

1046 FM 517, ALVIN, TX

Economic Development Site Brief

Prepared for City/Economic Development Discussion July 11, 2026

Purpose of this handout:

To make the committee aware of a privately listed FM 517 property that may merit business, redevelopment, or mixed-use evaluation as Alvin plans for growth.

The goal for today is to make the committee aware of the property, understand how it may fit Alvin's future growth, and make sure any serious prospect follows the correct city process early. We want the right user, the right due diligence, and the right fit for Alvin.

PROPERTY SNAPSHOT

Address: 1046 FM 517 Rd. Alvin, T 77511

County: Brazoria County

Curent public list price: \$1,599,990

Public Listing Facts: 3 beds| 2full
baths| 2,314 sq. ft.| built 1973

MLS: 91551168

Public listing category: Single-
family, marketed as
commercial/residential

Why it May Matter

- FM 517 is a visible corridor in a changing Alvin growth area
- The site may appeal to an owner-user who needs land, frontage visibilty, and existing improvements
- A future use could potentially support taxable investment, jobs, services, and appropriate corridor redevelopment
- Early city guidance can help prospects evaluate utilities, drainage, access, permitting, and community fit before making assumptions.

The handout is for preliminary discussion only. It is not legal advice, engineering advice, a zoning determination, a title representation, survey, an appraisal, or a city approval. Buyers and prospects should verify all facts independently with the seller, title company, surveyor, engineers, City of Alvin, Brazoria County, TXDOT, and all other appropriate authorities.



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