

Flexible Commercial Campus | Hard Corner | Grand Parkway Growth Corridor

4-acre hard corner with multiple buildings, three-phase power, residential component, and income potential — located less than one mile from the future alignment of Grand Parkway 99 near Alvin.

Positioned on FM 2917 in southern Brazoria County, this property operates today as a multi-building commercial campus while offering long-term redevelopment upside in a rapidly expanding corridor.

Improvements total approximately $\pm 11,900$ SF across multiple commercial structures supported by three-phase electrical service. A separate $\pm 2,000$ SF residential structure (3/2 with additional private suite) and potential for two additional on-site apartment units create immediate rental income and live/work flexibility.

Ideal for:

- Contractor or trade headquarters
- Church or ministry campus
- Private school or training center
- Professional or medical conversion
- Multi-family compound or phased redevelopment

Approximately 1.5 acres of open land allows for expansion or site reconfiguration.

Offered at \$799,000, this is a rare opportunity to acquire a fully improved hard corner with utilities, income potential, and future growth positioning tied to the continued expansion of Grand Parkway 99.