

Space Brochure Text: 2610 S Bypass 35, Suite C

The Opportunity A rare, 1,604 SF "back-to-the-studs" rebuilt retail/office suite on Alvin's primary commercial corridor. This isn't just a renovation—it is a 2025 reconstruction offering the reliability of a new building with the visibility of an established high-traffic corner.

2025 Infrastructure Upgrades (Post-Hurricane Beryl Rebuild):

- **New Roof & Envelope:** Complete new roof, interior/exterior walls, and high-efficiency insulation.
- **Dual HVAC Systems:** Two brand-new, tenant-controlled high-efficiency units for redundant and precise climate control.
- **Total Mechanical Overhaul:** All-new electrical wiring, breaker panels, and plumbing stacks/fixtures.
- **Modern Interiors:** New drop ceilings (9'–10'), LED lighting, and durable commercial flooring.

Location & Logistics:

- **Visibility:** ±26,900 VPD on Hwy 35 Bypass with dedicated Pylon Signage.
- **Safety:** Located in **FEMA Zone X** (Out of 100-year flood plain).
- **Parking:** 12 dedicated surface spaces (7 front / 5 rear).
- **Neighbors:** Directly adjacent to Kroger and H-E-B.