



1500 W. HWY 6 ALVIN, TEXAS

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CONFIDENTIALITY & DISCLAIMER

This Confidential Offering Memorandum ("Memorandum") has been prepared by AM Real Estate Group, LLC ("Broker") solely to solicit interest in the acquisition of the property located at 1500 W Highway 6, Alvin, Texas 77511 (the "Property"). This Memorandum is strictly confidential and is intended only for qualified, prospective purchasers and investors who have been specifically authorized to receive it.

By accepting and reviewing this Memorandum, the recipient agrees to maintain the confidentiality of all information contained herein and to refrain from disclosing, reproducing, distributing, or using this Memorandum or any of its contents for any purpose other than evaluating the potential acquisition of the Property without the prior written consent of AM Real Estate Group, LLC.

DISCLAIMER

The information contained in this Memorandum has been obtained from sources believed to be reliable; however, AM Real Estate Group, LLC, its agents, affiliates, and representatives make no representations, warranties, or guarantees — express or implied — as to the accuracy, completeness, or reliability of the information presented. All projections, opinions, assumptions, and estimates are provided for general reference only and are subject to change without notice.

Prospective purchasers are advised to conduct their own independent investigation, analysis, and due diligence regarding the Property, including but not limited to physical inspections, environmental assessments, surveys, title review, zoning verification, financial analysis, and any other examinations deemed appropriate. Neither AM Real Estate Group, LLC nor the Seller shall be held liable for any inaccuracies, errors, or omissions in this Memorandum or for any reliance placed upon the information contained herein.

AM Real Estate Group, LLC may represent the interests of the Seller in connection with the sale of the Property. The Broker reserves the right to withdraw the Property from the market, modify the terms of sale, or reject any or all offers at any time without prior notice. This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy the Property.

The Property is being offered on an "as-is, where-is" basis. No warranty or representation is made by the Seller or Broker regarding the condition of the Property, its fitness for any particular purpose, or its compliance with any applicable laws, codes, or regulations.

OFFERING

Address

1500 W. Hwy 6 Alvin, Texas 77511

Type

Industrial — Flex / Light Industrial / Service / Truck Terminal

Building Class

C (Value-Add Opportunity)

Number of Units

5 (3 Buildings, 2 Covered Structures)

Office Remodel

2024

Year Built

1985

Legal Description

A0420 HOOPER & WADE TRACT 19
ACRES 4.414 (ALVIN)

Tenancy

Single Tenant

Zoning

No Zoning Designation (City of Alvin —
Unrestricted Commercial/Industrial Use)

Parcel Number

0420-0108-000



PROPERTY SUMMARY

AM Real Estate Group, LLC is pleased to present an exceptional opportunity to acquire a versatile, income-producing industrial compound located at 1500 W Highway 6, Alvin, Texas 77511. Spanning 4.41 acres, this fully fenced and stabilized property encompasses over 18,550 square feet of functional improvements across five purpose-built units — three enclosed buildings (Main Office, Main Shop, and Secondary Shop) and two covered structures, one of which includes a dedicated wash station. All are situated on one of the most strategically significant commercial corridors in southern Brazoria County. With direct Highway 6 frontage, 24-hour access, and unrestricted zoning, this property offers a compelling combination of current income, operational flexibility, and long-term upside for investors, owner-occupants, and value-add operators alike.

The investment thesis is anchored by transformative infrastructure and economic catalysts converging on this submarket. TxDOT's **\$1.96 billion TX-99 Grand Parkway Segment B-1** — a 14.2-mile tolled corridor extending from League City through Alvin — has entered the design-build procurement phase, with contract execution anticipated in July 2026 and construction commencing in 2027. This project will fundamentally reshape regional connectivity by establishing a new logistics corridor linking I-45, SH-35, and SH-288. Paired with Brazoria County's \$30+ billion petrochemical investment base, the ongoing expansion of Port Freeport's Velasco Container Terminal, and a county population that has surged past 419,000 residents, the growth trajectory for Alvin's industrial real estate market is extraordinary.

Whether the buyer's objective is to occupy and operate, hold for income with a seasoned tenant in place, or reposition the compound for higher-and-better use, this offering provides a rare entry point into one of Greater Houston's most dynamic emerging corridors — at a moment of maximum potential preceding the Grand Parkway's transformative impact. We invite qualified investors and principals to review this Memorandum and contact us to schedule a private tour.

HIGHLIGHTS

- **4.414-Acre Fenced & Stabilized Industrial Compound:** Fully secured perimeter on Highway 6, one of southern Houston's primary commercial arterials
- **18,550 SF Total Improved Across Five Functional Units:** Three enclosed buildings plus two fenceline covered structures (one with storage bays, one with an integrated wash station), including an administrative office (2,700 SF), an office-warehouse (4,106 SF), and a standalone secondary shop (1,500 SF)
- **20-Foot Clear Ceiling Heights:** Six grade-level drive-in doors accommodate trucks, heavy equipment, and full-scale industrial operations
- **Stabilized Yard for Heavy Equipment Staging:** Compacted surface suitable for fleet parking, material laydown, and equipment marshaling
- **Unrestricted Zoning:** Maximum Flexibility — No zoning overlay within the City of Alvin permits the widest possible range of commercial and industrial uses
- **TX-99 Grand Parkway Segment B-1 (\$1.96B):** Design-build contract execution anticipated July 2026; construction begins 2027 — poised to transform regional connectivity and elevate property values
- **Brazoria County Petrochemical Powerhouse:** \$30B+ in petrochemical capital investment, two Class I rail lines (BNSF & Union Pacific), and proximity to Port Freeport
- **NNN Leaseback Structure:** Day 1 Income — Seller to leaseback on a Triple Net basis for 30–60 days post-closing, delivering immediate rental income to the buyer
- **Highway 6 Frontage with 24-Hour Access:** High-visibility location with excellent signage potential, direct curb-cut access, and uninterrupted operational hours
- **Value-Add Potential:** Expand, redevelop, or reposition the compound for higher-and-better use as the Grand Parkway corridor develops

BUILDING ONE: OFFICE HEADQUARTERS

Recently remodeled in 2024 with upgraded stone façade replacing original brick.

Includes:

- Reception area
- 7 private offices
- Conference room
- Kitchen
- Updated restroom
- HVAC throughout
- Fluorescent lighting
- Attached covered slab structure

Attribute	Details
Dimensions	68'9" x 35'7"
Building Height	8'3"
Interior Clearance	13'
Use	Administrative Office (Remodeled 2024)
Condition	Functional / Operational



BUILDING TWO: MAIN INDUSTRIAL SHOP

Heavy industrial fabrication facility designed for high-capacity operations:

- 5-ton overhead crane (5-ton hook)
- Five 14' x 12' grade-level garage doors
- Open shop bay and heavy equipment access
- Office, tool room, restroom with safety wash station
- 3 upstairs office spaces, breakroom, and kitchen
- Built for fabrication, equipment service, and logistics workflows

Attribute

Details

Dimensions

51'5" x 79'10"

Building Height

26'

Interior Clearance

20'

Use

Primary Shop / Fabrication /
Equipment Operations

Condition

Functional / Operational

±4,276 SF + 1,564 SF COVERED



BUILDING THREE: SECONDARY SHOP

Support facility ideal for fabrication overflow or storage:

- Two 10' x 10' grade-level garage doors
- Tool room
- Open shop bay
- Restroom with safety wash station
- Supplemental use

Attribute

Details

Dimensions

29'6" x 50'

Building Height

13'4"

Interior Clearance

10'7"

Use

Secondary Shop

Condition

Functional / Operational

±1,500 SF + 700 SF COVERED



UNITS FOUR AND FIVE: INDUSTRIAL OUTDOOR STORAGE

Unit 4 – ±4,890 SF: Open-air covered staging for materials, equipment, or fleet storage

Unit 5 – ±1,750 SF: Covered washdown facility with integrated drainage system

±4,890 SF + ±1,750 SF COVERED



Attribute

Details

Unit 4 Dimensions

68' 4" X 23' 6"

Unit 4 Dimensions

28' X 16' 4"

Use

Industrial Outdoor Storage / Washdown

Condition

Functional / Operational

SITE & YARD FEATURES

- Stabilized yard designed for heavy industrial use
- Supports 50,000+ lb forklift operations
- 7 total drive-in / grade-level doors
- 24-hour gated access
- Secondary access via Parker-Davis School Rd (10'3" clearance)
- Trailer and container staging capacity
- Efficient circulation for fleet and heavy equipment





AERIAL PHOTOS

INDUSTRIAL FLEX COMPOUND



SITE PLAN

4.414 ACRES + 18,550 SQ FT
FUNCTIONAL IMPROVEMENTS



**UNIT 5:
INDUSTRIAL OUTDOOR
STORAGE WITH WASH
STATION**

**UNIT 4:
INDUSTRIAL OUTDOOR
STORAGE**

**BUILDING THREE:
SECONDARY SHOP**

**BUILDING ONE:
OFFICE HEADQUARTERS**

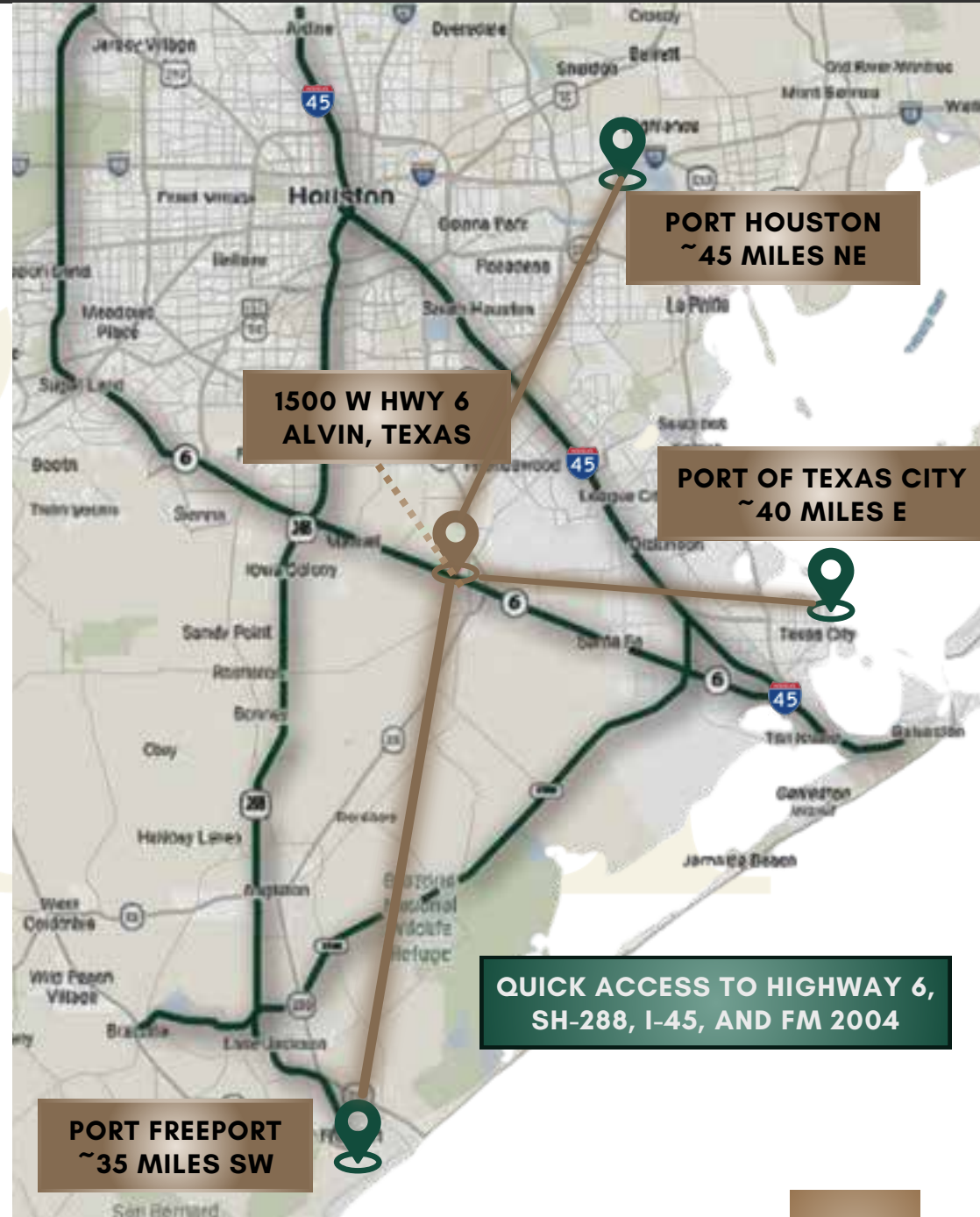
**BUILDING TWO:
MAIN SHOP**

LOCATION & GROWTH CATALYSTS

This property sits directly within one of Southeast Texas' most active industrial growth corridors.

Key regional drivers include:

- **TX-99 Grand Parkway Segment B-1** (\$1.96B project) improving regional connectivity
- Brazoria County **petrochemical corridor** (\$30B+ investment base)
- **Port Freeport expansion** (Velasco Container Terminal) increasing logistics demand
- Population growth exceeding **419,000 residents** in Brazoria County
- Direct access to **SH-35, SH-288, and I-45**
- Proximity to both **BNSF and Union Pacific** rail corridors



DEAL TERMS

The property is offered at \$2,200,000 in as-is, where-is condition and will be conveyed by General Warranty Deed. Earnest money of 1% of the purchase price is due within 3 business days of the executed contract. Buyer will have a 45-day option period for due diligence, with closing anticipated within 60 days from the effective date. Buyer is responsible for obtaining a new survey if required. Seller will provide a title commitment, and Buyer may select the title company. A Phase I Environmental Site Assessment was completed by Terracon in February 2024 with no active environmental releases identified. The property carries no zoning restrictions, permitting unrestricted commercial and industrial use per the City of Alvin.

Asking Price:	\$2,200,000
Earnest Money:	1%
Option Period:	45 days
Closing Timeline:	60 days
Seller Leaseback:	30-60 days NNN (optional)





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