

± 21.58 ACRE LAND FOR SALE

VIRTUAL TOUR

SITE

Highway
35

281

546 COUNTY ROAD 281, ALVIN, TX

ALISON COMMERCIAL GROUP
By: KW Commercial
920 South Fry Road Katy, TX 77450



Each Office Independently Owned and Operated

PRESENTED BY:

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION INFORMATION

Street Address:
546 County Road 281

City, State, Zip:
Alvin, TX 77511

County: Brazoria

Price: Call Broker

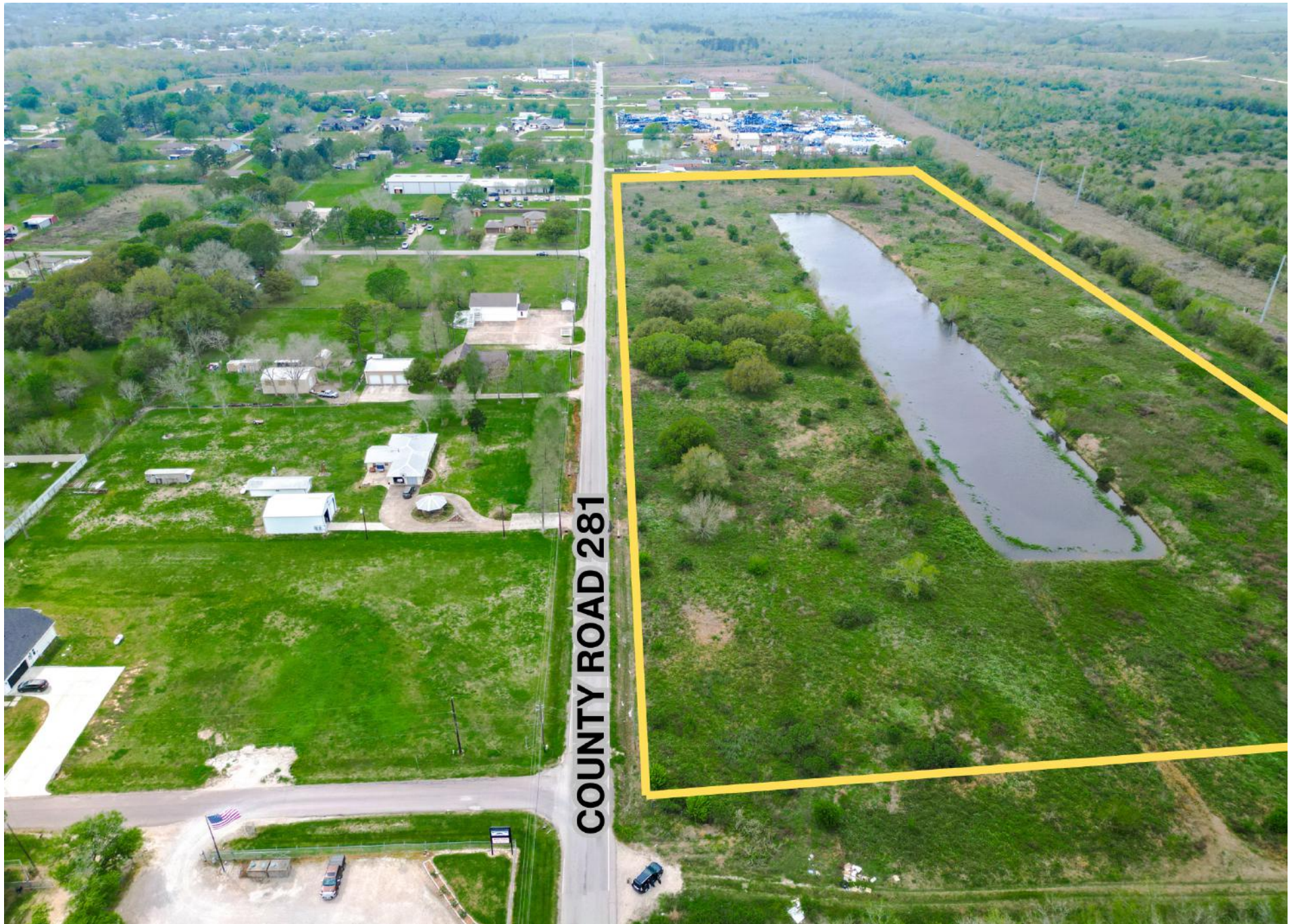
Lot: ± 21.58 AC

PROPERTY HIGHLIGHTS

Very well positioned in Alvin, TX 77511, County Rd 281 offers a strategic development opportunity. With an ideal location, major road access, highway accessibility, robust demographics, and full entitlements for an RV park, this property promises a unique and lucrative RV park development opportunity.

In the heart of Alvin, TX, this property enjoys a prime location in a suburban submarket.

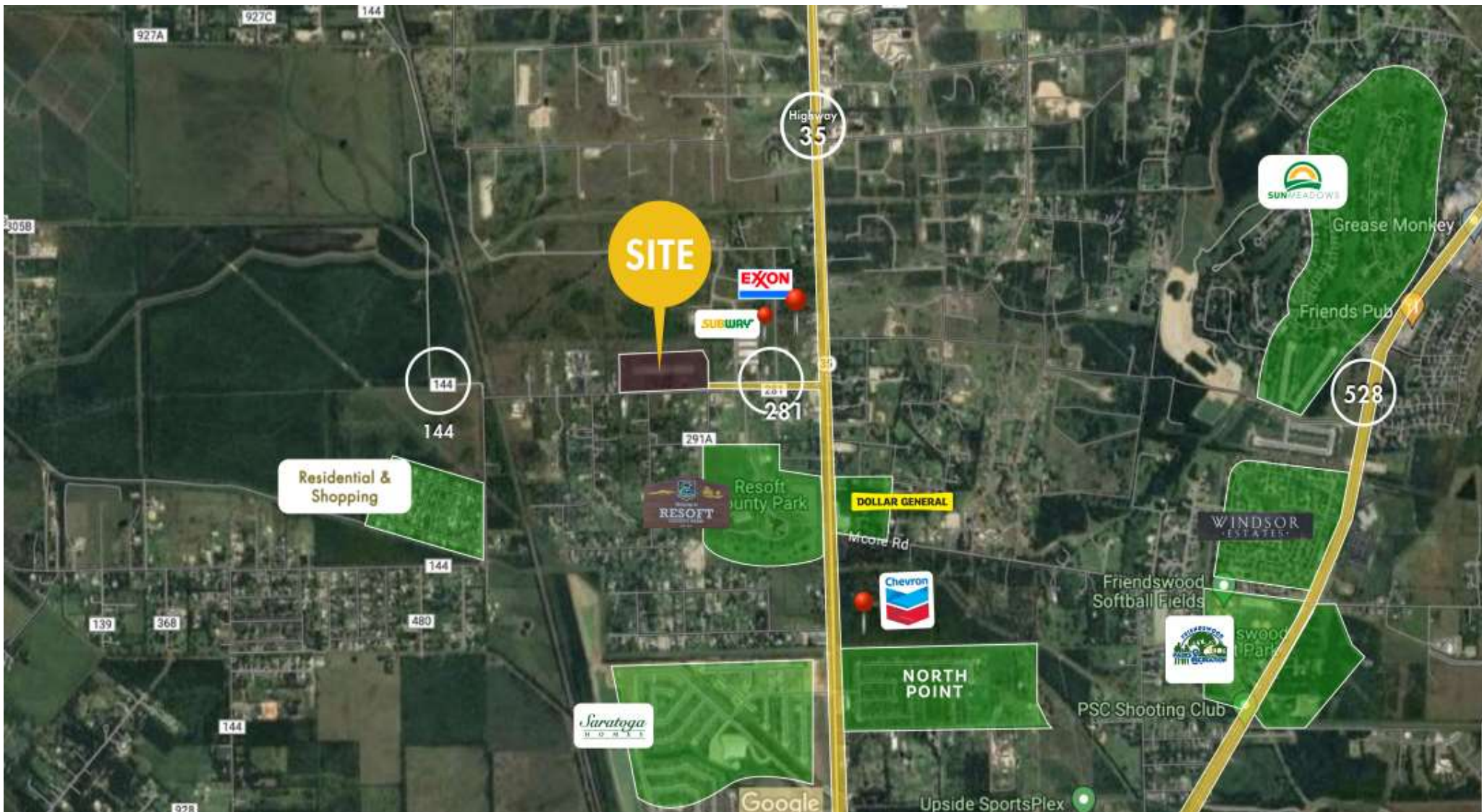
- Located near high-traffic intersections, including Cornett Rd and Hwy 35.
- Conveniently close to Hwy 35, Rd 281, and 144, ensuring easy accessibility.
- Boasting favorable demographics and growth projections.
- Fully entitled to an RV park with comprehensive plans in place.



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82,241

2023 Total Population



28,321

2023 Total Household



2.90

2023 Average Household Size



125,046

2023 Average Household Income



37.50

2023 Median Age



256,662

2023 Average Home Value



EMPLOYMENT



46,145

2023 Total Daytime Population



46,145

2023 Daytime Population Residents



46,145

2023 Daytime Population Workers



303.70

2023 Daytime Population Density (Pop/sq mi)



3,323

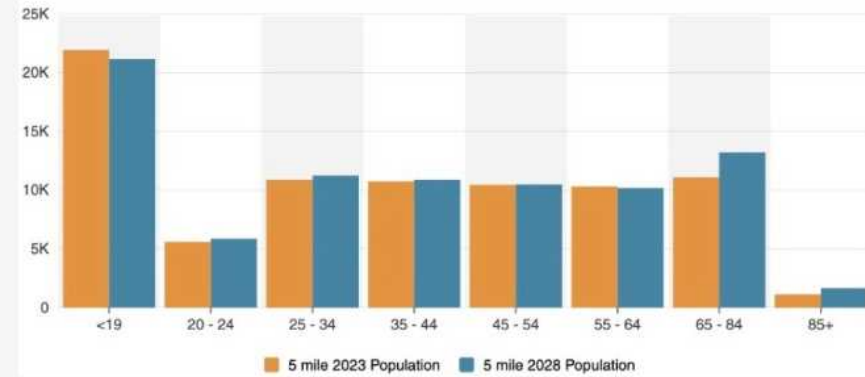
2023 Total (SCI01-99) Businesses



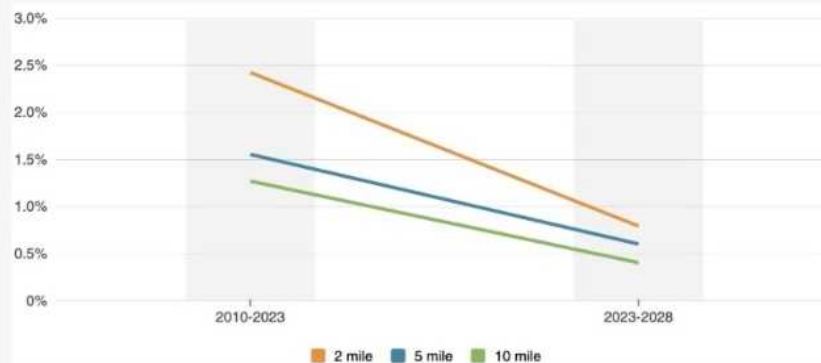
3,323

2023 Total (SCI01-99) Employees

POPULATION BY AGE GROUP



POPULATION TIME SERIES 2010-2023



EDUCATIONAL ATTAINMENT

22%

High School Diploma

9%

GED/Alternative Credential

30%

Some College/No Degree

5%

Associate's Degree

23%

Bachelor's Degree

11%

Graduate/Professional Degree



50%

Male Population(%)



50%

Female Population(%)



0.7%

2023-2028 Population: Compound Annual Growth Rate

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Imtiaz Ali is licensed in the state of Texas and focuses on the commercial market in Southeast and Central Texas. He collaborates with individuals, private entities, and groups of investors across the country and internationally.

Imtiaz Ali also excels at representing investors, developers, and commercial users in the acquisition of modest to large tracts of property/retail by locating highly profitable sites in the best locations in accordance with the needs of the customers

With his extensive background in commercial real estate, he has executed multi-million dollar land, and retail transactions and assisted numerous clients with their investment portfolios.

The goal is to offer knowledge and assistance to clients looking to buy, sell, invest, or develop commercial real estate.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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

Keller Williams Signature Realty		9004054	klrwl7@kw.com	(281) 599-7600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name		License No.	Email	Phone
Andrea St Jean		508095	andisj@kw.com	(281) 599-7600
Designated Broker of Firm		License No.	Email	Phone
Jana Hayes		645162	janahayes@kw.com	(281) 599-7600
Licensed Supervisor of Sales Agent/ Associate		License No.	Email	Phone
Imtiaz Ali		0728721	ialy@kwcommercial.com	(281) 599-7600
Sales Agent/Associate's Name		License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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