

SIGNIFICANT PRICE REDUCTION

FOR SALE

±35.5 ACRE DEVELOPMENT TRACT

3700 TX-35 LOOP

ALVIN, TX 77511

GARRETT THOMAS

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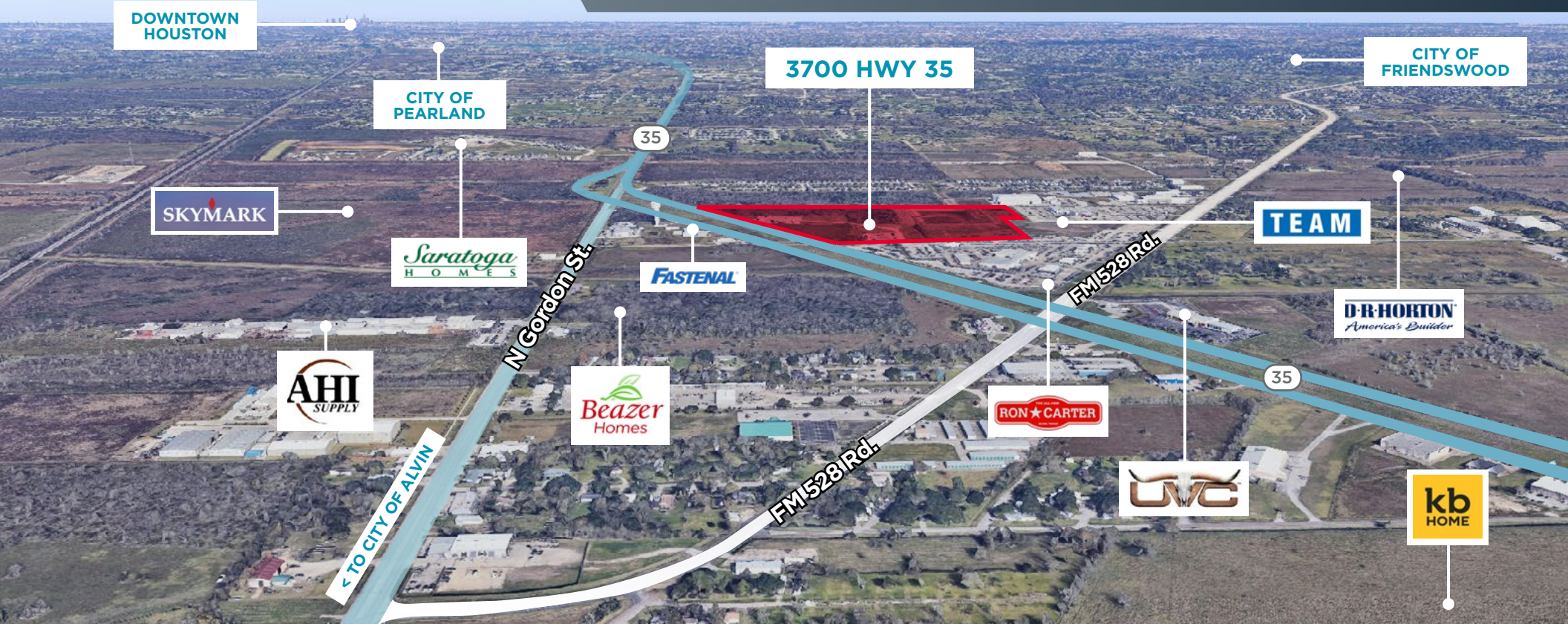
TX Lic #571632



**CUSHMAN &
WAKEFIELD**

3700 TX-35 LOOP

ALVIN TX 77511



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

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ALVIN TX 77511

DEMOGRAPHICS

 **68,555**
2023 Total Population

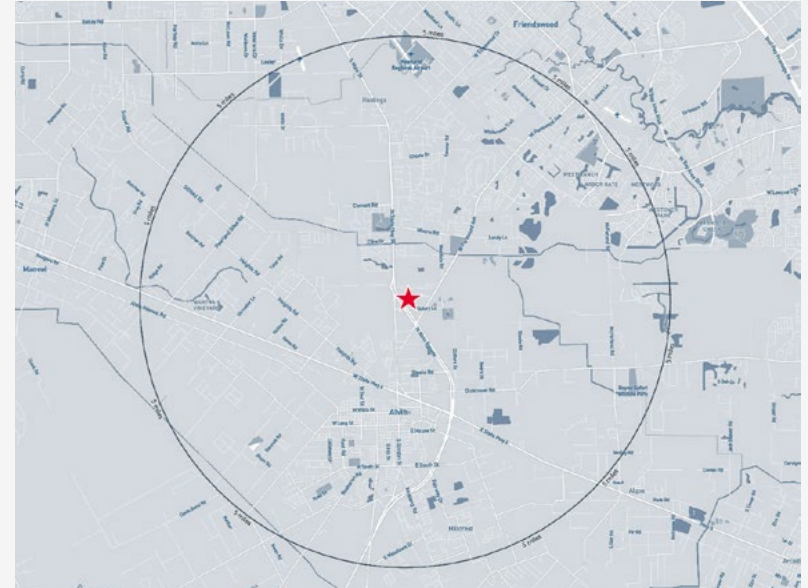
 **23,646**
2023 Total Households

 **2.89**
2023 Average Household Size

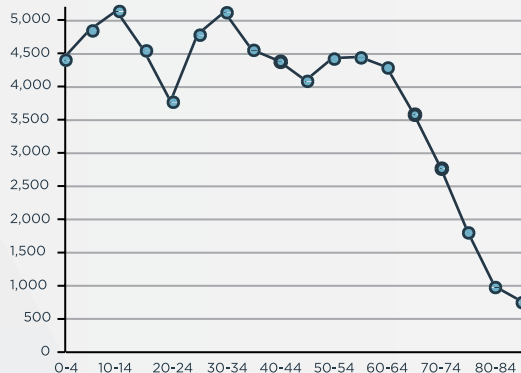
 **123,095**
2023 Average Household Income

 **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

10%
Associate's Degree

4%
GED/Alternative Credential

11%
Bachelor's Degree

21%
Some College/No Degree

18,531
Graduate/Professional Degree

For more information, please contact

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