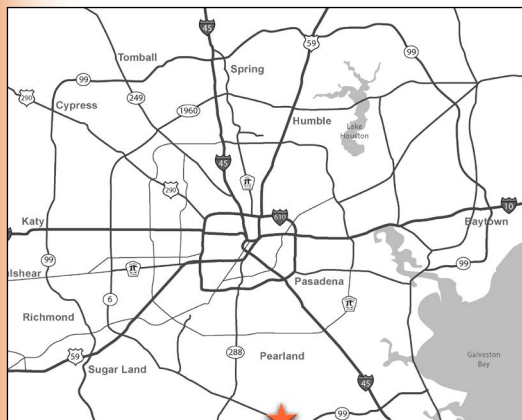


# ALVIN MARKETPLACE

## SEC HWY 6 AT HWY 35 - ALVIN, TEXAS

### PROPERTY INFORMATION:

- Build to suit, ground lease or for sale
- Join UTMB Health, Chick-fil-A, Panda Express, Golden Chick, DaVita, BlueWave, Raceway & Discount Tire
- Located at the southeast corner of Highway 6 & Highway 35
- Across from Walmart & from Home Depot anchored shopping centers
- Detention in place
- Contact broker for pricing and more details



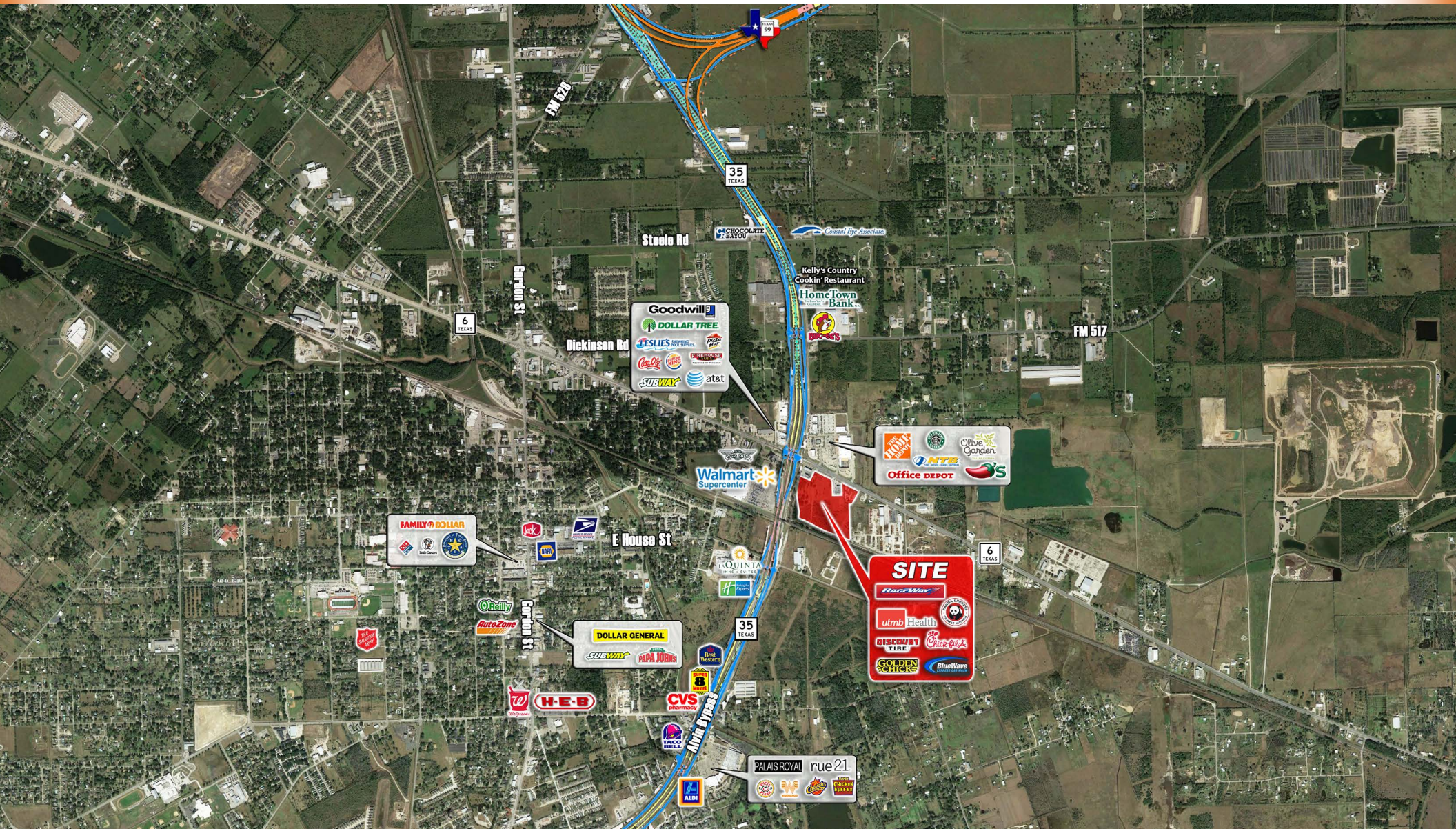
**Contact:**  
**Campbell Anderson**  
**915.433.4853**  
**canderson@orrinc.com**

**Greg Lee**  
**281.299.5764**  
**glee@orrinc.com**



# ALVIN MARKETPLACE

## SEC HWY 6 AT HWY 35 - ALVIN, TEXAS



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# ALVIN MARKETPLACE

## SEC HWY 6 AT HWY 35 - ALVIN, TEXAS

### Demographics:

#### 1 Mile Radius

2019 Population: 3,548  
 Total Daytime Pop: 5,553  
 Households: 1,326  
 Avg HH Income: \$62,921

#### 3 Mile Radius

2019 Population: 28,815  
 Total Daytime Pop: 29,212  
 Households: 10,334  
 Avg HH Income: \$73,089

#### 5 Mile Radius

2019 Population: 51,619  
 Total Daytime Pop: 42,999  
 Households: 17,937  
 Avg HH Income: \$88,963

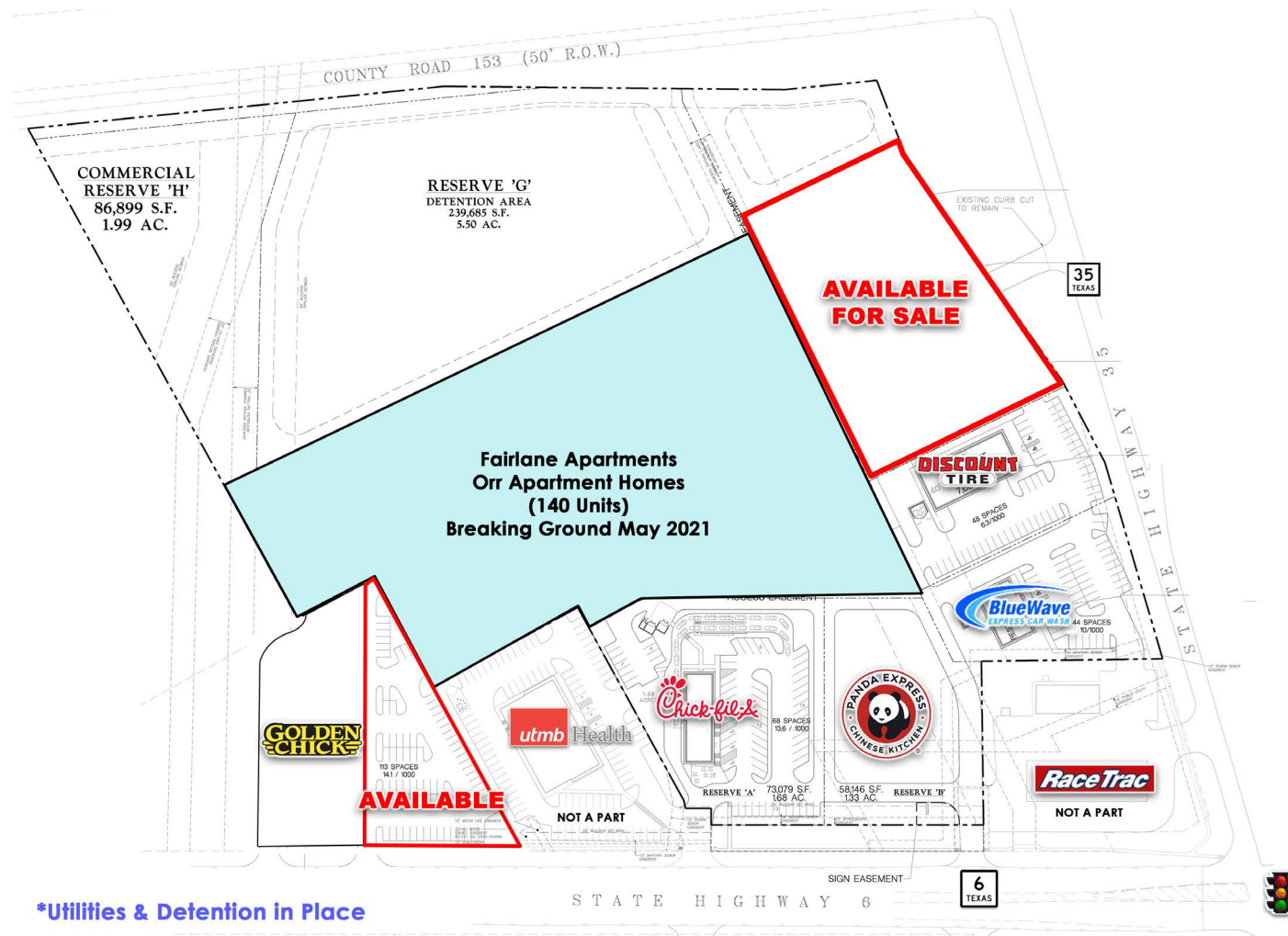
### Traffic Counts:

Hwy 35 (S of Hwy 6)  
 41,251 VPD (TXDOT 2016)

Hwy 35 (N of Hwy 6)  
 37,577 VPD (TXDOT 2018)

Hwy 6 (W of Hwy 35)  
 22,448 VPD (TXDOT 2018)

Hwy 6 (E of Hwy 35)  
 19,103 VPD (TXDOT 2018)



\*Utilities & Detention in Place

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