPMENT PROJECT

LOCATED IN BRAZORIA COUNTY  
JUST OUTSIDE OF ALVIN, TX

PROPERTY TYPE

LAND

ZONING

OPEN

SUB TYPE

RESIDENTIAL,  
COMMERCIAL  
INDUSTRIAL

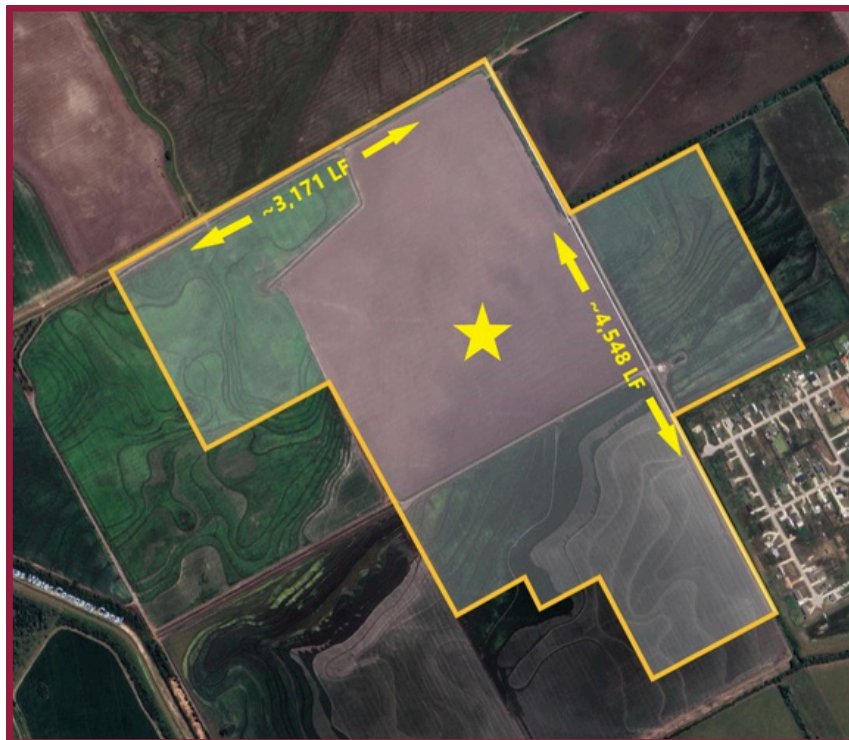
LOT SIZE

329 ACRES

TRAFFIC

7,827 VPD

## THE OFFERING



## INSIGHTS

Now Available from Yaalx Realty Group: 329 contiguous acres of raw land near Alvin, Tx that is ready for development. Minutes from Hwy 35 and its thousands of cars per day. A few more minutes from there and you're boating or fishing in Chocolate Bay, West Bay, and on into the Gulf of Mexico that has anything a sportsman could want. Bring your development vision for a coastal master planned community.

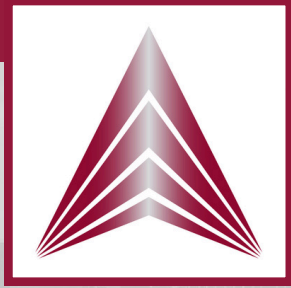
**CONTACT US**



281-868-9526  
346-548-3662



sales@yaalxrealtygroup.com



## ALVIN DEVELOPMENT PROJECT

YAALX REALTY GROUP PROUDLY OFFERS THIS UNIQUE BUSINESS OPPORTUNITY TO DEVELOP A LARGE PLOT OF RAW LAND IN BRAZORIA COUNTY.

329 ACRES

### FUTURE USES

#### RETAIL/COMMERCIAL



- Retail Spaces
- Restaurants
- Self Storage
- C-Store / Gas station

#### INDUSTRIAL



- Warehouse
- Distribution Center

#### RESIDENTIAL



- Master planned community
- Custom homes
- Boutique Ranches
- Bed & Breakfasts

#### PARKS / PUBLIC SPACES



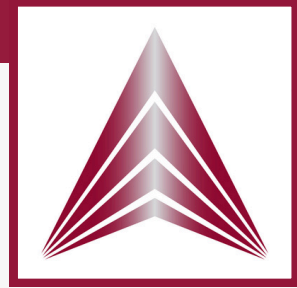
CONTACT US



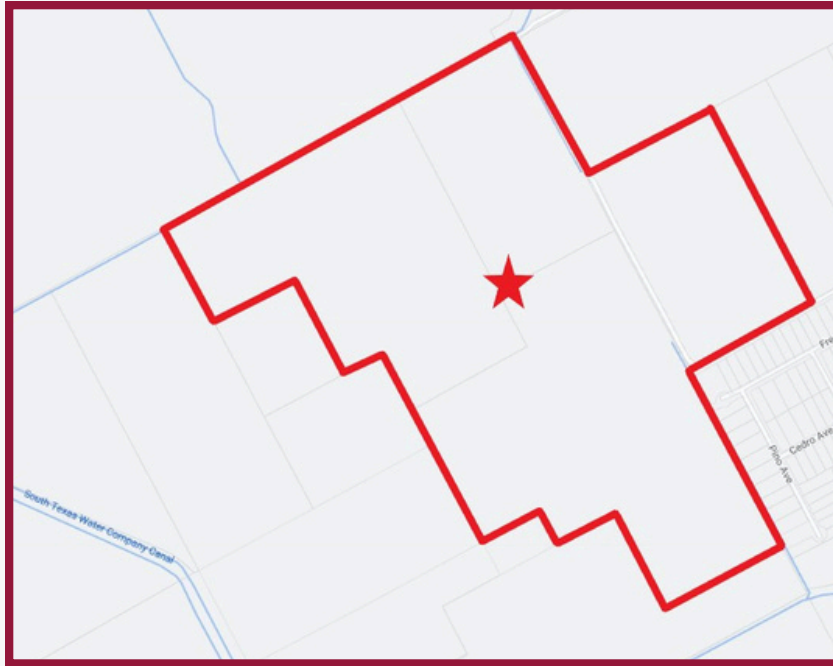
281-868-9526  
346-548-3662



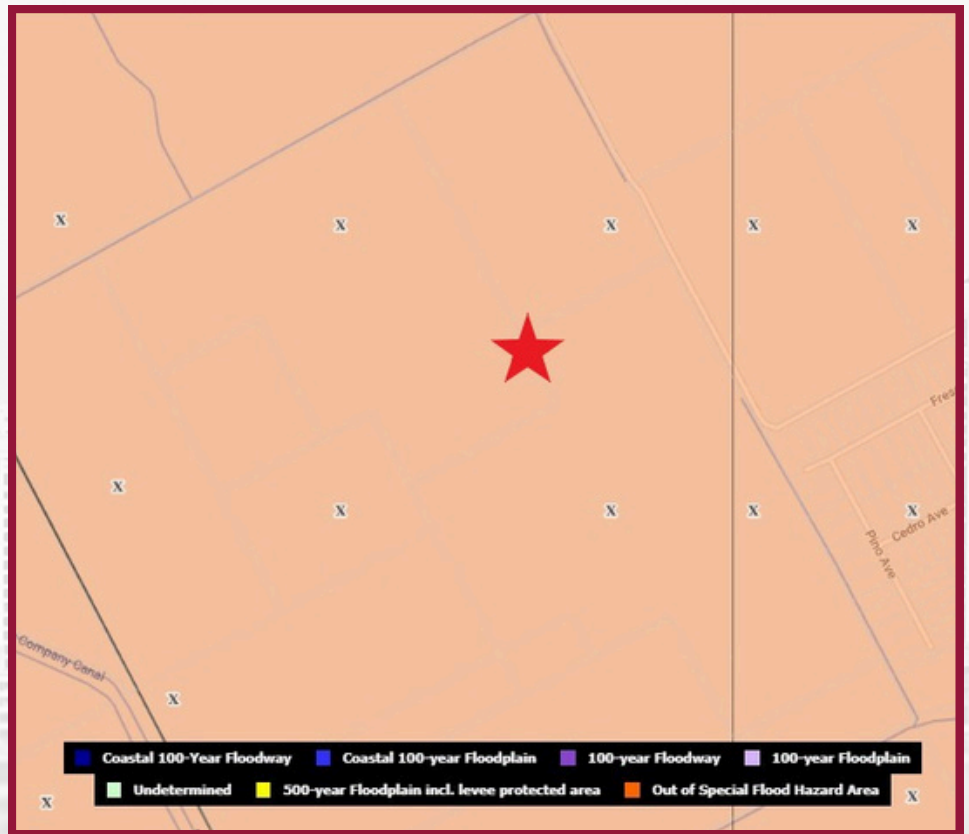
sales@yaalxrealtygroup.com



## AVAILABLE TRACTS



## FLOODPLAIN MAP



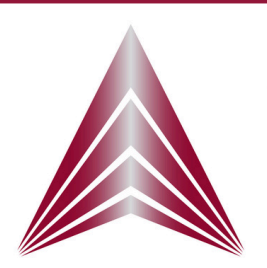
**CONTACT US**



281-868-9526  
346-548-3662



sales@yaalxrealtygroup.com



## AERIAL VIEW



## PROPERTY TAX RATE



### JURISDICTION

BRAZORIA CO DRAINAGE DISTRICT #5  
 BRAZORIA CO EMERGENCY DISTRICT #3  
 BRAZORIA COUNTY  
 ALVIN COMMUNITY COLLEGE  
 PORT OF FREEPORT  
 ROAD & BRIDGE FUND  
 ALVIN ISD  
 TOTAL TAX RATE

### TAX RATE

0.123851  
 0.097745  
 0.291106  
 0.164145  
 0.035000  
 0.050000  
 1.377700  
 2.139547

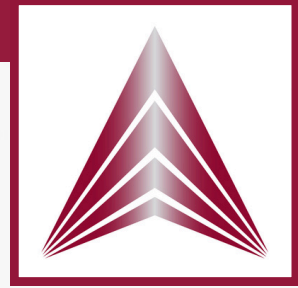
**CONTACT US**



281-868-9526  
 346-548-3662



sales@yaalxrealtygroup.com

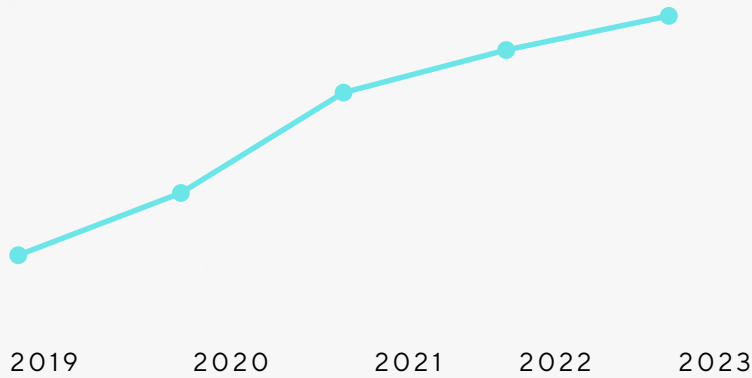


## POPULATION



### RADIUS

1 to 5 mile  
84,852



2% compared to 2020



4% compared to 2022

## HOUSEHOLD INCOME

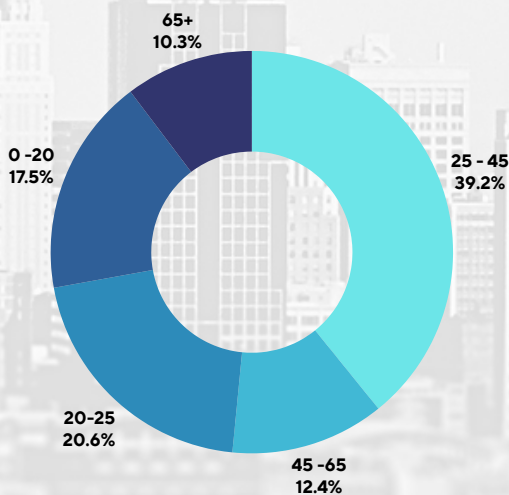
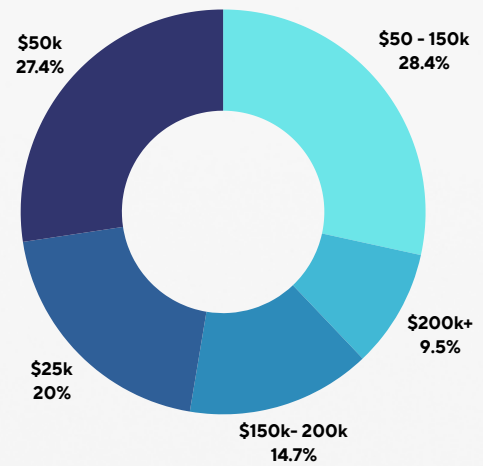
69.2k

MEDIAN INCOME

75.2K

2026 ESTIMATE

This data is area specific  
From 1 to 5 miles



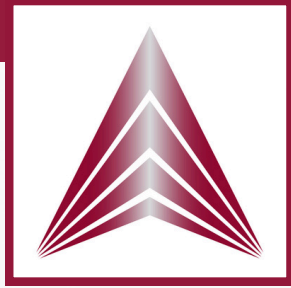
## AGE DEMOGRAPHICS

41

MEDIAN AGE

This data is area specific  
From 1 to 5 miles

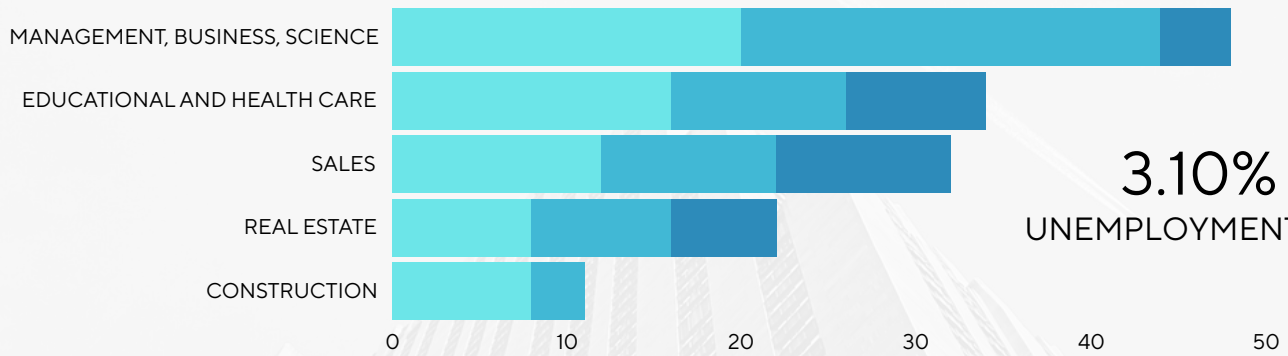




## NUMBER OF EMPLOYEES

**7214**

## TOP 5 EMPLOYMENT CATEGORIES



**3.10%**  
UNEMPLOYMENT RATE

## HOUSING OCCUPANCY RATIO

**20:1**

26:1 PREDICTED BY 2026

## RENTER TO HOMEOWNER RATIO

**1:2**

1:2 PREDICTED BY 2026

## NEARBY SCHOOLS



First Discoveries Montessori Academy



Premier High School - Granbury



STARS Accelerated High School



Granbury High School



Lone Star Success Academy



Cornerstone Christian Academy



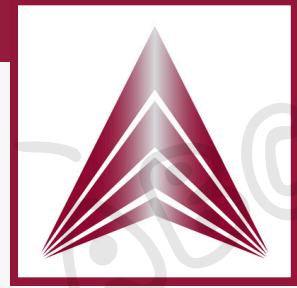
Nettie Baccus Elementary School



Dora Lee Langdon Educational Center



Oak Woods School



## NEARBY RETAIL & ATTRACTIONS



Granbury City Beach Park



Shanley Park



Acton State Historic Site



Hood County Jail Museum



Johnson's Cove



Historic Granbury Square



Hunter Park



Granbury Ghost Tours



Hewlett Park

## OUR EXPERTS

Sophia Filfil

[sales@yaalxrealtygroup.com](mailto:sales@yaalxrealtygroup.com)

713 - 398 - 7927

Zach Peters

Broker

[sales@yaalxrealtygroup.com](mailto:sales@yaalxrealtygroup.com)

281 - 868 - 9526



*Information herein is not guaranteed and should be independently verified by any and all parties.*

**CONTACT US**



281-868-9526  
346-548-3662



[sales@yaalxrealtygroup.com](mailto:sales@yaalxrealtygroup.com)