

1500

WEST HWY 6
ALVIN, TEXAS 77511



**4.414+/-ACRE TURNKEY INDUSTRIAL FLEX FACILITY —
FULLY STABILIZED, FULLY OPERATIONAL, DAY-ONE READY**



PROPERTY HIGHLIGHTS

- ✓ 8,476 SF enclosed + 10,074 SF covered
- ✓ 2024 stone facade office w/ 7 offices, conference room & kitchen
- ✓ Shop w/ 3 offices, 5-ton overhead crane | 26' ceilings
- ✓ Truck + heavy equipment wash station
- ✓ Direct Highway 6 frontage
- ✓ 8 drive-in doors | 24/7 gated access
- ✓ No zoning restrictions
- ✓ TX-99 Grand Parkway & petrochemical corridor growth



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Details

APN	0420-0108-000
Property Type	Industrial
Sub Type	R&D, Flex Light Manufacturing, Industrial Service
Square Footage	8,300
Net Rentable (SqFt)	8,300
Units	7
Tenancy	Single
Lease Type	NA
Price per SqFt	\$265
Broker Co-Op	Yes
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Year Built	1985,1996,2019
Year Renovated	2025,2019,2017,1996
Buildings	7
Stories	2
Lot Size (SqFt)	192,273.84
Zoning	3/7/22 PPP
Parking Spaces	15 per 1,000 sq ft
Investment Type	Owner/User
Ceiling Height	12' small 20' large shop
Loading Docks	6
Dock High Doors	6
Ownership	Full

4.414 Acres | 18,550 SF Total Improved | Industrial Flex

Marketing description

1500 W Highway 6 | \$2,200,000 | 4.414 Acres | 18,550 SF Total Improved | Industrial Flex Rare opportunity to acquire a fully operational, turnkey ready industrial flex compound on 4.414 acres (192,273 SF) with direct Highway 6 frontage in Alvin, Texas. This single-tenant property features functional units across 3 enclosed buildings and 4 covered structures, totaling approximately 18,550 SF of improved space (8,476 SF enclosed / 10,074 SF covered) — ideal for fabrication, fleet operations, equipment service, logistics, or owner-user operations requiring immediate functionality and long-term upside.

Main Office (Building 1 — ~2,700 SF enclosed + 1,170 SF attached covered w/ slab): Fully remodeled in 2024 with exterior stone facade upgrade replacing dated brick. Features 7 private office spaces, conference room, small kitchen, and updated bathroom. — move-in ready for management or client-facing operations.

Main Shop (Building 2 — ~4,276 SF enclosed + 1,564 SF attached covered w/ slab): Primary fabrication and equipment bay with 26' building height, 20' interior clearance, five 14'x12' drive-in garage doors, and a 5-ton overhead crane. Downstairs includes 1 office, tool room, and bathroom with safety wash. Upstairs features 2 offices, kitchen, and breakroom. Purpose-built for heavy industrial workflows.

Secondary Shop (Building 3 — ~1,500 SF enclosed + 700 SF attached covered w/ slab): Support shop with two 10'x10' drive-in doors, tool room, and bathroom with safety wash. Suited for ancillary fabrication, welding, or parts storage.

Covered Structure (Unit 4 — ~4,890 SF): Open-air covered staging area for materials or equipment.

Covered Structure with Wash Station (Unit 5 — ~1,750 SF): Includes integrated wash-down station with drainage — ideal for fleet maintenance and equipment decontamination.

Site Features: Stabilized yard rated for 50,000+ lb forklift operations, 7 total drive-in/grade-level doors, 24-hour gated access, side entrance off Parker-Davis School Rd with 10'3" clearance, and ample trailer/container staging. No zoning restrictions — unrestricted commercial and industrial use per City of Alvin.

Investment Highlights:

Growth Catalysts: Property sits directly in the path of progress — TX-99 Grand Parkway Segment B-1 (\$1.96B project, contract execution anticipated July 2026) will dramatically improve regional connectivity. Brazoria County's \$30B+ petrochemical corridor and Port Freeport's Velasco Container Terminal expansion further amplify demand for industrial space. County population has surged past 419,000. Strategic access to SH-35, SH-288, I-45, and two Class I railroads (BNSF & Union Pacific).

Phase I ESA (Terracon, Feb 2024) completed with no active environmental releases.

Value-add opportunity with Class C building designation and significant infrastructure already in place.

1500 WEST HWY 6 ALVIN, TEXAS

Fully operational 4.414-acre industrial flex property with 18,550 SF improved, Hwy 6 frontage, stabilized yard, and versatile multi-building configuration — turnkey for fabrication, fleet, or service operations.

Operational Highlights

- Turnkey 4.414-acre industrial flex site with 18,550 SF improved.
- Multi-building layout with crane-equipped fabrication bay.
- Stabilized yard built for heavy equipment + fleet operations.
- Direct Hwy 6 frontage with strong regional connectivity.
- Immediate functionality for fabrication, logistics, or service ops.

Pro Forma Snapshot

- Projected Lease Income: Estimated \$18–\$22/SF blended annual rent across enclosed and covered improvements, supporting strong owner-user or investor returns.
- Market Cap Rate Range: Stabilized industrial flex assets in the Alvin/Brazoria submarket typically trade around ~6.75%–7.25%, indicating compelling yield potential relative to replacement cost.



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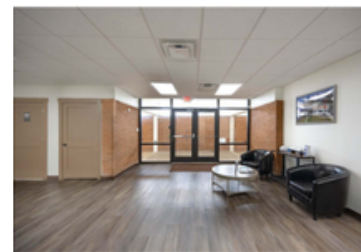
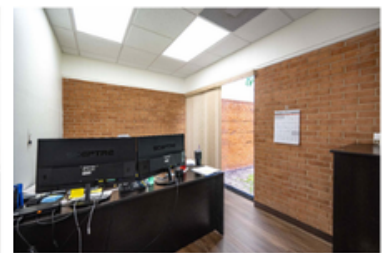
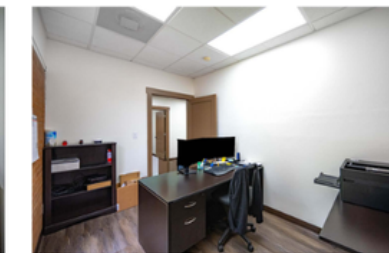
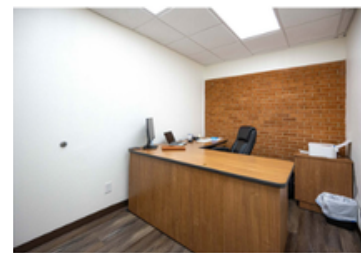
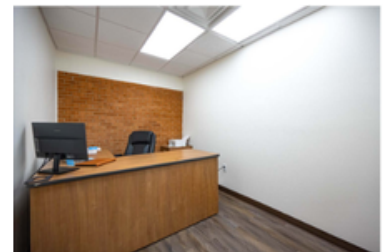
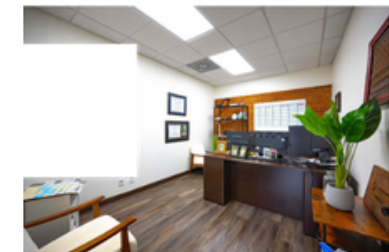
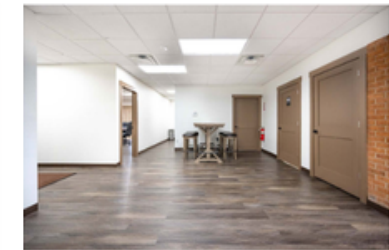
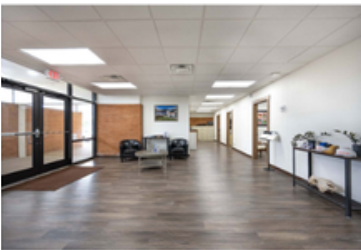
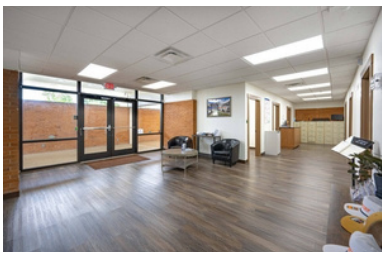
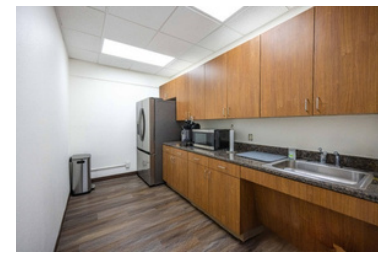
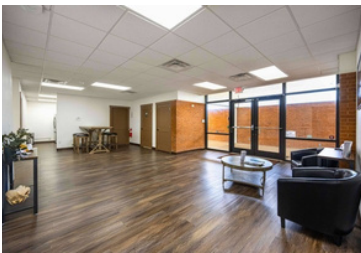
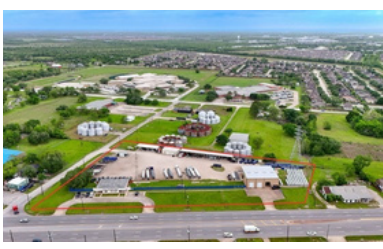
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Property Photos (38 photos)



Property Photos (continued)

