

FOR SALE/LEASE

2441 S. BYPASS 35 | ALVIN, TEXAS 77511



ALVIN LAND NEC Alvin Bypass & Jephson
2441 S. Bypass 35, Alvin, Texas 77511

AVAILABLE SPACE

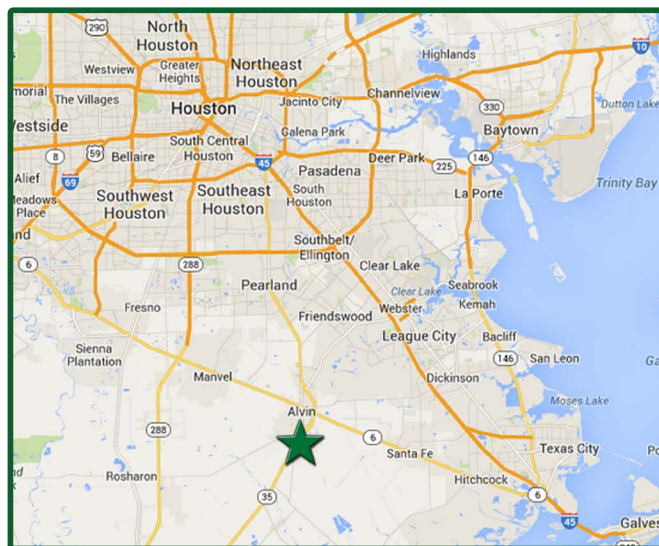
2 tracts: +/- 3.28 acres

PRICING

Contact Broker

DESCRIPTION

- +/- 3.2 acres total
2.145 acre corner pad
1.145 acre interior pad
- Site is in front of an 80 unit class A apartment complex with approximately 130 residents
- Ideal for medical office and bank



FOR MORE INFORMATION:

▶ **BLAIR GOLDEN**
713.705.6804

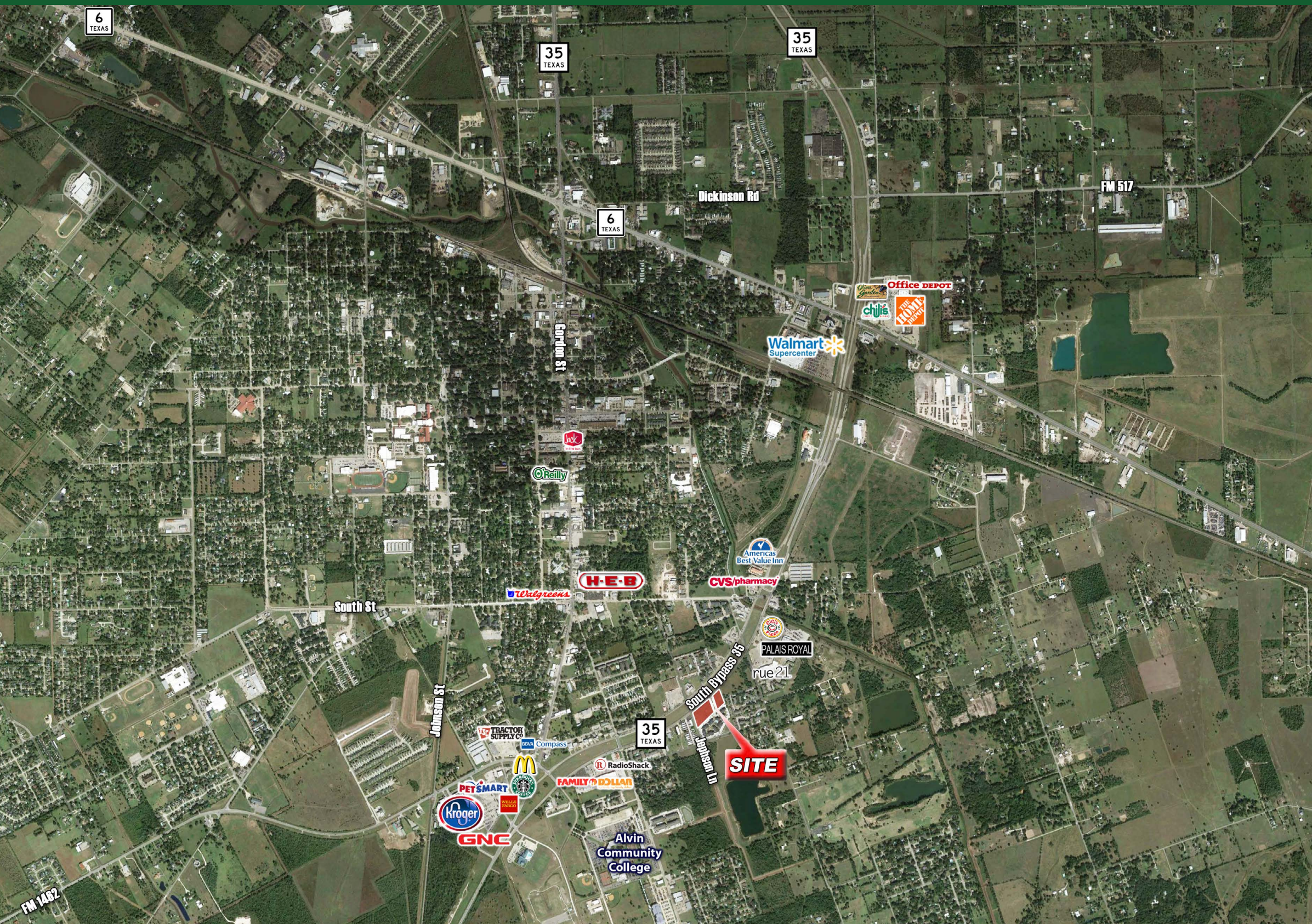
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▶ **LILLY GOLDEN, CCIM**
713.628.3634

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RETAIL AERIAL

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LOCATION

NEC of Alvin Bypass & Jephson
2441 S. Bypass 35, Alvin, Texas 77511

2021 DEMOGRAPHIC SUMMARY

Category	3 miles	5 miles	10 miles
Population	30,687	44,537	204,737
Daytime Pop.	30,508	41,730	172,835
Avg. HH Income	\$76,840	\$82,126	\$113,304

TRAFFIC COUNTS

S. Bypass 35: 23,403 VPD
(TXDOT 2020)

AREA RETAILERS



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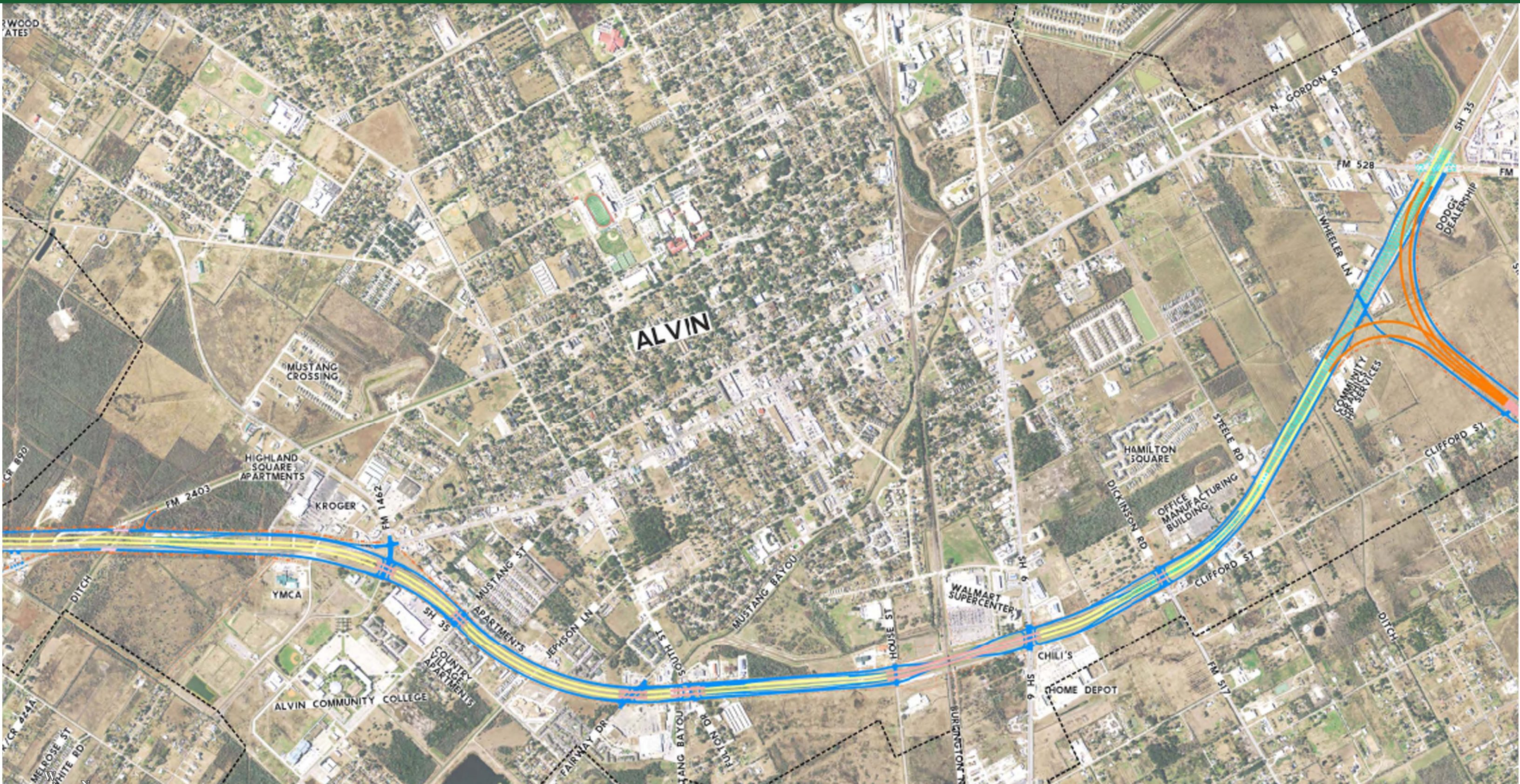
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Evergreen Commercial Realty, LLC
Office: 713-644-3634
4615 Southwest Fwy Suite 550
Houston, TX 77027



FUTURE GRAND PKWY

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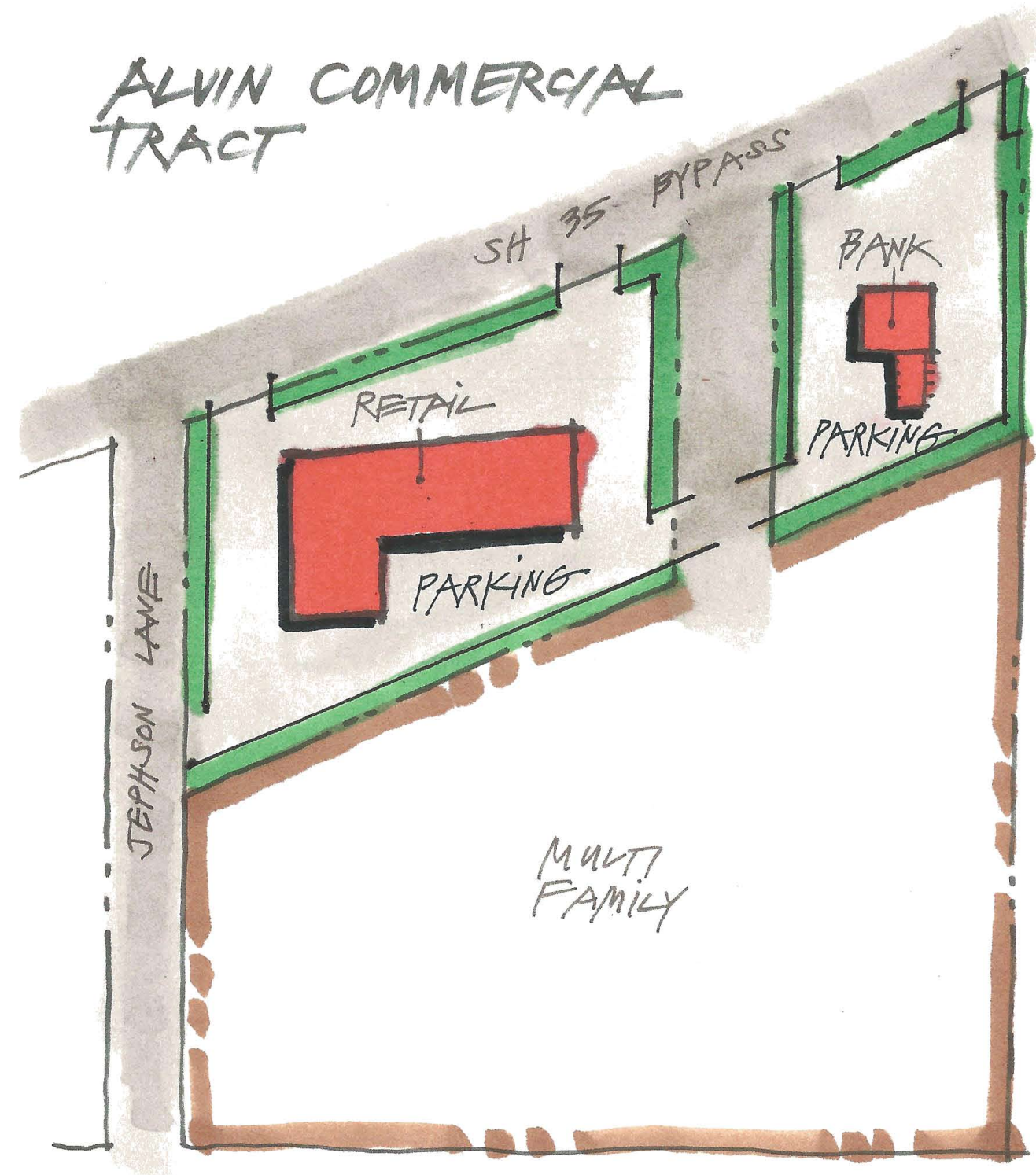
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**EVERGREEN**
COMMERCIAL REALTY



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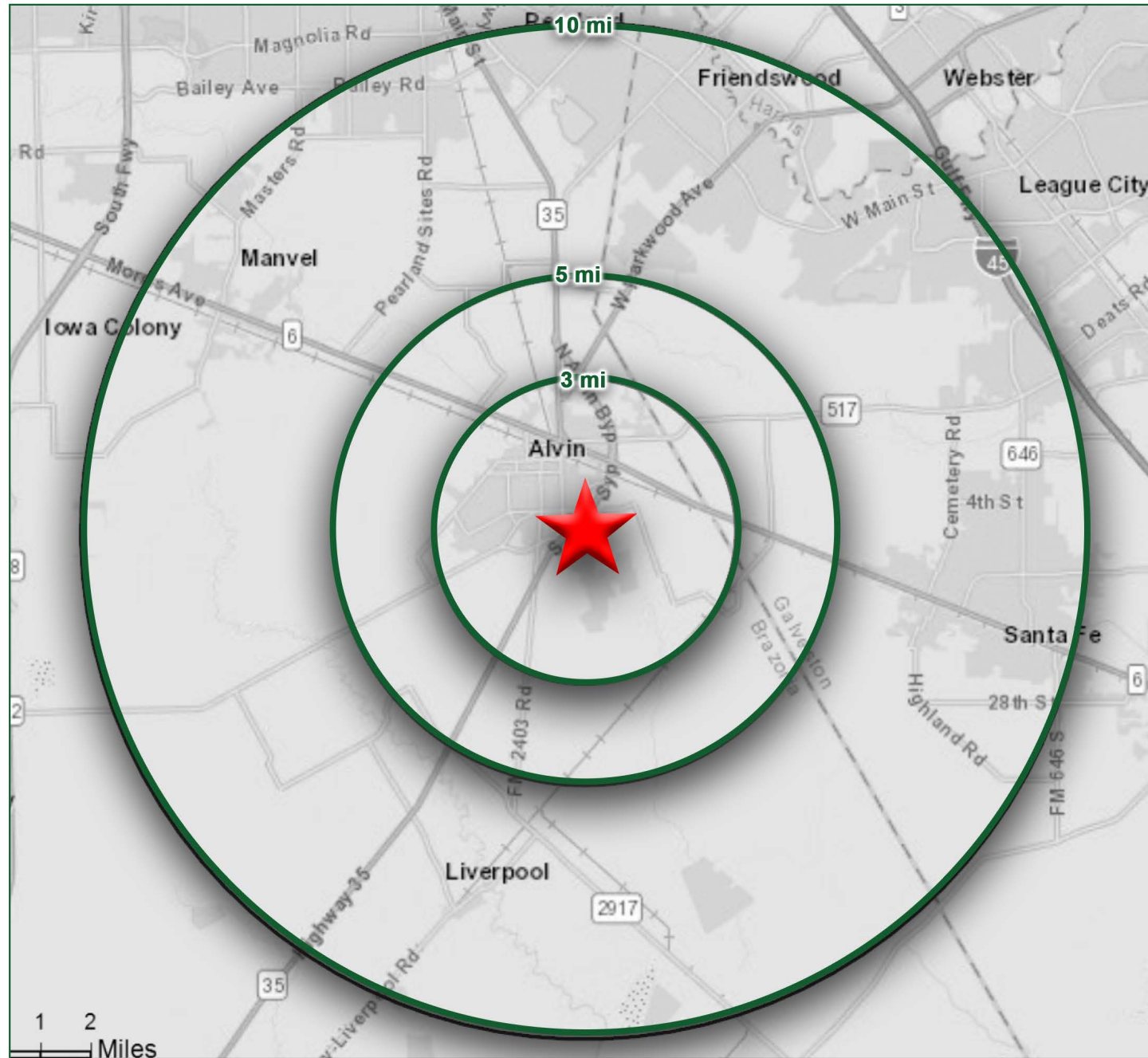
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 **EVERGREEN**
COMMERCIAL REALTY

DEMOGRAPHICS

ALVIN LAND NEC Alvin Bypass & Jephson
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2021 TOTAL POPULATION (5 mi Radius) 44,537	2021 TOTAL HOUSEHOLDS (5 mi Radius) 15,666	2021 DAYTIME POPULATION (5 mi Radius) 41,730	2021 AVERAGE HH INCOME (5mi Radius) \$82,126
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	3 miles	5 miles	10 miles
Population Summary			
2000 Total Population	25,520	34,578	128,525
2010 Total Population	27,443	38,117	171,092
2021 Total Population	30,687	44,537	204,737
2021 Group Quarters	36	39	413
2026 Total Population	32,050	47,104	221,147
2021-2026 Annual Rate	0.87%	1.13%	1.55%
2021 Total Daytime Population	30,508	41,730	172,835
Workers	12,618	16,277	65,139
Residents	17,890	25,453	107,696
Household Summary			
2000 Households	9,124	12,154	44,492
2000 Average Household Size	2.78	2.83	2.88
2010 Households	9,822	13,443	59,042
2010 Average Household Size	2.79	2.83	2.89
2021 Households	10,966	15,666	69,985
2021 Average Household Size	2.80	2.84	2.92
2026 Households	11,458	16,563	75,339
2026 Average Household Size	2.79	2.84	2.93
2021-2026 Annual Rate	0.88%	1.12%	1.49%
2010 Families	7,059	9,929	45,989
2010 Average Family Size	3.27	3.27	3.28
2021 Families	7,766	11,448	54,094
2021 Average Family Size	3.29	3.30	3.32
2026 Families	8,074	12,058	58,103
2026 Average Family Size	3.30	3.30	3.34
2021-2026 Annual Rate	0.78%	1.04%	1.44%
Housing Unit Summary			
2000 Housing Units	9,811	13,019	46,868
Owner Occupied Housing Units	56.7%	62.2%	73.7%
Renter Occupied Housing Units	36.3%	31.1%	21.3%
Vacant Housing Units	7.0%	6.6%	5.1%
2010 Housing Units	10,765	14,637	62,890
Owner Occupied Housing Units	56.0%	62.1%	74.4%
Renter Occupied Housing Units	35.2%	29.8%	19.5%
Vacant Housing Units	8.8%	8.2%	6.1%
2021 Housing Units	11,980	16,924	73,822
Owner Occupied Housing Units	55.7%	63.2%	75.9%
Renter Occupied Housing Units	35.8%	29.4%	18.9%
Vacant Housing Units	8.5%	7.4%	5.2%
2026 Housing Units	12,521	17,882	79,164
Owner Occupied Housing Units	57.2%	64.8%	77.4%
Renter Occupied Housing Units	34.3%	27.8%	17.8%
Vacant Housing Units	8.5%	7.4%	4.8%
Median Household Income			
2021	\$58,283	\$63,190	\$89,592
2026	\$63,414	\$69,953	\$99,320
Median Home Value			
2021	\$191,341	\$208,639	\$245,609
2026	\$227,393	\$244,359	\$277,586
Per Capita Income			
2021	\$27,513	\$28,936	\$38,839
2026	\$30,220	\$31,996	\$42,630
Median Age			
2010	33.2	34.2	35.5
2021	34.6	35.7	37.0
2026	35.5	36.6	37.6

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Evergreen Commercial Realty, LLC	540667	lgolden@evergreentx.com	7136643634
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lilly Golden	440678	lgolden@evergreentx.com	7136643634
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date