

State Highway 35

Alvin, TX



Jay Shaw
281-369-8993
Miguel Siller
832-859-3893

SRE **SHAW**
REAL ESTATE

It provides high visibility, close proximity to Houston, access to schools and amenities, and strong growth potential in Brazoria County.

FEATURES

The State Highway 35 property in Alvin, TX offers 56.7 acres of prime commercial land with excellent frontage, flexible zoning, and a strategic location along the future Grand Parkway.



Alvin Community College – an educational hub serving local and regional students.



Briscoe Park – a popular community park with trails, sports, and recreation.



Hillcrest Golf Club – a local destination for golf and social gatherings.

ALVIN DEMOGRAPHICS



28,633
2023 Population Estimate



\$68,769
Median Household Income



1.69%
Population Growth 2023-2025



The information contained herein has been obtained through sources deemed to be reliable by Shaw Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer that all information be obtained through independent verification. All measurements are approximate.

ALVIN PROXIMITY TO TEXAS CITIES

25 miles

North of Houston

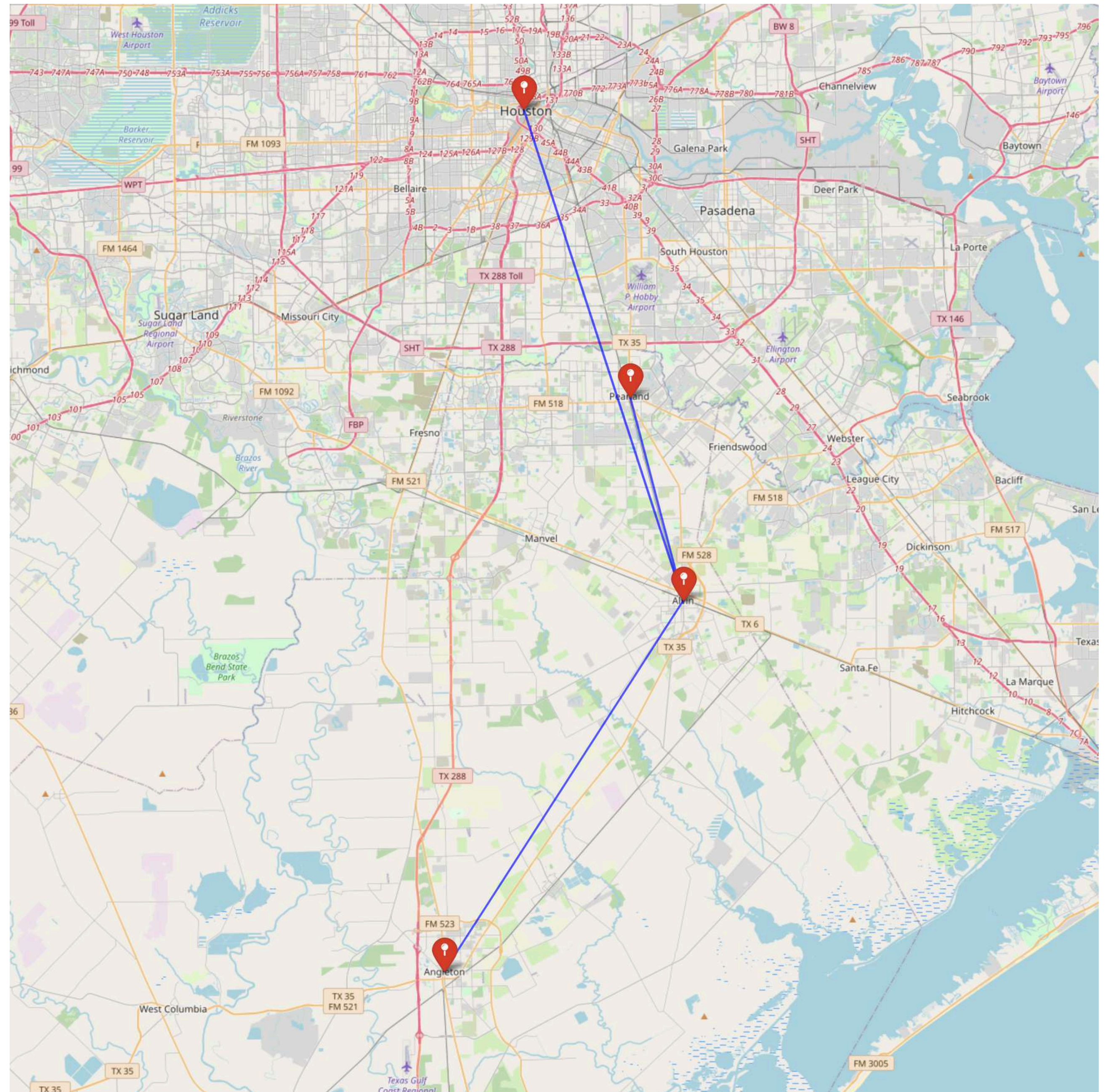
21 miles

Southwest of Angleton

10 miles

Northwest of Pearland

State Highway 35 in Alvin offers prime connectivity just 25 miles from Houston, 10 miles from Pearland, and 21 miles from Angleton, while also being surrounded by local landmarks like Alvin Community College, Briscoe Park, and Hillcrest Golf Club—making it an ideal location that blends regional access with strong community amenities.



PROPERTY TAX RATES	
TOTAL	
SALES TAX RATE	
STATE SALES TAX RATE	6.25%
CITY OF ALVIN SALES	1.00%
TAX RATE TOTAL	7.25%

LOCAL TAX INCENTIVES:

- Economic Development Sales Tax
- Property Tax
- Abatement Freeport Exemption
- Foreign Trade Zone

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ZONING Commercial—flexible development uses

LAND SIZE 56.70 acres (major listing); 3.56 acres (smaller tract)

FRONTAGE ~840 ft on SH 35;
~650 ft on South Johnson/FM 2403

FACILITIES Partially wooded, high-visibility, near amenities and future GP 99

PRICE Price Undisclosed

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Shaw Real Estate	9008598	jay@shawrealestate.com	(832) 637-7042
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jason Shaw	0585937	jay@shawrealestate.com	(281) 546-9237
Designated Broker of Firm	License No.	Email	Phone
Jason Shaw	0585937	jay@shawrealestate.com	(281) 546-9237
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Miguelangel Siller	0799190	sellingwithsiller@gmail.com	(832) 859-3893
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



MIGUEL SILLER

miguel@shawrealestate.com

832-859-3893



JAY SHAW

jay@shawrealestate.com

281-369-8993

