EXCLUSIVE OFFERING
258 County Rd 281, Alvin, TX 77511
11.5+ Acres Commercial Development Land
3000 s.f. metal utility building + 1200 s.f. canopy
$800,000 ($69,455/Acre)

PRESENTED BY:

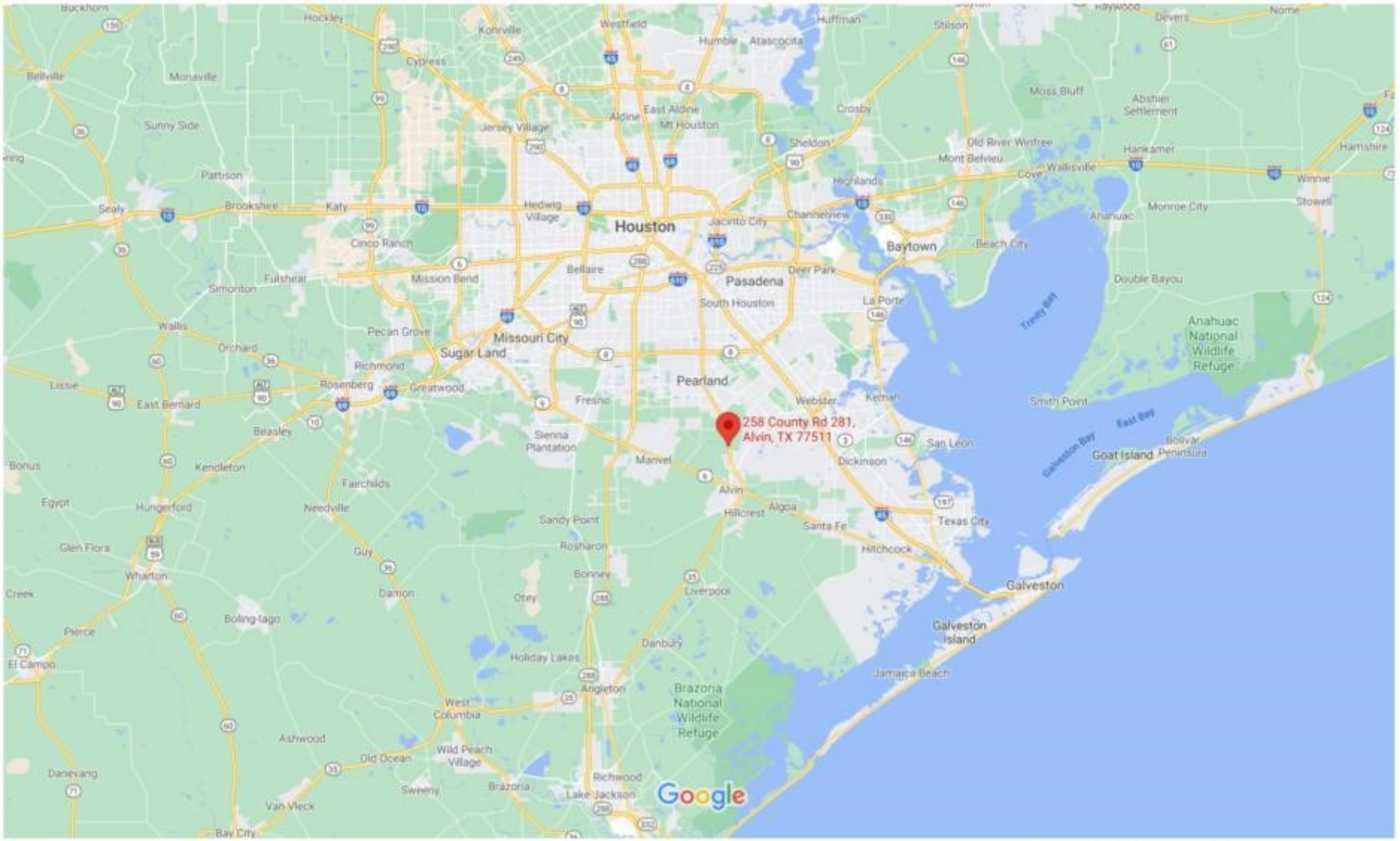
CRAIG RICE
COLE RICE
CSD REALTY COMPANY
281-398-4588 OFC
713-417-1626 CELL

OVERVIEW

11.5183 Acre Prime Commercial Development Site at 258 County Road 281, Alvin, Brazoria County, Texas with ag/timber exemption, well and septic and a 3,000 s.f. metal over steel utility building plus 1,200 s.f. canopy with gravel drive built in 2009. The fully fenced (barbed wire and metal t-posts) and gated site is on the north side of County Road 281 just west of TX-35 about 5-1/2 miles north of Highway 6 in Alvin, TX.

- 11.5183 Acres site — fully fenced (barbed wire and metal T-posts) and gated with well and septic
- Ag/timber exemption
- 3,000 s.f. metal over steel utility building and 1,200 s.f. canopy on concrete slab with gravel drives built in 2009. Full bathroom and shower and kitchen plumbing stubs
- Currently operated as a tree farm with irrigation system for trees

PROPERTY DETAILS

PRICE:	**$800,000**
PRICE/ACRE (s.f.):	**$69,455 ($1.59/s.f.)**
LAND AREA:	**11.5183 Acres** **Fully fenced (barbed wire and metal T-posts) & gated**
BUILDING AREA:	**3,000 s.f. metal utility** **1,200 s.f. canopy**
CONSTRUCTION:	**Metal over steel**
DRIVES:	**Gravel**
CURRENT USE:	**Tree Farm**
PROPOSED USES:	**Excellent commercial development potential for a variety of uses including expansion of currently tree farm business, self-storage, rv/boat storage, mobile home park, open stor age, industrial warehouse, etc.**
BRAZORIA CAD PARCELS:	**514576 (Ag/Timber Exempt)**

REGIONAL MAP