

RUTLEDGE COMMERCIAL REAL ESTATE

P. O. Box 580332, Houston, Texas 77258 | 832.541.5433 | chris@rutledgerealestatellc.com

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SALES OFFERING – 5.0 Acres in Alvin

19753 HWY 35 Alvin, TX. 77511

LOCATION: Frontage Road just off HWY 35 right by Greenhouse Rd.

SIZE: 5 acres currently income producing with tenants.

RESTRICTIONS: No other “use” restrictions that would disallow normal commercial development.

UTILITIES: Normal City of Alvin Electric with Septic and Well.

COMMENTS: The land is currently income producing with 3 tenants with 60 notice to vacate or can stay while obtaining permits for future development.

TRAFFIC: Daily TxDOT 2018 traffic counts: 23,700 cars per day on HWY 35

PRICE: \$395,000 [79K/acre], or as negotiated by Seller.

NEED MORE INFORMATION ...Call Chris Bittinger @ 832.541.5433

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