

▶ ALVIN MARKETPLACE

SE Corner of future Grand Parkway/Hwy 35 Bypass @ FM 517 in Alvin, Texas 77511

COMING SOON TO A RAPIDLY GROWING AREA OF ALVIN, TEXAS



	VEHICLES PER DAY	
Hwy 35 Bypass south of Hwy 517	46,544	
Hwy 35 Bypass north of Hwy 517	38,745	
Hwy 6 west of Hwy 35 Bypass	30,339	
Hwy 6 east of Hwy 35 Bypass	19,654	

MEDIAN INCOME
Custom Trade Area
\$107,690

POPULATION
Custom Trade Area
134,084

Call for Leasing

713-623-6800

houstonleasing@frpltd.com



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/alvin-marketplace

Lat/Lon: 29.3948/-95.2273

Alvin Marketplace	Trade Area
Alvin, Texas 77511	
Population	
2025 Estimated Population	134,084
2030 Projected Population	145,296
2020 Census Population	127,804
2010 Census Population	110,942
Projected Annual Growth 2025 to 2030	1.7%
Historical Annual Growth 2010 to 2025	1.4%
2025 Median Age	38.0
Households	
2025 Estimated Households	47,516
2030 Projected Households	52,733
2020 Census Households	45,070
2010 Census Households	38,878
Projected Annual Growth 2025 to 2030	2.2%
Historical Annual Growth 2010 to 2025	1.5%
Race and Ethnicity	
2025 Estimated White	64.4%
2025 Estimated Black or African American	7.6%
2025 Estimated Asian or Pacific Islander	5.3%
2025 Estimated American Indian or Native Alaskan	0.6%
2025 Estimated Other Races	22.1%
2025 Estimated Hispanic	29.9%
Income	
2025 Estimated Average Household Income	\$131,814
2025 Estimated Median Household Income	\$107,690
2025 Estimated Per Capita Income	\$46,737
Education (Age 25+)	
2025 Estimated Elementary (Grade Level 0 to 8)	6.1%
2025 Estimated Some High School (Grade Level 9 to 11)	5.5%
2025 Estimated High School Graduate	24.1%
2025 Estimated Some College	22.5%
2025 Estimated Associates Degree Only	10.5%
2025 Estimated Bachelors Degree Only	20.7%
2025 Estimated Graduate Degree	10.6%
Business	
2025 Estimated Total Businesses	4,629
2025 Estimated Total Employees	30,988
2025 Estimated Employee Population per Business	6.7
2025 Estimated Residential Population per Business	29.0



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