

SIGNIFICANT PRICE REDUCTION

FOR SALE

±35.5 ACRE DEVELOPMENT TRACT

3700 TX-35 LOOP

ALVIN, TX 77511

35



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**CUSHMAN &
WAKEFIELD**

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PROPERTY HIGHLIGHTS

- ±35.5 total acres
- ±10,610 SF of existing improvements
- High visibility tract on Hwy. 35
- ±1,350' of frontage on Hwy. 35
- City of Alvin utilities
- Existing detention
- Incentives available from City of Alvin
- Contact broker for pricing

DEMOGRAPHICS

 **68,555**
2023 Total Population

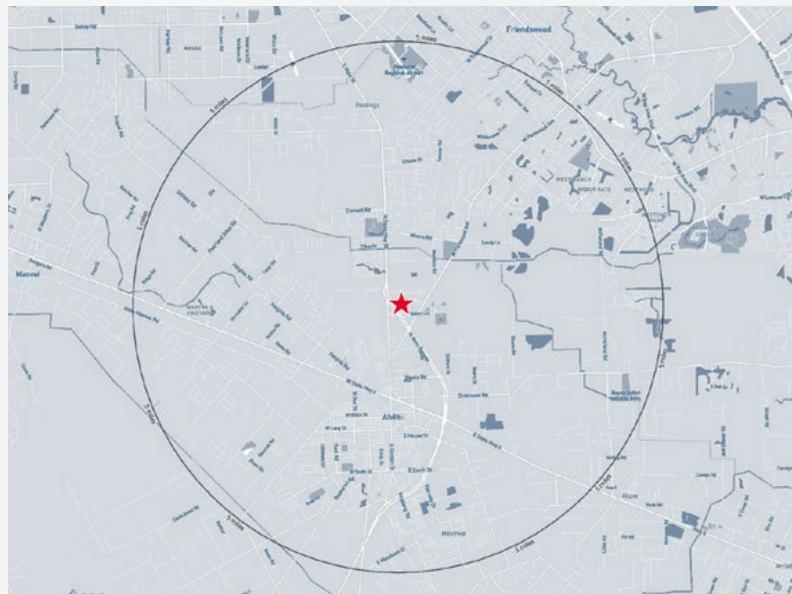
 **23,646**
2023 Total Households

 **2.89**
2023 Average Household Size

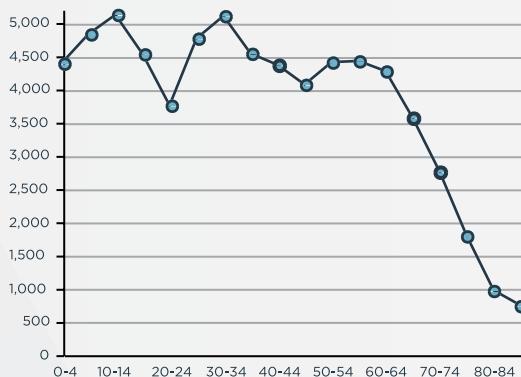
 **123,095**
2023 Average Household Income

 **36.9**
2023 Median Age

 **315,285**
2023 Average Home Value



Population by Age Group



Employment

55,701
2023 Total Daytime Population

35%
2023 Daytime Population Workers

65%
2023 Daytime Population Residents

709.3
2023 Daytime Population Density(Pop/sq mi)

1,722
2023 Total (SIC01-99) Businesses

18,531
2023 Total (SIC01-99) Employees

Educational Attainment

20%
GED/Alternative Credential

4%
GED/Alternative Credential

21%
Some College/No Degree

10%
Associate's Degree

11%
Bachelor's Degree

18,531
Graduate/Professional Degree

For more information, please contact

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