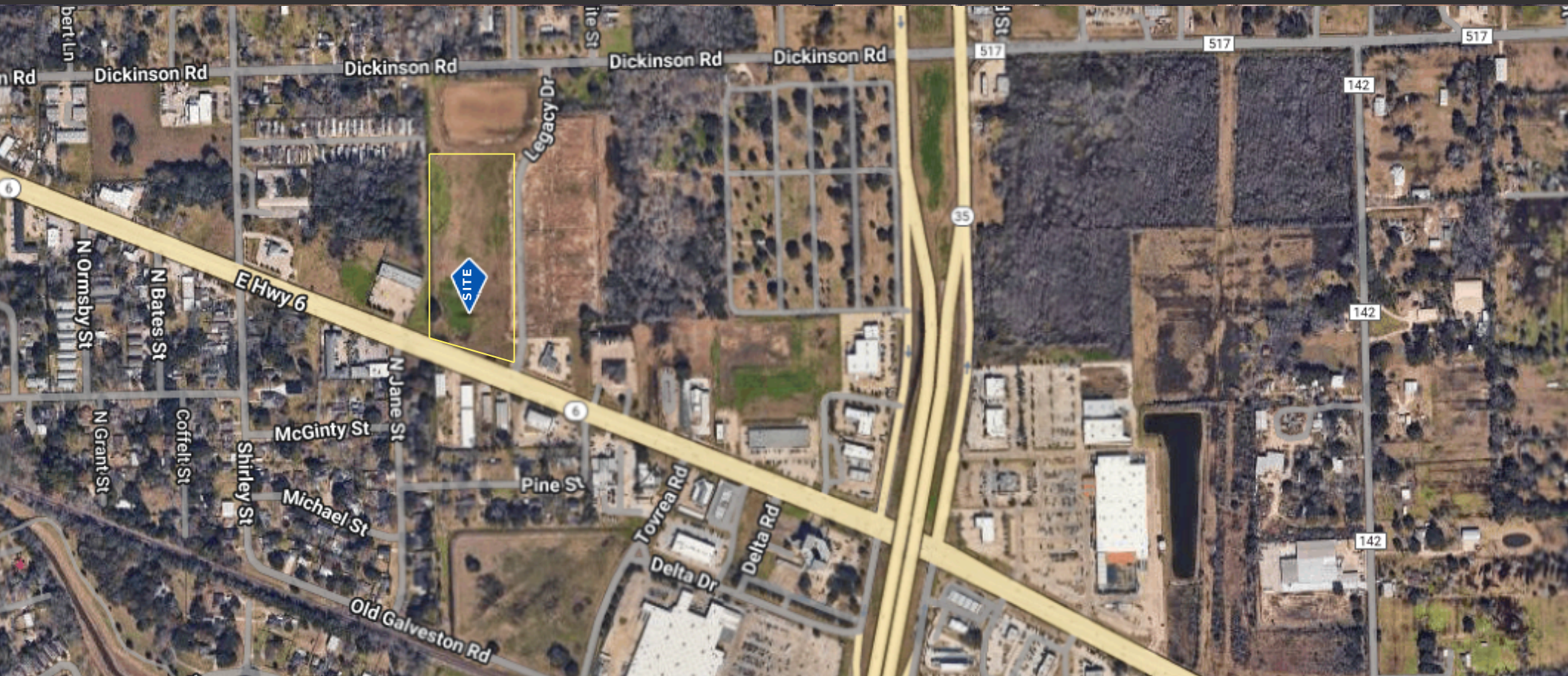


FOR SALE \$4,950,000

8.5012 AC COMMERCIAL LAND



Property Overview:

Approximately 8.5012 acres of unrestricted commercial land (Reserve B) fronting Highway 6, offering outstanding visibility and access near SH-35! This ± 8.5 -acre parcel features existing water and electric utilities and is net of detention per seller, making it ideal for retail, office, medical, or multifamily development.

Located in one of Alvin's fastest-growing corridors, the property benefits from high traffic counts, proximity to major retailers, and is directly across from Reserve A, where 89 new townhomes are currently under construction — creating strong future demand for commercial and residential services.

The entire unrestricted ± 8.5 -acre parcel is available — front ± 2 acres offered at \$1.9M and the remaining ± 6.5 acres at \$3,050,000 (total \$4.95M for the full tract).

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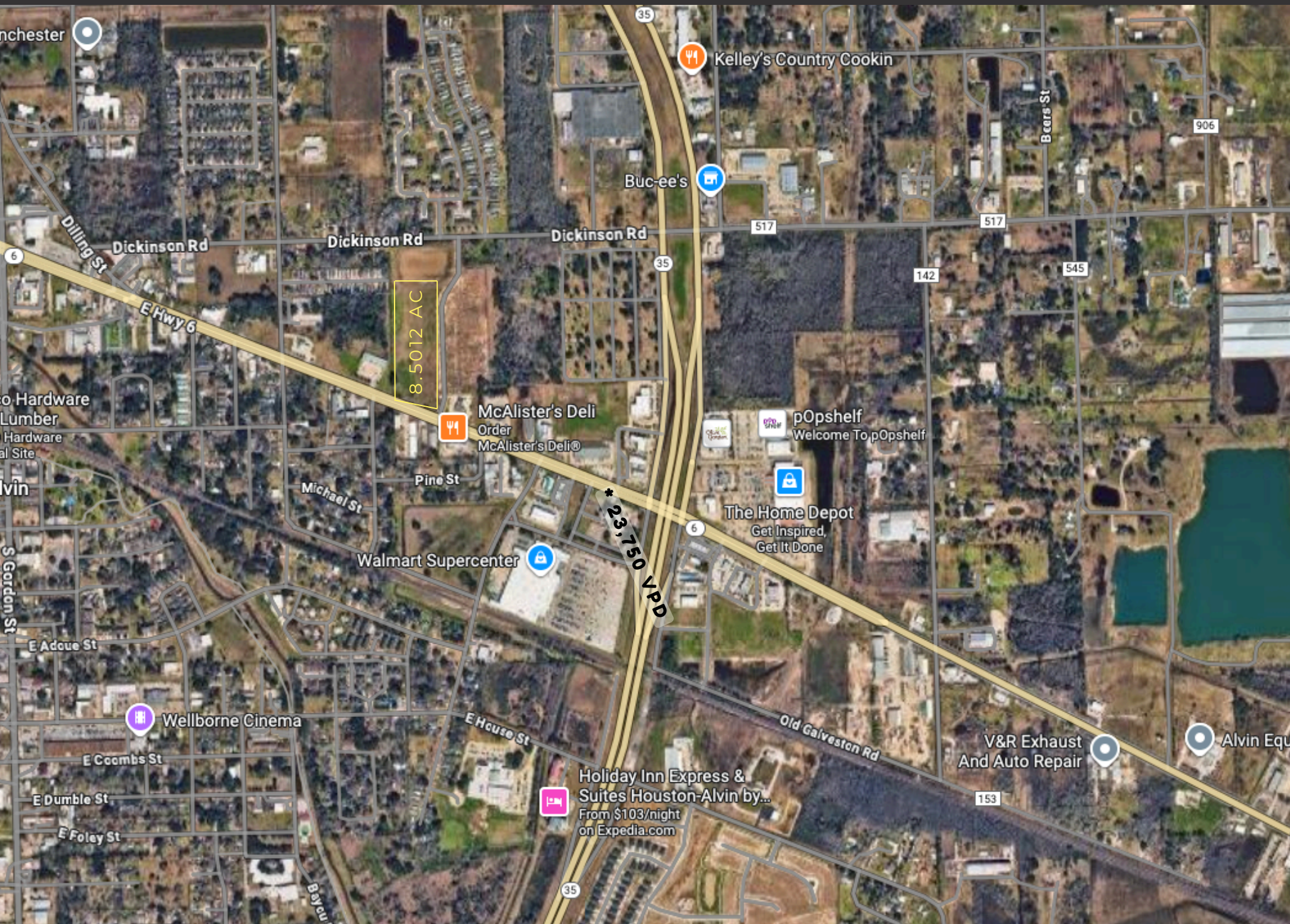
Keller Williams Signature
Each office is independently
owned and operated



Broker
Joe Rothchild
281.744.3415



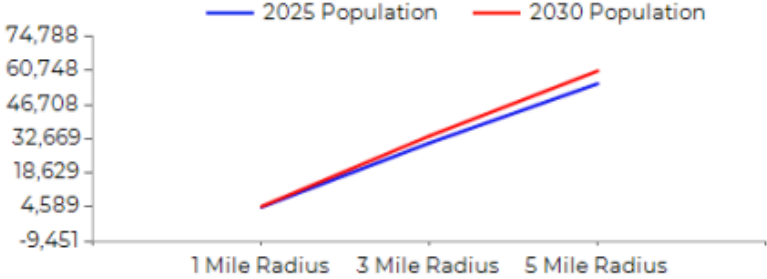
AERIAL MAP



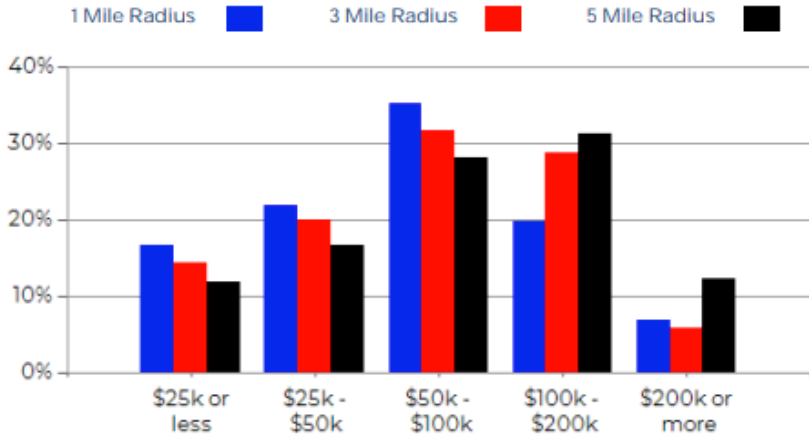
GENERAL DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,539	23,640	40,156
2010 Population	4,316	26,076	44,490
2025 Population	4,589	31,044	55,490
2030 Population	4,845	33,961	60,748
2025 African American	273	1,352	1,978
2025 American Indian	48	240	386
2025 Asian	59	462	1,457
2025 Hispanic	1,879	12,318	20,066
2025 Other Race	672	4,448	7,268
2025 White	2,681	19,176	35,133
2025 Multiracial	851	5,356	9,249
2025-2030: Population: Growth Rate	5.45%	9.05%	9.15%

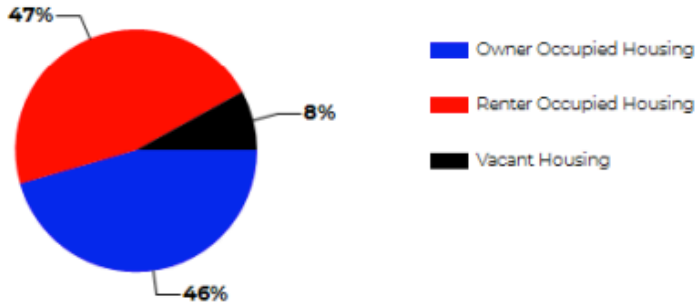
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	186	1,017	1,456
\$15,000-\$24,999	104	668	955
\$25,000-\$34,999	130	732	1,147
\$35,000-\$49,999	250	1,625	2,230
\$50,000-\$74,999	389	2,137	3,186
\$75,000-\$99,999	226	1,615	2,499
\$100,000-\$149,999	276	2,375	4,049
\$150,000-\$199,999	71	1,029	2,282
\$200,000 or greater	120	677	2,479
Median HH Income	\$59,656	\$71,156	\$85,036
Average HH Income	\$77,638	\$87,365	\$111,173



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



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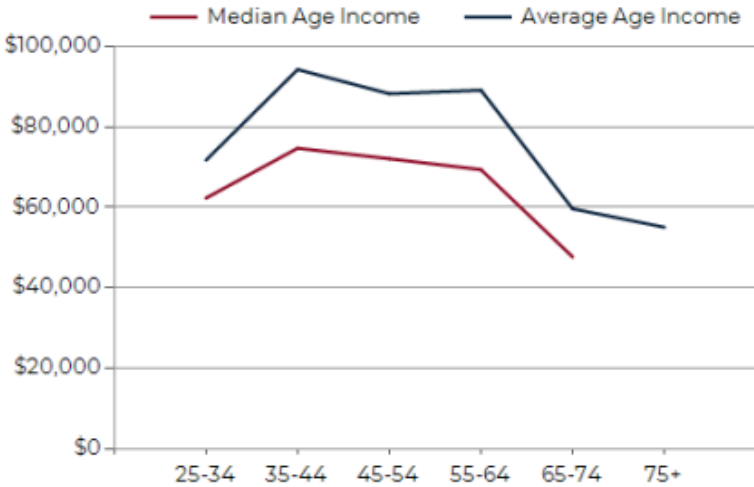
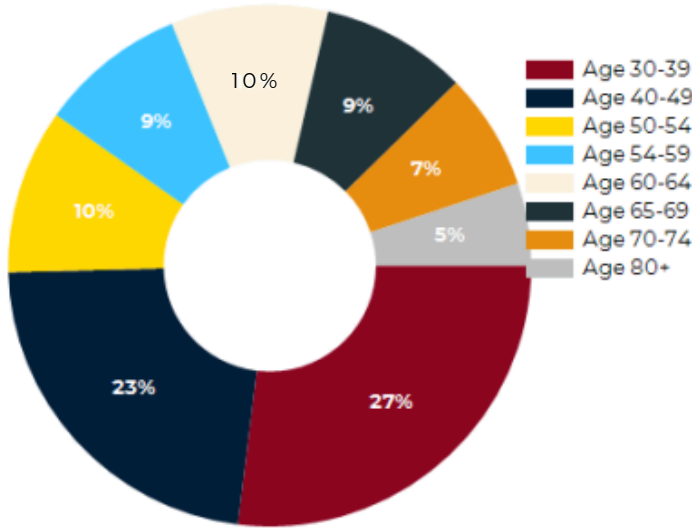


GENERAL DEMOGRAPHICS

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	365	2,327	3,726
2025 Population Age 35-39	311	2,116	3,604
2025 Population Age 40-44	295	2,098	3,786
2025 Population Age 45-49	273	1,816	3,456
2025 Population Age 50-54	256	1,864	3,503
2025 Population Age 55-59	228	1,623	3,190
2025 Population Age 60-64	243	1,772	3,343
2025 Population Age 65-69	227	1,616	3,065
2025 Population Age 70-74	182	1,348	2,393
2025 Population Age 75-79	128	1,048	1,818
2025 Population Age 80-84	97	678	1,122
2025 Population Age 85+	79	479	770
2025 Population Age 18+	3,447	23,704	42,311
2025 Median Age	35	37	38
2030 Median Age	37	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,319	\$78,737	\$89,662
Average Household Income 25-34	\$71,773	\$89,248	\$107,097
Median Household Income 35-44	\$74,752	\$87,206	\$105,321
Average Household Income 35-44	\$94,347	\$101,124	\$129,211
Median Household Income 45-54	\$72,151	\$86,880	\$106,916
Average Household Income 45-54	\$88,327	\$100,839	\$134,780
Median Household Income 55-64	\$69,432	\$76,851	\$96,885
Average Household Income 55-64	\$89,224	\$93,091	\$123,480
Median Household Income 65-74	\$47,681	\$56,636	\$66,416
Average Household Income 65-74	\$59,677	\$76,379	\$93,824
Average Household Income 75+	\$55,079	\$61,573	\$67,035

Population By Age



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GENERAL DEMOGRAPHICS

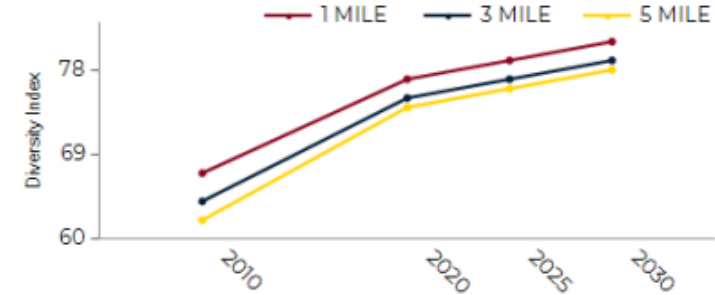
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	79	78
Diversity Index (current year)	79	77	76
Diversity Index (2020)	77	75	74
Diversity Index (2010)	67	64	62

POPULATION BY RACE



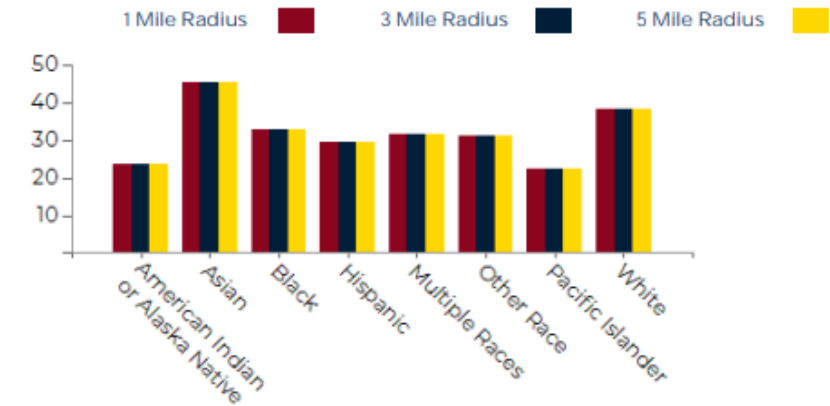
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	3%	3%
American Indian	1%	1%	1%
Asian	1%	1%	2%
Hispanic	29%	28%	27%
Multiracial	13%	12%	12%
Other Race	10%	10%	10%
White	41%	44%	47%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	24	33	34
Median Asian Age	45	36	38
Median Black Age	33	35	37
Median Hispanic Age	30	30	31
Median Multiple Races Age	32	32	32
Median Other Race Age	31	32	32
Median Pacific Islander Age	23	28	28
Median White Age	38	41	42

2025 MEDIAN AGE BY RACE



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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.

11-2-2015



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 others, including the broker's own interests;
- 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 buyer/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 opinions 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 ESTABLISH:

- 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 purposes. 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.

Keller Williams Signature	9004054	klrw17@kw.com	281-599-7600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrea St. Jean	508095	andistjean@kw.com	281-599-7600
Designated Broker of Firm	License No.	Email	Phone
Joe Rothchild	303477	joe@rothchild.live	281-599-6500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joe Rothchild	303477	joer@kw.com	281-599-6500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date