



AVAILABLE FOR LEASE

SIZE - 1,250 SF

PRICE - CALL FOR PRICING

FOR MORE INFORMATION

DANIEL MYERS

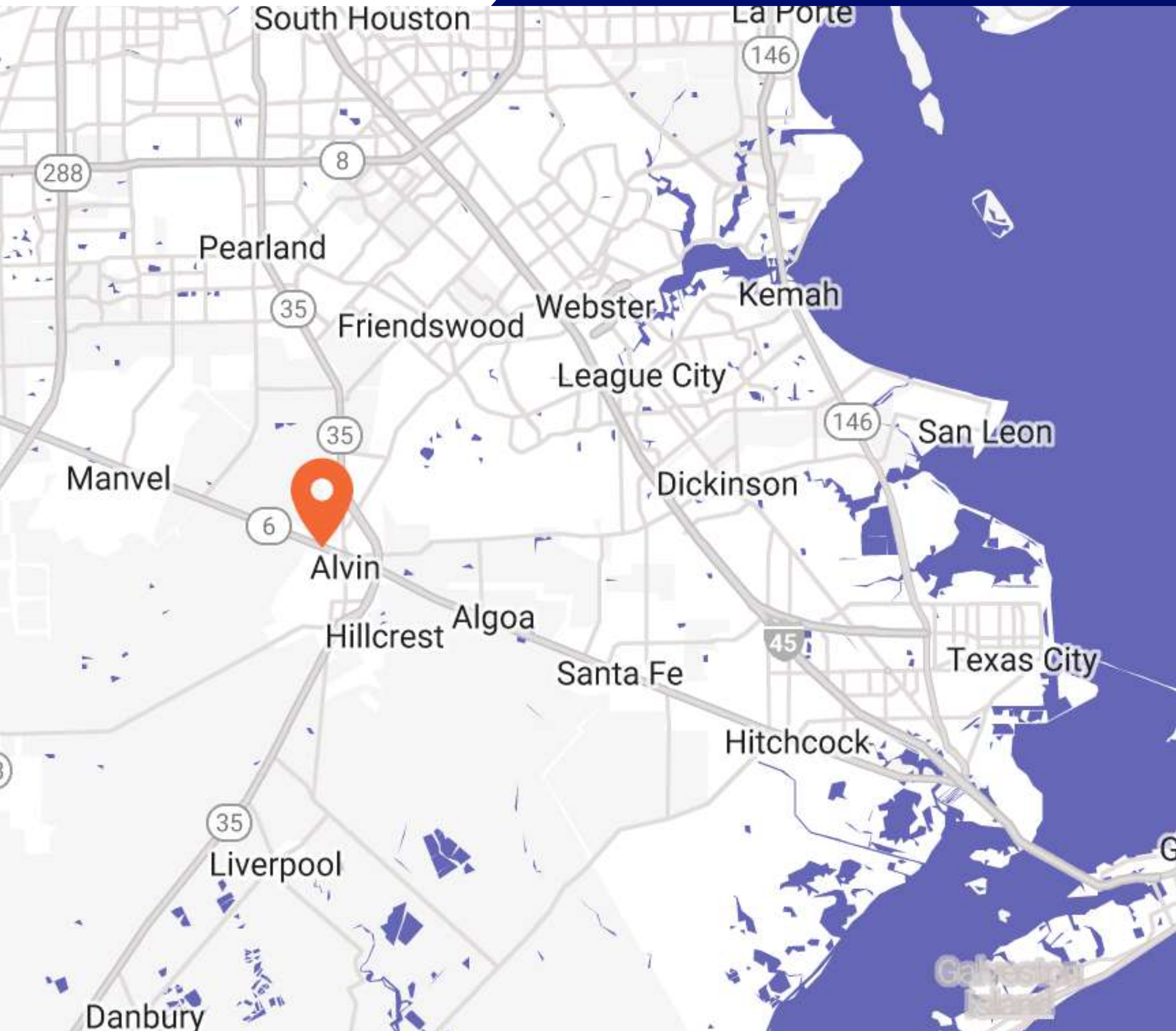
281-339-9888

DMYERS@APEXREALTORS.COM



FOR LEASE

1109
HIGHWAY 6
ALVIN, TX 77511



AVAILABLE SPACE

Type	Size	Rate
Retail	1,250 SF	Call for Pricing

DEMOGRAPHICS

	1 mile	3 miles
Population	6,163	31,573
Households	2,118	11,222
Median Age	35.10	35.70
Population Growth '21-'26	10.98%	10.00%

PROPERTY HIGHLIGHTS

1,250 SF end cap retail space on high traffic Hwy 6
Highly visible with cross easement access from the intersection.
C-store gas station anchored retail centre with ample parking.

TRAFFIC COUNTS

Collection St	Cross St	Traffic Vol	Last Mea	Distance
N 2nd St	Ave E 1/2 S	7,087	2022	0.06 mi
Ave E 1/2	N 2nd St W	2,416	2022	0.08 mi
Brazos St	Heights Rd NE	3,046	2022	0.08mi
W HWY 6	N 2nd St NW	19,011	2022	0.10 mi
Heights Rd	Brazos St SE	3,128	2022	0.19 mi
N 2nd St	Lobitt St S	9,356	2022	0.26 mi

FOR MORE INFORMATION

“AT APEX REALTORS, WE ARE NOT A 9-5,
WE ARE A START TO FINISH BUSINESS”

DANIEL MYERS, INVESTMENT SALES & LEASING

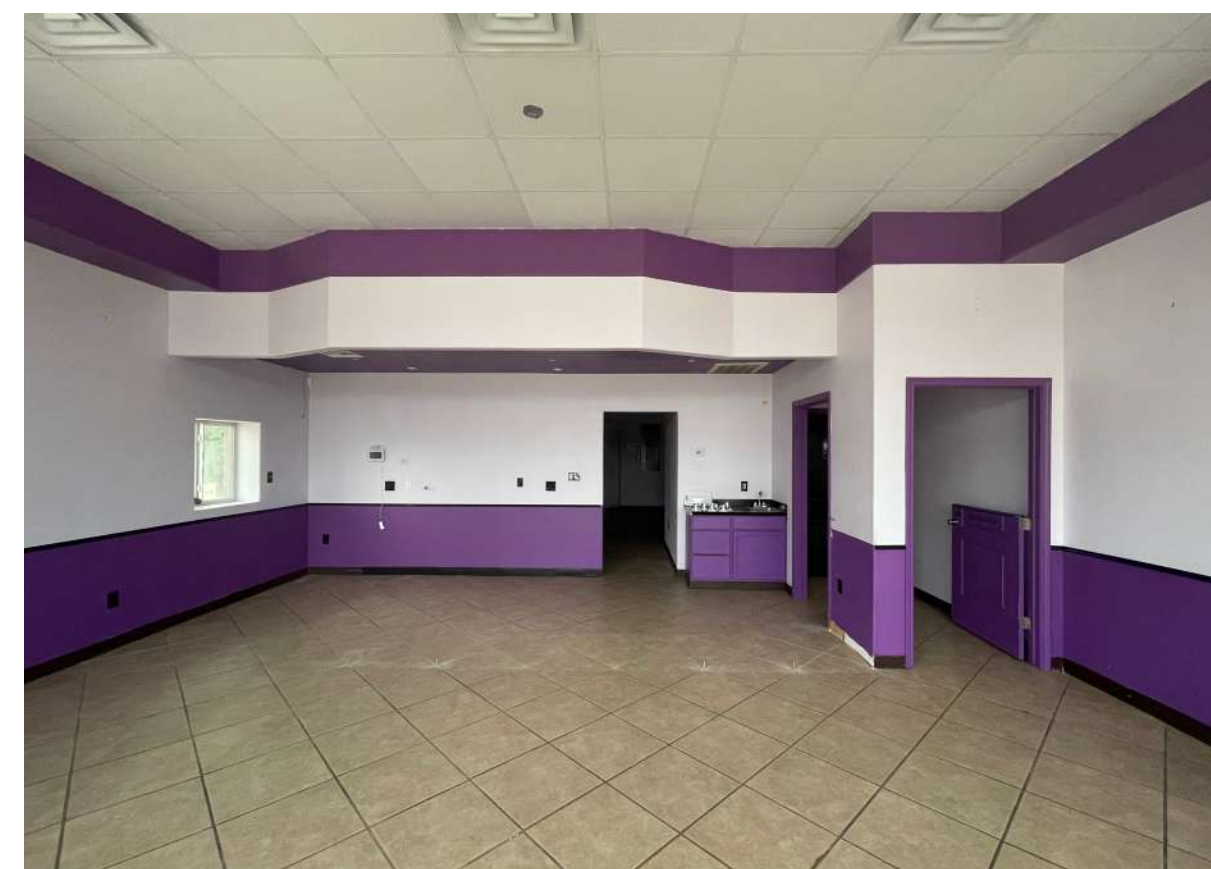
(281) 339-9888

APEX BROKERAGE LLC

DMYERS@APEXREALTORS.COM

PROPERTY HIGHLIGHTS

- 1,250 SF end cap retail space on high traffic Highway 6.
- Highly visible with cross easement access from the intersection.
- C-store gas station anchored retail centre with ample parking.
- Last space available in the center, fully built out.
- Side parking area/ potential drive through window.
- Call for the competitive leasing rate and generous lease terms.



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