

RETAIL FOR SALE

GAS STATION FOR SALE

620 EAST SOUTH STREET, ALVIN, TX 77511



FOR SALE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

O: (832) 455-6486

ash@cbanrealestate.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

620 EAST SOUTH STREET



OFFERING SUMMARY

PRICE:	\$950,000 plus inventory
BUILDING SQ FT	2400
LOT SIZE:	15,551 SF
FRONTAGE:	116 ft on E South St
YEAR BUILT:	1981
ZONING:	Commercial

PROPERTY OVERVIEW

We are excited to offer a rare gas station opportunity in Alvin, Texas, one of Houston's fastest-growing suburban markets. This well-performing convenience store delivers strong cash flow, value-add upside, and multiple supplemental income streams, making it an excellent fit for seasoned operators and strategic investors. Located amid dense apartment communities and established residential neighborhoods, the site benefits from steady, built-in customer traffic.

The property is not subject to a fuel supply contract, allowing buyers full flexibility to optimize fuel margins and choose their preferred supplier. Its strategic positioning near major highways and active commercial developments further enhances long-term viability. With Alvin's continued expansion and increasing demand, this asset represents a compelling long-term investment opportunity. For additional details, contact Ash Noorani today.

[E-Sign NDA for Income/Expenses Sheet](#)

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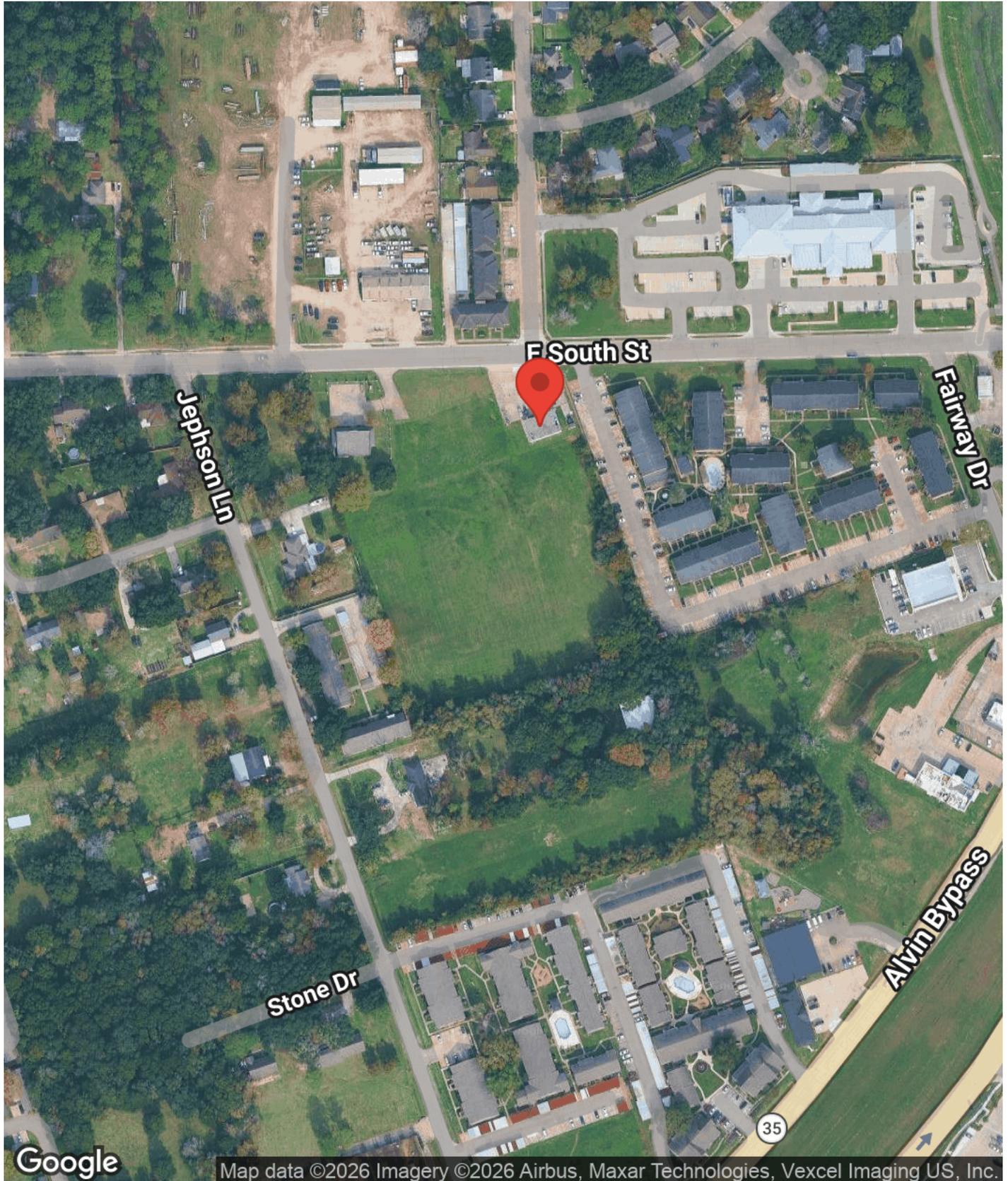


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AERIAL MAP

620 EAST SOUTH STREET



Google

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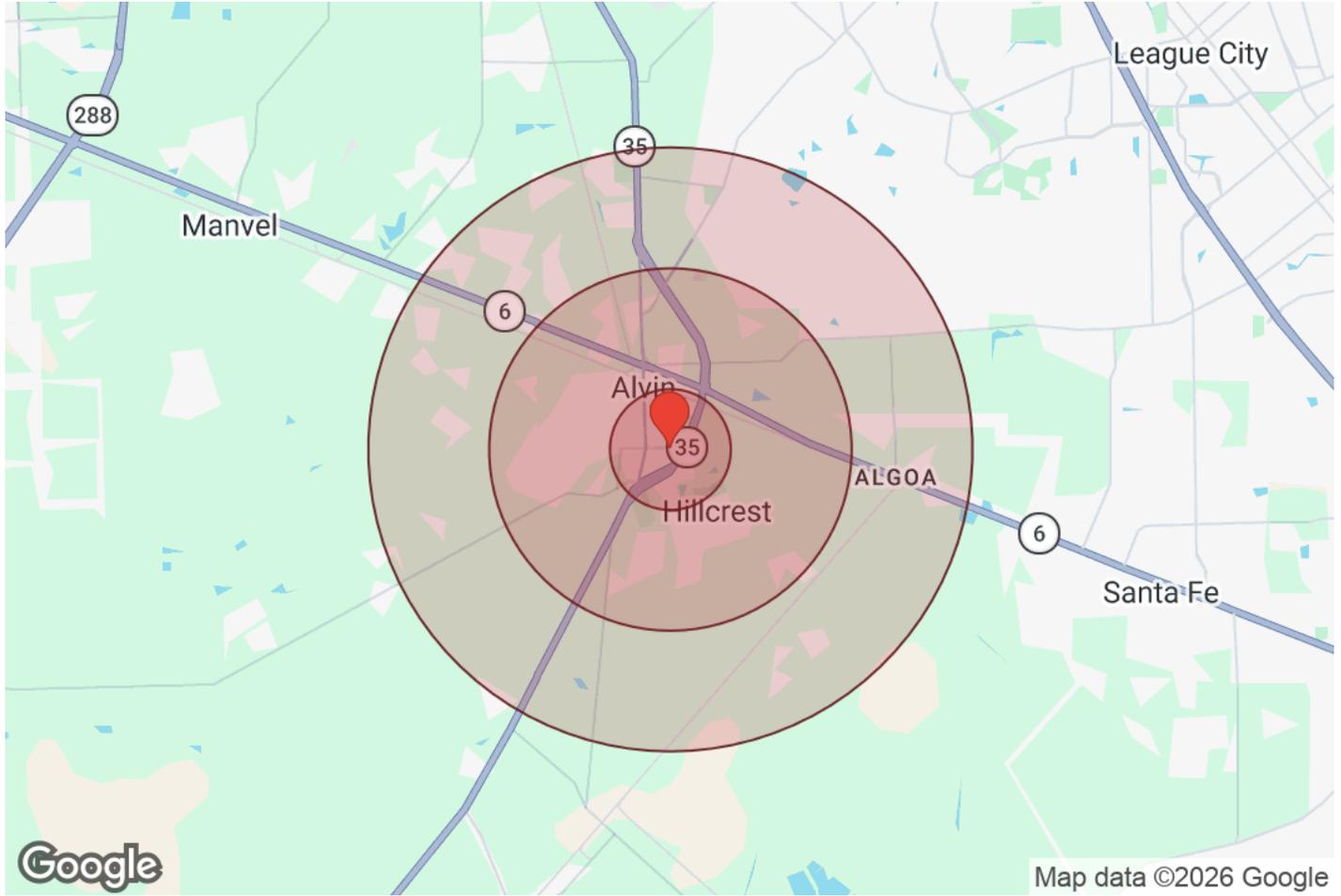


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DEMOGRAPHICS

620 EAST SOUTH STREET



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,943	15,707	24,498
Female	4,094	16,116	24,918
Total Population	8,037	31,823	49,416

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,881	15,294	24,520
Black	820	2,839	4,111
Am In/AK Nat	14	45	74
Hawaiian	N/A	6	10
Hispanic	2,794	11,937	18,106
Asian	379	1,123	1,670
Multiracial	141	547	880
Other	8	32	54

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,787	13,287	20,124
Occupied	3,357	11,893	18,005
Owner Occupied	1,438	7,142	12,169
Renter Occupied	1,919	4,751	5,836
Vacant	430	1,394	2,119

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,549	6,420	9,981
Ages 15 - 24	1,192	4,426	6,684
Ages 25 - 54	3,149	12,299	19,251
Ages 55 - 64	860	3,476	5,580
Ages 65+	1,287	5,202	7,921

Income	1 Mile	3 Miles	5 Miles
Median	\$59,067	\$74,175	\$82,138
Under \$15k	336	946	1,220
\$15k - \$25k	216	798	1,124
\$25k - \$35k	305	885	1,208
\$35k - \$50k	619	1,464	1,909
\$50k - \$75k	549	1,914	2,751
\$75k - \$100k	621	2,070	2,773
\$100k - \$150k	480	2,116	3,588
\$150k - \$200k	79	1,008	2,003
Over \$200k	153	691	1,430

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DISCLAIMER

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PROFESSIONAL BIO

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.