

PRIME RETAIL SPACE FOR LEASE

1,604 SF

FULLY REBUILT 2025 · HIGH-VISIBILITY STRIP CENTER · ALVIN, TEXAS

AVAILABLE NOW

Move-In Ready

2610 TX-35 Loop, Suite C

Alvin, TX 77511 | Brazoria County



TOTAL SQUARE FOOTAGE

1,604 SF

2 baths · Breakroom · 2 rear doors · Rebuilt 2025

BASE RENT

\$2,500/mo

\$1.56/SF — Competitively priced

NNN (TAXES, INS, MAINT.)

\$1,000/mo

Total occupancy cost: ~\$3,500/mo

LEASE TYPE

NNN · Negotiable Terms

Flexible lease length · Broker co-op welcomed



● **State Highway 35 Bypass Frontage**

±26,900 vehicles per day (TxDOT) — excellent visibility on one of Alvin's busiest commercial corridors

● **Rapidly Growing Residential Market**

Multiple new residential communities under active construction within 2 miles — expanding customer base

● **Completely Rebuilt 2025**

New roof, electrical, plumbing, dual HVAC systems, walls, ceiling & floors — C/O issued April 2025

● **Tenant Signage on Hwy 35 Pylon Sign**

Dedicated tenant panel on existing highway pylon sign — maximum visibility to ±26,900 daily drivers

● **12 Parking Spaces · 76 ft Hwy Frontage**

7 front + 5 rear parking spaces on 0.33-acre lot with large storefront windows

● **Grocery-Anchored Trade Area**

Adjacent to Kroger and H-E-B — proven retail traffic generators with loyal, daily shoppers

● **Alvin Community College Nearby**

Consistent student and faculty foot traffic supporting education, food, and service concepts

● **Out of 100-Year Flood Plain · FEMA Zone X**

Significant advantage in the greater Houston market — no flood insurance requirement for building

● **Potential Exterior Wall Signage · Hwy 35 Visibility**

Blank exterior wall visible from across Hwy 35 — potential advertising opportunity subject to city/TxDOT approval

● **Open Floor Plan · Move-In Ready**

Flexible layout adaptable for a wide range of retail, service, or franchise concepts with minimal buildout

NEARBY CO-TENANTS & ANCHORS

Kroger

H-E-B

Whataburger

Waffle House

Taco Bell

Subway

Holiday Inn Express

Alvin Community College

IDEAL TENANT TYPES

Hair Salon / Barbershop

Tutoring / Learning Center

Chiropractic / Wellness

Tax & Financial Services

Shipping & Postal

Insurance Agency

Nail Salon / Spa

Boutique Fitness

SGB Enterprises LLC

Commercial Property Owner · Alvin, Texas

SCHEDULE A SHOWING

Available for Immediate Occupancy

CONTACT SHERI

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