



Offering Memorandum

# *The* KENTON

2441 SOUTH BYPASS 35, ALVIN, TX 77511

80 UNIT MULTI-FAMILY APARTMENT HOME COMMUNITY



HOUSTON INCOME PROPERTIES, INC.  
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# The KENTON

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**EXCLUSIVE OFFERING: *THE KENTON APARTMENT HOMES***  
***2441 SOUTH BYPASS 35, ALVIN, TX 77511***

**Presented by Houston Income Properties, Inc.**

**Offer Date:** To Be Determined

**Offering Process:** The Property is being offered on an "All Cash" basis (**Buyer to acquire a new loan**)

**Offer Guidelines:** Offers should be presented in the form of a non-binding Letter-of-Intent and must include at least:

- Offer Price
- Earnest Money
- Feasibility Period
- Closing Period
- Financing Information
- Other terms and conditions particular to the buyer's investment process

**Site Visits:** All Site Visits are to be requested through the Listing Broker. All requests for additional information are to be made through the Listing Broker.

**Disclaimer:** The offering is subject to the Disclaimer contained herein.

Principals and their representatives shall please refrain from contacting any onsite personnel or residents.

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## *Offering Overview*



# Offering Summary

PROPERTY DESCRIPTION		INVESTMENT PROFILE	
Name:	<b>THE KENTON</b>	Type of Sale:	Offered on An "All Cash" Basis (Buyer to acquire new financing)
Address:	<b>2441 SOUTH BYPASS 35</b>	ASKING PRICE:	<b>Unpriced</b>
City / State:	<b>ALVIN, TX 77511</b>	Estimated Current NOI:	<b>\$594,522</b>
	PLEASE DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER.	Projected NOI:	<b>\$670,969</b>
Property Type:	2 Story, Garden Style Community	Current Occupancy:	98% <b>2-16-2026 RR</b>
No. of Buildings:	9	Electric/Water /Gas Meter:	Individual / Master-RUBS / Master-Gas is in Common Area O
Year Built:	2010 Per BCAD	Market Area:	Houston
Materials:	Mostly Brick with some Hardi-Plank	Sub-Market Area:	Alvin
Number of Units:	<b>80</b>	Scheduled Market Rent:	\$111,680 / Mth
Total Rentable SF:	73,384	Avg. Rent / Home:	\$1,396
Avg. Home Size:	<b>917 S.F.</b>	Avg. Rent / SF:	\$1.522

## INVESTMENT INFORMATION:

1) **The Kenton** - is being offered on an "All Cash" basis (Buyer to obtain new financing). The property is an 80 unit, "A-" grade, garden style apartment community. It is located in the Alvin area of the Houston MSA. This area has good accessibility to the business district along Hwy 35. The property was built in 2010 by the current owner and has been well taken care of. The owner has expended \$360K+ in CapEx from January 2023 to December 2025. Each unit has washer and dryer connections and individual electric hot water heaters. The Kenton has a stand alone leasing office with a clubhouse that includes a kitchen as well as an exercise room for tenants' enjoyment. The property has 160 parking spaces of which 80 are covered spaces. In addition, the property has fire sprinklers throughout. Additional property amenities include - available Cable, Convenient Access to Major Transportation Arteries in the area, Convenient Commute to Port Freeport and to the employment in Houston, On-site Laundry Facility, Sitting and Grilling areas, Pool, Storage, Access Gates and Fully Fenced. All units have ground access. The property is all electric with the exception of the common area which has gas as well as electric.

2) **Location & Accessibility** - the property is well located in the Brazosport Area in the city of Alvin. It benefits not only from the employment generated in Alvin but also by the employment generated by the petrochemical plants in the surrounding areas and employment generated by the city of Houston. Alvin is approximately 12 miles south of the Houston city limits and a short 45 minute commute to Galveston. Major Transportation arteries within minutes of the property are TX-35 Buss. TX-6, Hwy 35 Bypass, TX-35 Loop, Mustang Rd., Old Galveston Rd. and County Rd 155 and the soon to be Grand Parkway (Hwy 99), which will run in front of the property where Hwy 35 Bypass is now. The Grand Parkway is a major ring road that encircles the Greater Houston area, providing connectivity between various regions, including Alvin in Brazoria County. It's designed to alleviate congestion and facilitate easier access to surrounding areas, making it a vital artery for both local traffic and long-distance travel.

3) **Strong Rent Growth** - Today's economic climate is conducive to a favorable rental market for owners. Higher interest rates and the continued upward climb of home prices are keeping homeownership out of reach for many renters and is keeping them in the rental market for a longer period of time. This should allow the market to see continued growth in occupancy and in rents.

# Property Information

## PRICING INFORMATION

### Un-Priced

Do not visit the property without an appointment made through the broker.

Do not disturb the staff!

Estimated Total Collections ~ (Occupancy is {98%} as of 02-16-2026 RR)

Mth.	Jan 2026 T-3 Avg	Jan-2026	Dec-2025	Nov-2025	Oct-2025
Coll.	\$106,792	\$104,081	\$106,183	\$110,111	\$108,313

The **Kenton Apartments**, an 80-unit community located at **2441 South Bypass 35 in Alvin, Texas**, offers a prime investment opportunity in a thriving area. Situated in **Brazoria County**, Alvin lies approximately **12 miles south of Houston, 12.5 miles southwest of downtown Pearland**, and **11 miles southwest of Friendswood**. Its strategic location benefits from the robust employment generated by the nearby petrochemical industry, as well as opportunities in the broader Houston region.

The property is nestled in an **"A" rated area**, less than a mile from the top-rated **Alvin Community College**, which serves over **6,000 students**. Notably, the community is within **2 miles of elementary, junior high, and high schools**, all part of the **Alvin Independent School District**, the largest employer in **Brazoria County** and one of the top districts in the state, also serving parts of Pearland.

This Kenton presents an excellent chance for investors to acquire a nearly **stabilized "A-" quality asset** in Alvin. The property is recognized as one of the area's premier communities, with a proven track record of consistent rent increases, the most recent occurring in **February 2026**. The property operates with a **Ratio Utility Billing System (RUBS)** for water, and while gas services the common areas, each unit features all-electric systems, including individual hot water heaters.

Residents benefit from major transportation routes just steps away, facilitating easy commutes to key employment centers. The upcoming completion of **Grand Parkway (Hwy 99)**, which will run contiguous to the property, is expected to significantly enhance access to surrounding areas and create additional job opportunities.

Since **January 2023**, the owner has invested approximately **\$360,000 in capital improvements**, which include new air conditioning units and appliances, flooring upgrades, gate repairs, landscaping enhancements, and fire protection improvements. The property has remained under a single ownership, with the current owner acting as both builder and caretaker.

## PROPERTY INFORMATION

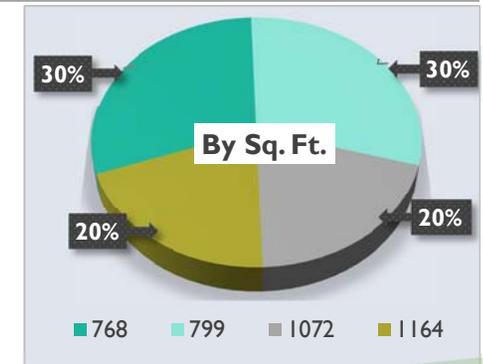
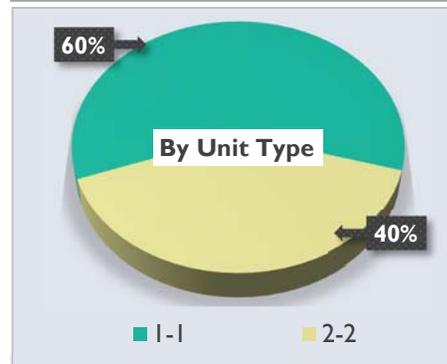
Units:	80
Avg. Size Unit:	917 S.F.
Year Built:	2010
Electric / Water:	Indiv / RUBS
Roof:	Pitched
Land (Acres) Per Survey:	6.16
Rentable Sq. Ft.:	73,384

## UNIT MIX - CURRENT MARKET RENTS (please verify)

#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
24	1-1		768	18,432	\$1,250	\$30,000	\$1.63
24	1-1		799	19,176	\$1,250	\$30,000	\$1.56
16	2-2		1072	17,152	\$1,615	\$25,840	\$1.51
16	2-2		1164	18,624	\$1,615	\$25,840	\$1.39

80	98%	917	73,384	\$1,396	\$111,680	\$1.522
TOTAL UNITS	Occupancy	AVG. SQ. FT.	TOTAL SQ. FT.	AVG. RENT/U	TOTAL RENT	AVG. RENT/SF

## UNIT MIX STATS





PROPERTY TAX INFO.

BCAD Property ID# 596563	
Taxing Entity   Rate \$100 of Value	
Brazoria County	0.26255
City of Alvin	0.68500
Alvin ISD	1.15000
Brazoria Cons & Rec	0.15000
Alvin Comm Clg.	0.156543
Road & Bridge Fund	0.04221
2025 Tax Rate	2.44630
<b>2025 Assmt.</b>	<b>\$7,300,000</b>
Approx. Total Tax	\$178,580

PROPERTY INFORMATION

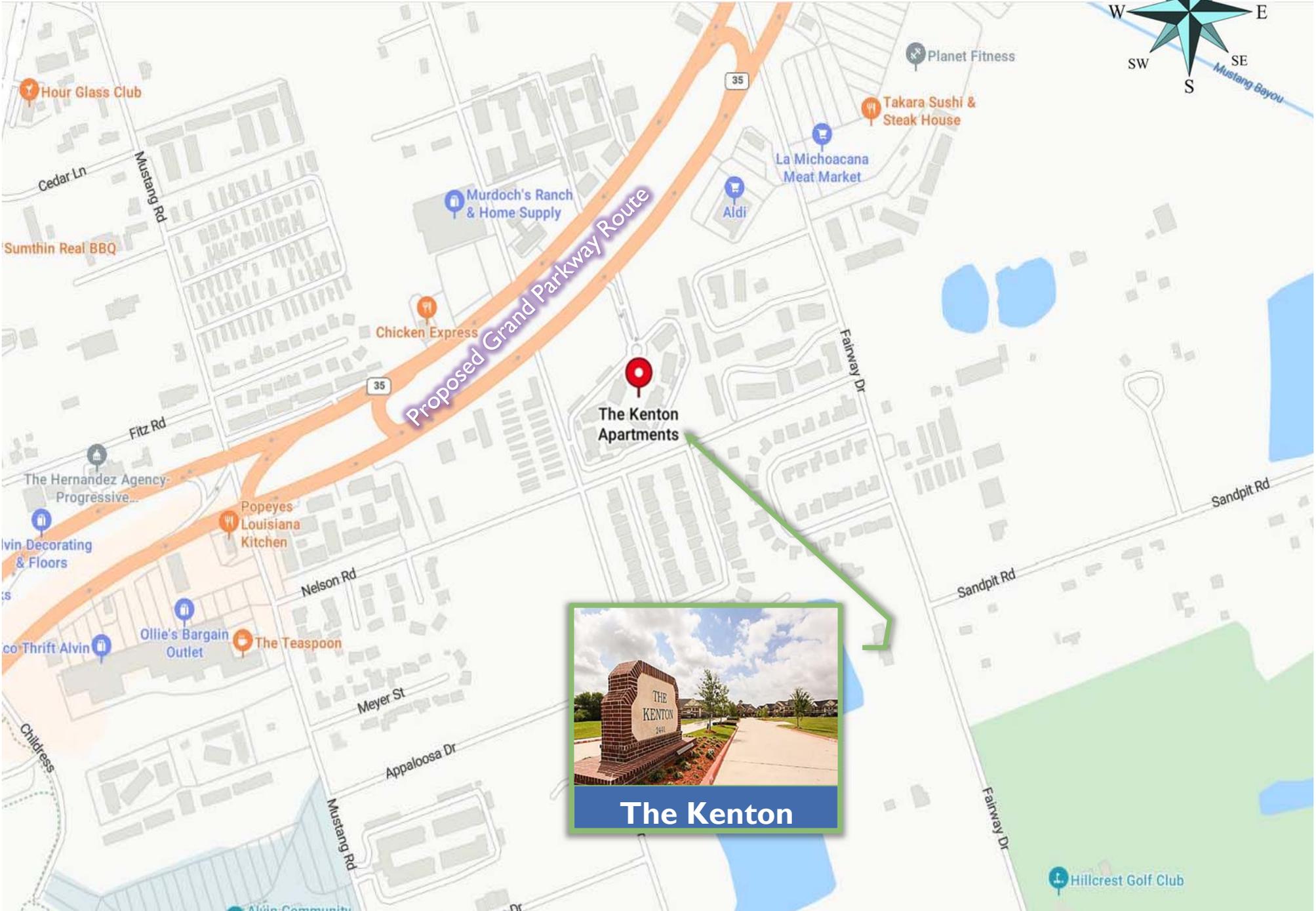
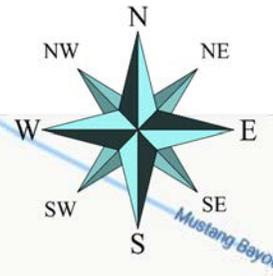
- 1.) Value Add Opportunity Post Improvements/Upgrades and further rent increases
- 2.) Minutes away from employment hubs such as the chemical complex in Freeport , the Port of Freeport, Houston's Industrial Complex, the Houston CBD, Clear Lake and Galveston
- 3.) **\$360K in capital improvements were completed since January 2023 which includes many new appliances, air conditioners, flooring, landscaping improvements and fire protection**
- 4.) Each unit has individual electric hot water heaters, washer and dryer connections and ground level access. There are 80 covered parking spaces. There are additional open spaces, each unit is allowed two spaces for parking.
- 5.) **Located along the proposed path of the Grand Parkway, which will run along Hwy 35 Bypass located in front of the property. See proposed route on page 10 of this offering memorandum.**
- 6.) There Owner has the two parcels of land in front of the property for sale separately. Ask Broker for details.

CONSTRUCTION FEATURES

Yr. Constructed:	2010 Per BCAD
Electric Meter:	Individual
Gas Meter:	Master - Gas for Common area Only
Water Meter:	Master - RUBS in Place
Heat and Air:	Individual HVAC Units
Hot Water:	Indiv. Electric Hot Water Heaters
Roof:	Pitched
Paving:	Asphaltic Concrete
Exterior Construction:	Brick
No. of Total Buildings:	9
# of Stories:	Two Story
Units / Acre:	13
Parking:	80 Open and 80 Covered



# Location Map





Proposed Grand Parkway Route

Hwy 35

Hwy 35

Land For Sale  
By Same  
Owner

Land For  
Sale  
By Same  
Owner

The Kenton

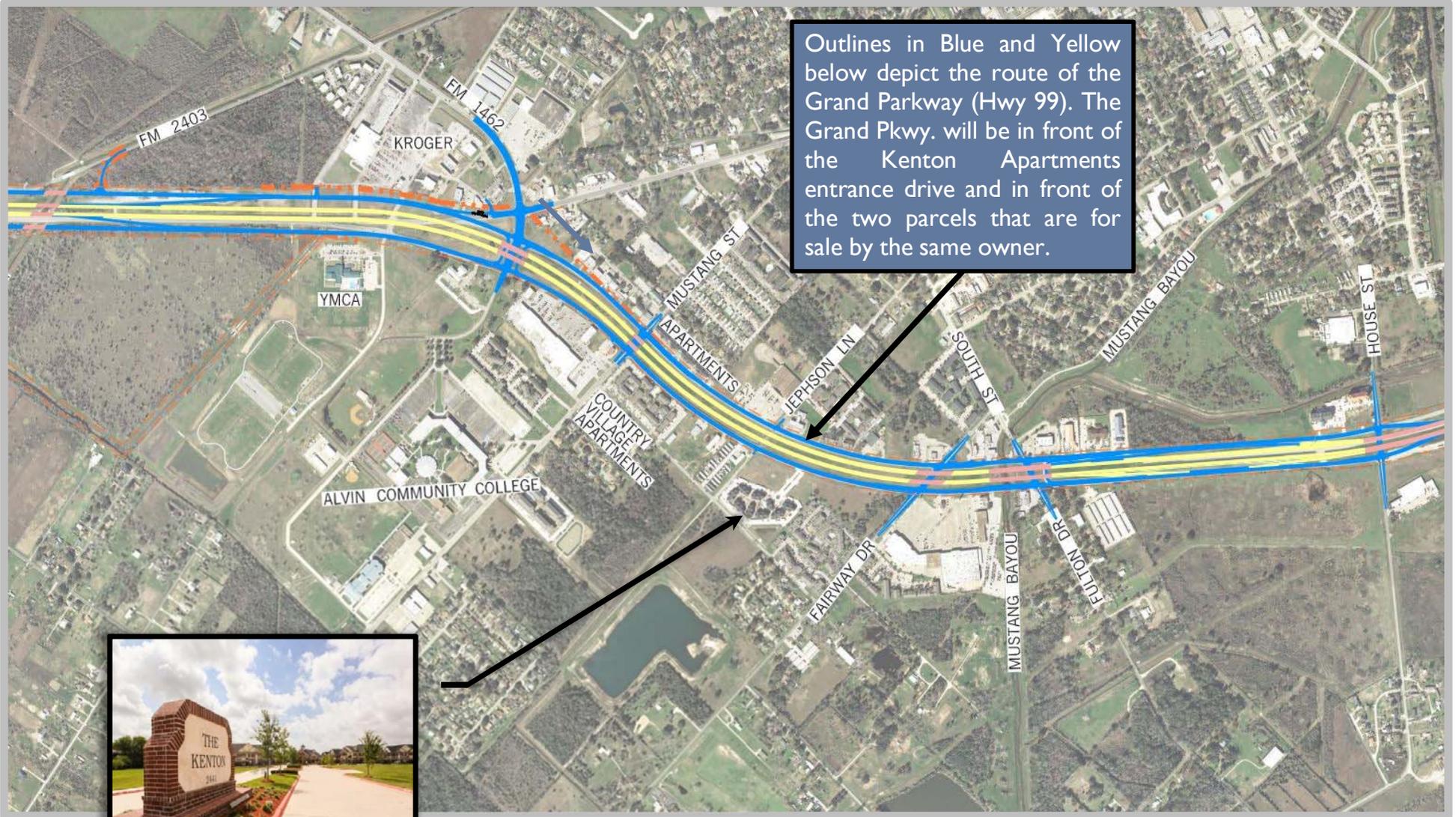
Jepson Lane

Nelson Rd

Fairway Dr.

Hillcrest  
Ave

# Grand Parkway Route - Alvin



**The Kenton**



# *Financial Analysis*

## ASKING PRICE

MARKET TO DETERMINE THE PRICE

## INCOME DETAILS

Current Scheduled Rents (CSR) as of 2-2026

\$111,680 / Mo      \$1,396 / Unit      \$1.52 / S.F.

Actual Income Used      Jan 2026 T-3 Avg      \$106,792

Actual Income Used "Annualized"      \$1,281,503.88

Approx. Leased Occupancy      2-16-2026 RR      98%

Pro forma Scheduled Rents include a {4%} Rent Increase

\$115,589 / Mo      \$1,445 / Unit      \$1.58 / S.F.

Pro Forma Rents are Estimated Post Sale

## PROPERTY TAX DETAILS

2025 Tax Rate      Actual      2.446301%

2025 Assmt.      Actual      \$7,300,000

Pro forma Rate Used      2025 Tax Rate      2.446301%

Estimated Post Sale Assmt.      \$8,750,000

Post Sale Assmt. is the 2025 Assmt increased by {20%}

## EXPENSE, INSURANCE AND RESERVE DETAILS

Actual Expenses are Jan 2026 Trailing 12 except where noted, Pro Forma expenses are Estimated

Est. Ins. / Unit / Yr.      GL/Property/Umb.      \$1,078

Est. Reserve / Unit / Yr.      Estimated      \$300

## PROPERTY DETAILS

Number of Rental Units      80

Avg. Unit Size      917 S.F.

Net Rentable Area      73,384

Land {Acres} Per Survey      6.16

Units per Acre      13

Date Built - Per CAD      2010

Electric Meter      Individual

Gas Meter      Common Area Only

Water Meter      Master - RUBS

Hot Water Supply      Indiv. Electric Hot Water Heaters

HVAC      Individual

## INCOME (See Details on the left)

Gross Scheduled Rent (Current Scheduled Rent Annualized + a {3.50%} Increase)

## ACTUAL

## STABILIZED PRO FORMA

N/A      \$1,387,066      \$115,589 / Mo

(Loss)/Gain to Lease - Pro Forma Estimated at {2%} of GSR

N/A      (27,741)      2%

## Estimated Annual Gross Potential Rental Income

N/A      1,359,324      98%

Vacancy Loss - Pro Forma Estimated at {2%} of GSR

N/A      (27,741)      2%

Non-Revenue Units - Pro Forma is Estimated at {%} GSR

N/A      0      0%

Other Losses - Pro Forma is Estimated at {2%} GSR

N/A      (27,741)      2%

## Total Annual Rental Income

\$1,243,141      {93%} of GSR      \$1,303,842      {94%} of GSR

Total Other Income

38,363      \$480 / Unit / Yr      32,000      \$400 / Unit / Yr

## Total Gross Annual Income

\$1,281,504      \$106,792 / Mo      \$1,335,842      \$111,320 / Mo

## ESTIMATED EXPENSES (See Details on the Left)

## MODIFIED ACTUAL

## PRO FORMA

### Estimated Fixed Expenses

Property Taxes Estimated (See Details on the left)

178,580      \$2,232 per Unit      214,051      \$2,676 per Unit

Franchise Tax (Estimated)

0      \$ per Unit      0      \$ per Unit

Property Insurance GL, Property, Umbrella (New Policy per Owner)

86,268      \$1,078 per Unit      86,268      \$1,078 per Unit

## Total Fixed Expenses

\$264,848      \$3,311 per Unit      \$300,320      \$3,754 per Unit

### Estimated Utility Costs

Electric - Vacant and House Meters

19,181      \$240 per Unit      19,181      \$240 per Unit

Gas

703      \$9 per Unit      703      \$9 per Unit

Water / Sewer Sprinkler

2,777      \$35 per Unit      2,777      \$35 per Unit

Water / House

85,137      \$1,064 per Unit      85,137      \$1,064 per Unit

Water Reimbursement

(71,647)      \$896 per Unit      (72,000)      \$900 per Unit

## Total Estimated Utility Costs

\$36,152      \$452 per Unit      \$35,798      \$447 per Unit

### Estimated Other Expenses

General, Administrative, Professional Fees, Cable, Uniforms

42,640      \$533 per Unit      28,000      \$350 per Unit

Other Expenses

0      \$ per Unit      0      \$ per Unit

Advertising/Marketing/Placement/Resident Activities

8,867      \$111 per Unit      6,000      \$75 per Unit

Repairs/Maintenance/Make Ready - Supplies

59,977      \$750 per Unit      52,000      \$650 per Unit

Payroll + Burden + Incentive

154,368      \$1,930 per Unit      132,000      \$1,650 per Unit

Contract Services {Pest, Trash, Landscaping}

44,870      \$561 per Unit      40,000      \$500 per Unit

Management Fees {Calculated on the Gross Annual Income above}

51,260      4.00%      46,754      3.50%

## Total Estimated Other Expenses

\$361,983      \$4,525 per Unit      \$304,754      \$3,809 per Unit

Reserve for Replacement - Estimated

24,000      \$300 per Unit      24,000      \$300 per Unit

## Total Estimated Operating Expenses

\$686,982      \$8,587 per Unit      \$664,872      \$8,311 per Unit

## Estimated Net Operating Income

\$594,522      \$7,432 per Unit      \$670,969      \$8,387 per Unit

# 10 Year Cash Flow Analysis

HOUSTON INCOME PROPERTIES, INC.

## Ten Year Cash Flow Analysis

THE KENTON

UNITS: 80  
 SQ. FT: 73,384  
 AVG UNIT SIZE: 917

Year 1 has a {3.50%} rent increase post upgrades, see stabilized pro forma on the previous page

INCOME	MONTHLY YEAR 1	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
<b>Annual Market Rent Growth Rates Used</b>		3.5%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Potential Income	\$115,589	\$1,387,066	\$1,428,678	\$1,471,538	\$1,515,684	\$1,561,155	\$1,607,989	\$1,656,229	\$1,705,916	\$1,757,093	\$1,809,806
Other Income	\$2,667	\$32,000	\$32,960	\$33,949	\$34,967	\$36,016	\$37,097	\$38,210	\$39,356	\$40,537	\$41,753
<b>Gross Income</b>	<b>\$118,255</b>	\$1,419,066	\$1,461,638	\$1,505,487	\$1,550,651	\$1,597,171	\$1,645,086	\$1,694,439	\$1,745,272	\$1,797,630	\$1,851,559
Vacancy / Other Losses		(\$83,224)	(\$85,721)	(\$73,577)	(\$75,784)	(\$78,058)	(\$80,399)	(\$82,811)	(\$85,296)	(\$87,855)	(\$90,490)
<i>Economic Loss % Includes Bad Debt</i>		6.00%	6.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
<b>EFFECTIVE GROSS INCOME</b>		\$1,335,842	\$1,375,917	\$1,431,910	\$1,474,867	\$1,519,113	\$1,564,687	\$1,611,627	\$1,659,976	\$1,709,775	\$1,761,068
<b>Annual Operating Expense Growth Rates Used</b>			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>EXPENSES</b>											
Operating Expenses		(\$640,872)	(\$660,098)	(\$679,901)	(\$700,298)	(\$721,307)	(\$742,947)	(\$765,235)	(\$788,192)	(\$811,838)	(\$836,193)
Expenses / Unit		\$8,011	\$8,251	\$8,499	\$8,754	\$9,016	\$9,287	\$9,565	\$9,852	\$10,148	\$10,452
Reserve for Replacement @ {\$300} / Unit		(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)
<b>TOTAL EXPENSES</b>		(\$664,872)	(\$684,098)	(\$703,901)	(\$724,298)	(\$745,307)	(\$766,947)	(\$789,235)	(\$812,192)	(\$835,838)	(\$860,193)
Total Expenses / Unit		\$8,311	\$8,551	\$8,799	\$9,054	\$9,316	\$9,587	\$9,865	\$10,152	\$10,448	\$10,752
<b>NET OPERATING INCOME</b>		\$670,969	\$691,819	\$728,008	\$750,569	\$773,806	\$797,740	\$822,392	\$847,784	\$873,937	\$900,876
<b>NOI GROWTH RATE</b>		12.9%	3.1%	5.2%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%

NOTE: Year One shows the NOI growth rate starting from column one's NOI on the Actual and Pro Forma Analysis page.

## Value Projection at 60 Months

### PROPERTY INFORMATION

Number of Units:	80	Approx. NRA:	73,384
Year Built:	2010	Average Unit Size:	917 S.F.
Roofs:	Pitched	Proposed Mthly. Mkt. Rent at 60 Mths. (5 YRS):	\$130,096    \$1,626 / Unit    \$1.77 / S. F.
HVAC System:	Individual HVAC Units	<p>This Projection is based on the stabilized year 1 pro forma with a 3% rent and a 3% expense growth rate for years 2 thru 5. This analysis assumes that all Utilities are being charged back to the tenants through a RUBS.</p>	
Post Stabilization:	Electric: Individual		
	Water: Master - RUBS		
	Gas: Master - In Common Area Only		
Hot Water:	Indiv. Electric Hot Water Heaters		
Est. Occupancy at Stabilization:	98%		

### STABILIZED PRO FORMA

Projected at 60 Months Post Renovation and Income Stabilization

#### REVENUE AND COLLECTIONS

		% of Gross Potential Income
Total Gross Rent Potential	\$1,561,155	100%
Vacancy/Other Rental Losses (Economic Loss)	(\$78,058)	{5%} of Gross Rent Potential
<b>Estimated Gross Potential Income</b>	<b>\$1,483,097</b>	95%
Total Other Income Potential ( Assumes RUBS will be Implemented)	\$36,016	\$450 / Unit
<b>Total Estimated Gross Annual Income</b>	<b>\$1,519,113</b>	

#### EXPENSES

Total Expenses ~ ( average Unit size is {917 S.F.} includes all Utiliti	(\$745,307)	\$9,316 / Unit    \$10.16 / SF
<b>Estimated Stabilized Net Operating Income</b>	<b>\$773,806</b>	
( at 60 Months Post Stabilization )		

Estimated Potential Value Based on Stabilized NOI of {\$773,806} ( at 60 Mths, Post Stabilization)

Cap Rate	Value Generated		
5.50%	\$14,069,196	\$175,865/U	\$191.72/SF
5.75%	\$13,457,492	\$168,219/U	\$183.38/SF
6.00%	\$12,896,763	\$161,210/U	\$175.74/SF



## *Property Overview*







## The KENTON

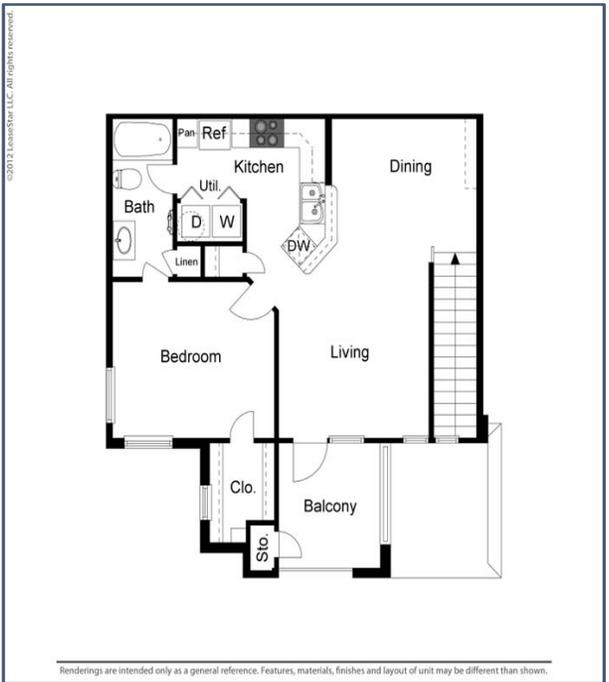
### Unit Features (Interior appointments may vary in each unit)

- ❖ 4 Spacious Floor Plan Options
- ❖ 1 & 2 Bedroom Plans
- ❖ Individual Controlled A/C and Heat
- ❖ Ceiling Fan
- ❖ Faux Wood Floors
- ❖ Garbage Disposal
- ❖ Refrigerator, Range, Dishwasher, Over Range Microwave
- ❖ Serve Through Kitchen Bar
- ❖ Kitchen Pantry
- ❖ Spacious Granite Countertops and Cabinets
- ❖ Stainless Steel Sinks and Black Appliances
- ❖ Storage Areas
- ❖ Large Walk-in Closets
- ❖ Shower / Tub Combination
- ❖ Linen Closets
- ❖ Nine Foot Ceilings
- ❖ Crown Molding
- ❖ Built Ins
- ❖ Mini-Blinds
- ❖ Washer & Dryer Conn in All Units
- ❖ Cable Ready
- ❖ Patio / Balcony

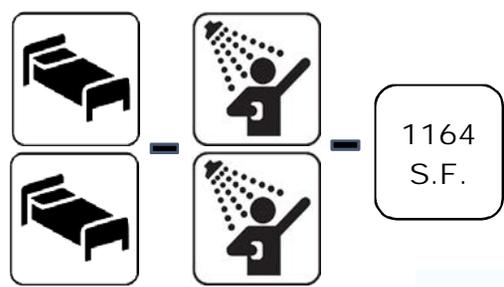
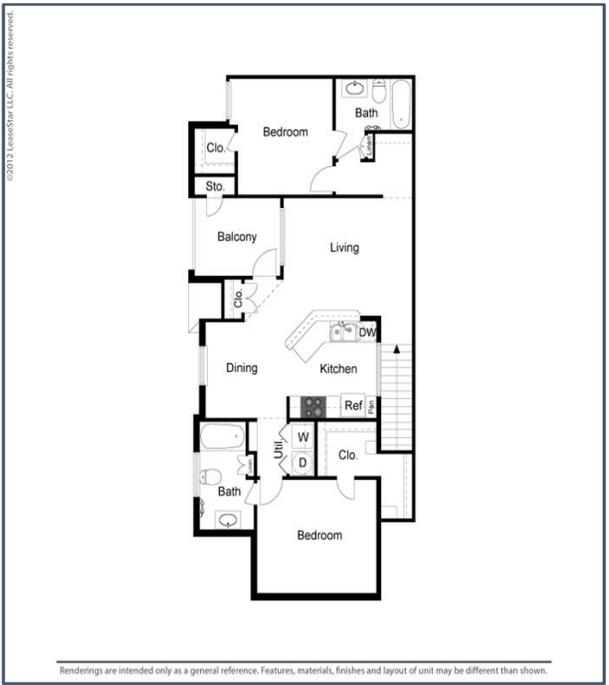
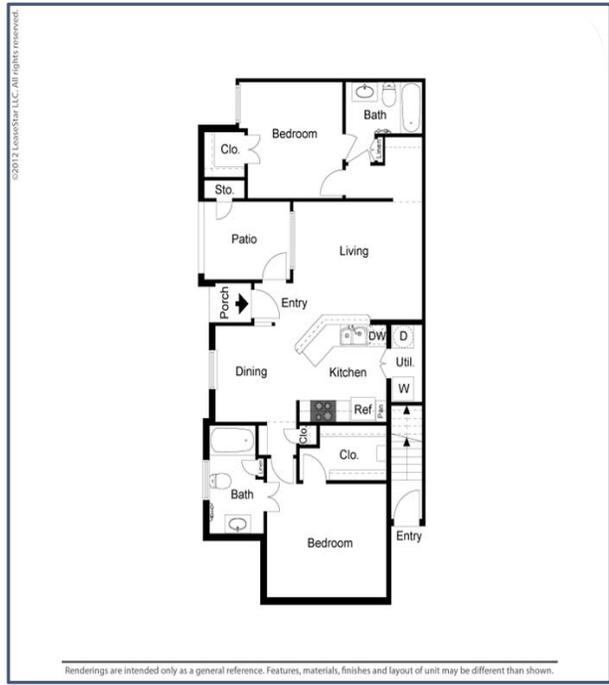
### Community Amenities

- ❖ On-Site Management
- ❖ Laundry Facility
- ❖ Perimeter Fence
- ❖ Stand Alone Leasing Office
- ❖ Clubhouse with Kitchen
- ❖ Exercise Facility
- ❖ Swimming Pool
- ❖ Covered Parking
- ❖ Convenient to Entertainment
- ❖ Limited Access Gates
- ❖ Area Schools are within 2 miles of Property
- ❖ High Speed Internet Available
- ❖ 2 Parking Spaces Per Unit
- ❖ Guest Parking
- ❖ Fountains
- ❖ Private Ground Level Access - All Units
- ❖ Grilling Areas Throughout the Property
- ❖ Sitting Areas Throughout the Property

# Floor Plans (1 Bedroom Plans)

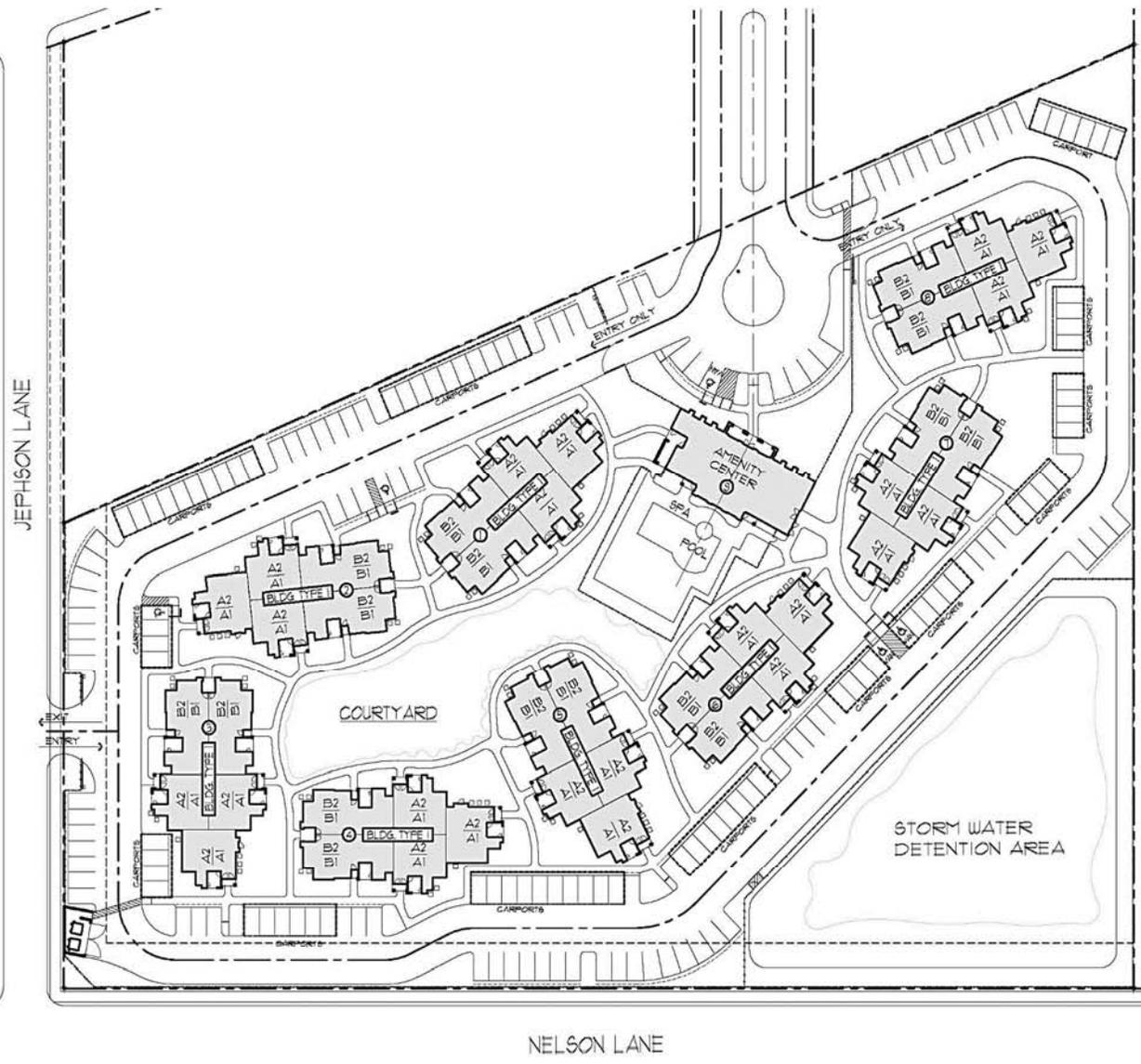


# Floor Plans (2 Bedroom Plans)



# Property Exterior Photos





**SITE PLAN**

*The Kenton Apartments*  
Mucasey & Associates, Architects





The owner of The Kenton also owns the two parcels in front of the Kenton as shown below on the map. These two unimproved parcels are for sale separately by the owner. In addition, the owner has building plans for a 2nd phase of the property. Ask Broker for more details.



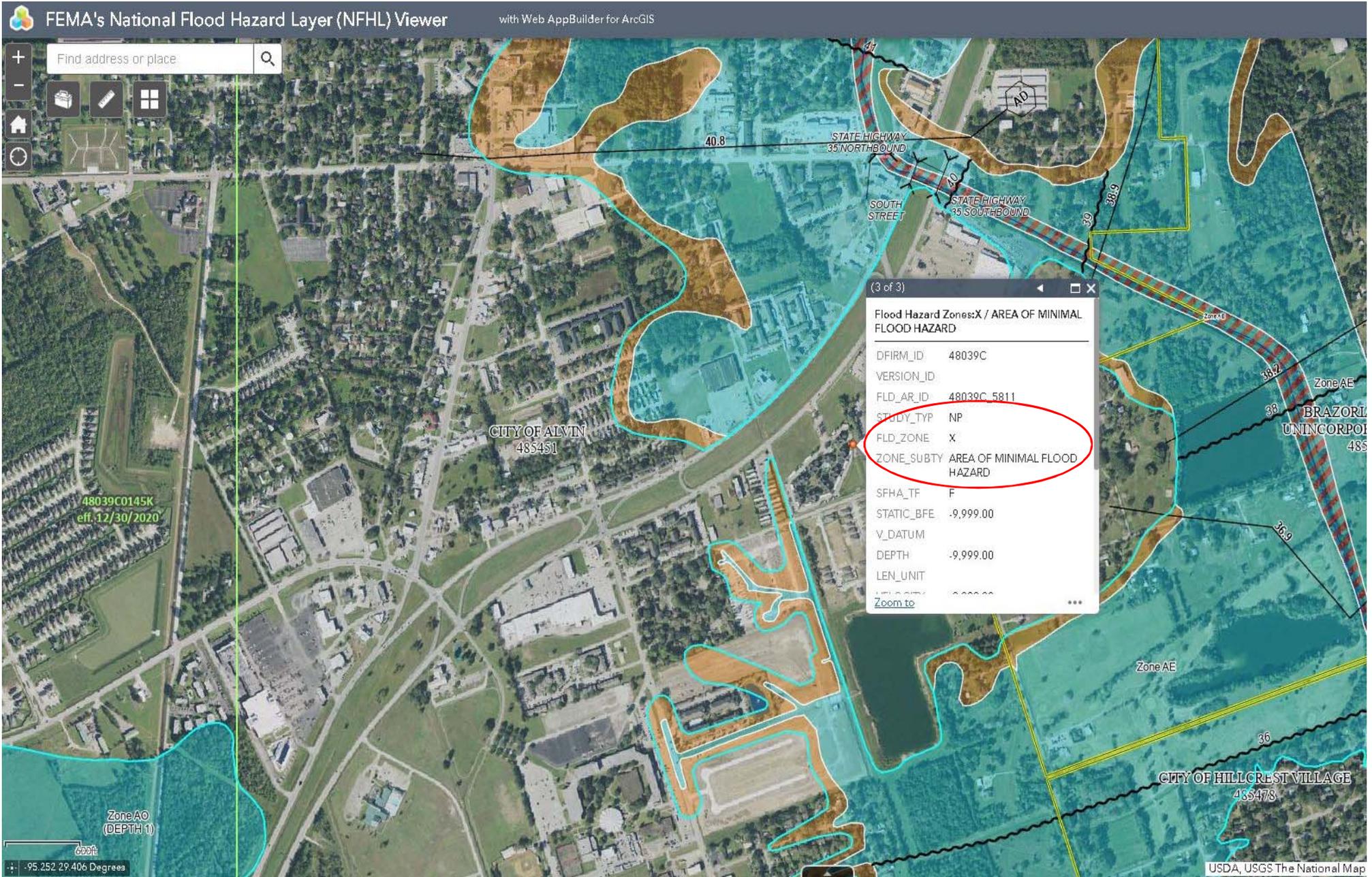
Land For Sale By Same Owner

Land For Sale By Same Owner

The owner of The Kenton also owns the two blue parcels below on the map #596553 and #596554. These two unimproved parcels are for sale separately by the owner. In addition, the owner has building plans for a 2nd phase of the property. Ask Broker for more details.



# Flood Map





## *Market Overview*



# Amenities



## Market Drivers

As the growing availability of data underscores the importance of targeting submarkets, we must not overlook a broader, gradual shift occurring across the United States. Over the past fifty years, social and economic trends have prompted a steady migration of both population and jobs toward the South and West regions, a trend that accelerated during the pandemic as people sought refuge in states with more open economies.

This migration is fueled by a combination of economic, social, and technological factors. Individuals and corporations are increasingly moving to lower-cost markets while companies are relocating to metropolitan areas that are more business-friendly or have developed specialties in rapidly expanding sectors such as technology and healthcare. Advances in technology have enhanced mobility for both individuals and businesses, making them less dependent on physical locations in an increasingly service-oriented economy. Additionally, migration tends to favor regions with warm climates and appealing amenities. Policy decisions are also likely to continue influencing this trend, particularly as the 2017 tax reform eliminated the ability to deduct state and local taxes from federal income, exacerbating the financial burden on residents in states with high property taxes, notably Illinois, New York, New Jersey, and California.

Houston, serving as the anchor city for the Gulf Coast, stands out as one of the greatest cities in the world. Its robust economy, diverse culture, and exceptional quality of life make it an ideal place for business. From energy and healthcare to aerospace and information technology, the Houston region boasts a strong infrastructure to support these burgeoning industries, coupled with a thriving innovation landscape that fosters the emergence of the next generation of companies. Furthermore, with 1.5 million residents aged 25 and older holding a bachelor's degree and over 3.1 million jobs in the Houston metropolitan statistical area (MSA), the region is poised as one of the strongest economies in the nation. The Houston MSA presents an attractive opportunity, as an ever-growing population is uncovering its advantages. Living costs are 26% lower than the average of the top 20 metros. Below are some notable relocations and expansions to the Houston MSA in recent years.

### Market Drivers



# Comparative Market Survey Summary

Map #	Property Name	Address				Completed Year	Unit Count	Occupancy	Average SqFt	Market Rent / Unit	Market Rent / SF
1	Steeplechase	2400 South Loop 35	Alvin	TX	77511	1979	171	92%	842	\$1,105	\$1.31
2	Willow Creek Manor	3833 South Mustang	Alvin	TX	77511	1979	128	91%	807	\$1,106	\$1.37
3	Huntington Oaks	2551 South Loop 35	Alvin	TX	77511	1977	152	93%	856	\$1,263	\$1.48
4	Fairway Square	2301 Fairway Drive	Alvin	TX	77511	1984	120	90%	671	\$960	\$1.43
5	Stonegate at Alvin	1277 Dickinson Road	Alvin	TX	77511	2002	160	93%	1,007	\$1,299	\$1.29
6	Morgan Oaks	877 East House Street	Alvin	TX	77511	2003	156	94%	897	\$1,298	\$1.45
7	Meadow Park	2800 Mustang Road	Alvin	TX	77511	1984	160	98%	719	\$1,048	\$1.46

Avg / Total					Unit Count	Avg Sq. Ft.	wg Rent / Unit	wg Rent / SF	
					1047	835	\$1,161	\$1.39	
<b>Subject</b>	<b>THE KENTON</b>	<b>2441 SOUTH BYPASS 35</b>	<b>ALVIN, TX 77511</b>	<b>2010</b>	<b>80</b>	<b>98%</b>	<b>917</b>	<b>\$1,396</b>	<b>\$1.52</b>

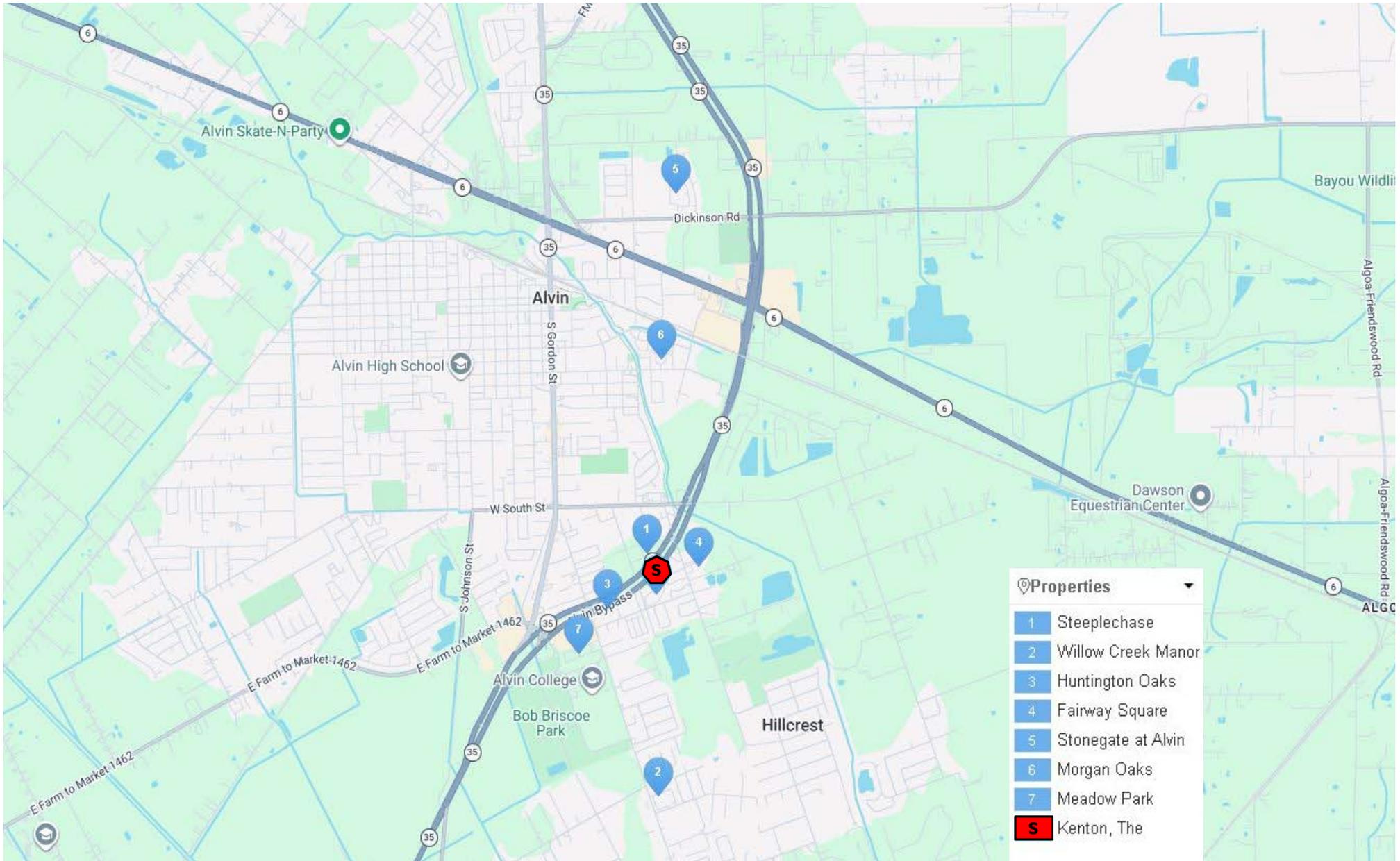
Map #	Property Name	Address			City	State	ZIP	Completed Year	Units	Min SqFt	Max SqFt	Min Market Rent	Max Market Rent
1	Steeplechase	2400 South Loop 35			Alvin	TX	77511	1979	171	702	1,247	\$945	\$1,525
2	Willow Creek Manor	3833 South Mustang			Alvin	TX	77511	1979	128	588	1,016	\$795	\$1,497
3	Huntington Oaks	2551 South Loop 35			Alvin	TX	77511	1977	152	572	1,150	\$863	\$1,598
4	Fairway Square	2301 Fairway Drive			Alvin	TX	77511	1984	120	518	884	\$807	\$1,290
5	Stonegate at Alvin	1277 Dickinson Road			Alvin	TX	77511	2002	160	732	1,129	\$916	\$1,492
6	Morgan Oaks	877 East House Street			Alvin	TX	77511	2003	156	713	1,172	\$994	\$1,559
7	Meadow Park	2800 Mustang Road			Alvin	TX	77511	1984	160	570	930	\$844	\$1,285

<b>Subject</b>	<b>THE KENTON</b>	<b>2441 SOUTH BYPASS</b>	<b>ALVIN, TX 77511</b>	<b>2010</b>	<b>80</b>	<b>788</b>	<b>1094</b>	<b>\$1,105</b>	<b>\$1,335</b>
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The KENTON

# Rent Comparables Map



BRAZORIA COUNTY IS YOUR

**INDUSTRIAL**

**GATEWAY**

TO HOUSTON



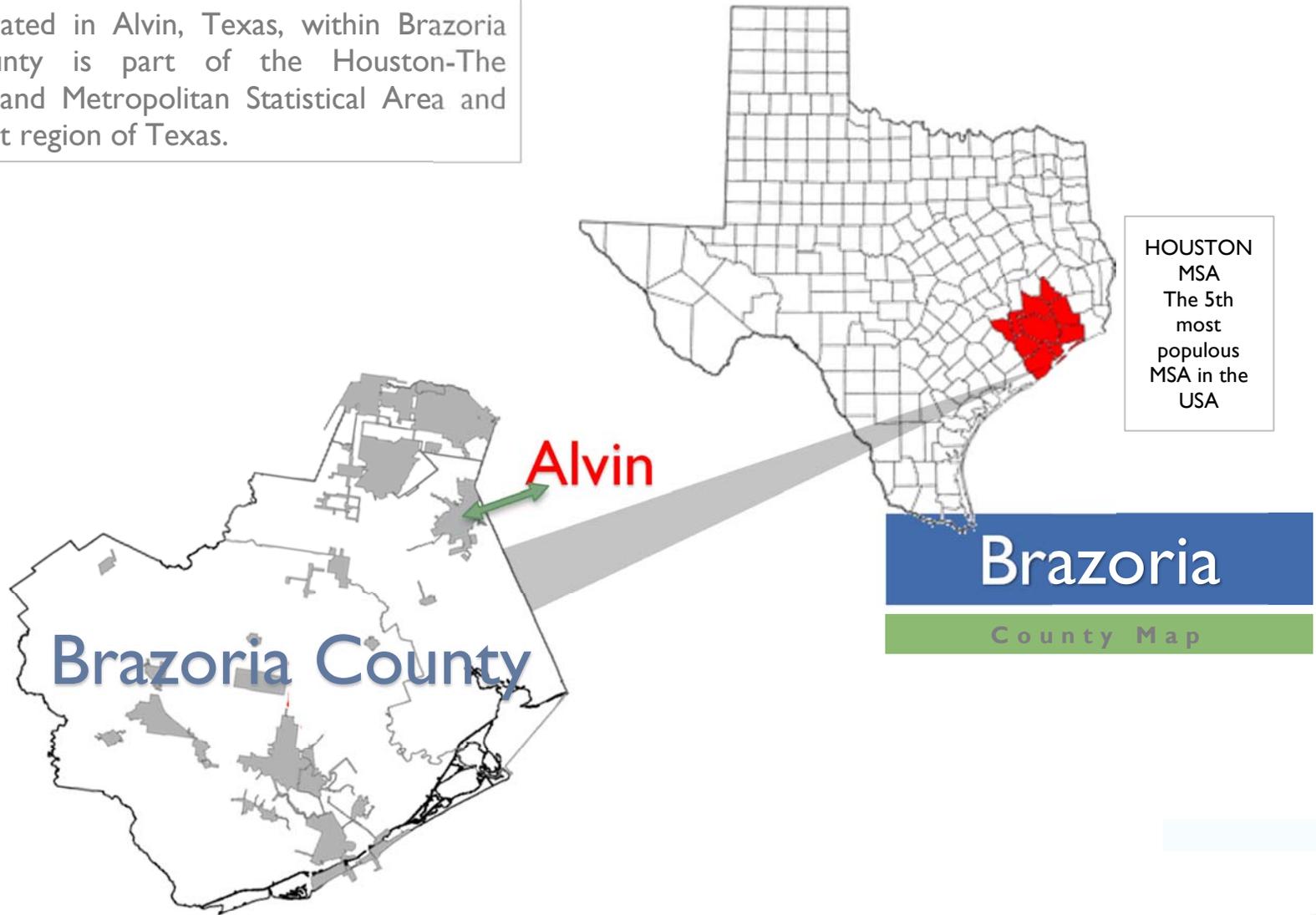
*Location Overview*

# Exterior Property Photos



## County Location Map

The **Kenton** is situated in Alvin, Texas, within Brazoria County. This county is part of the Houston-The Woodlands-Sugar Land Metropolitan Statistical Area and lies in the Gulf Coast region of Texas.



# Houston MSA

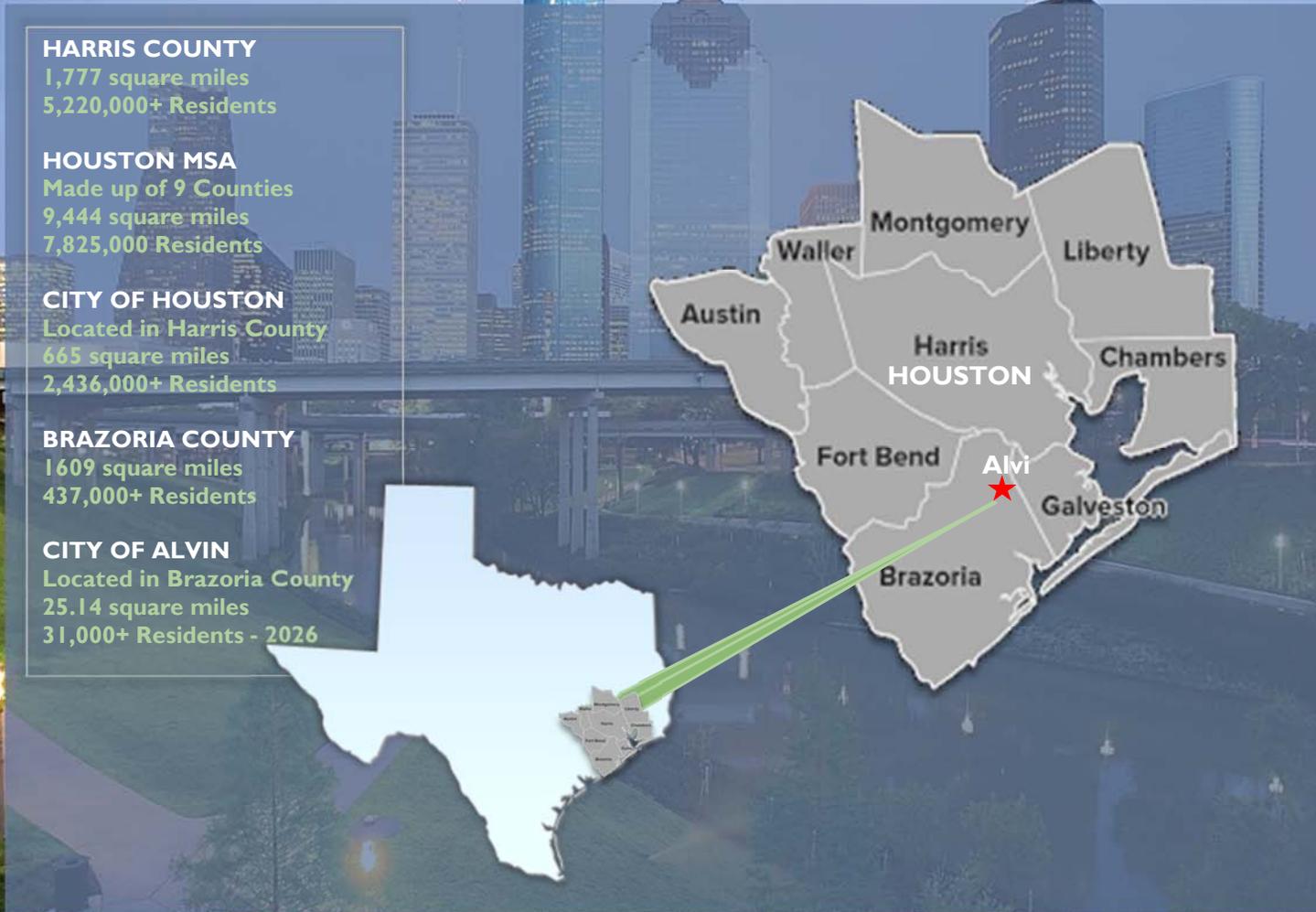
**HARRIS COUNTY**  
1,777 square miles  
5,220,000+ Residents

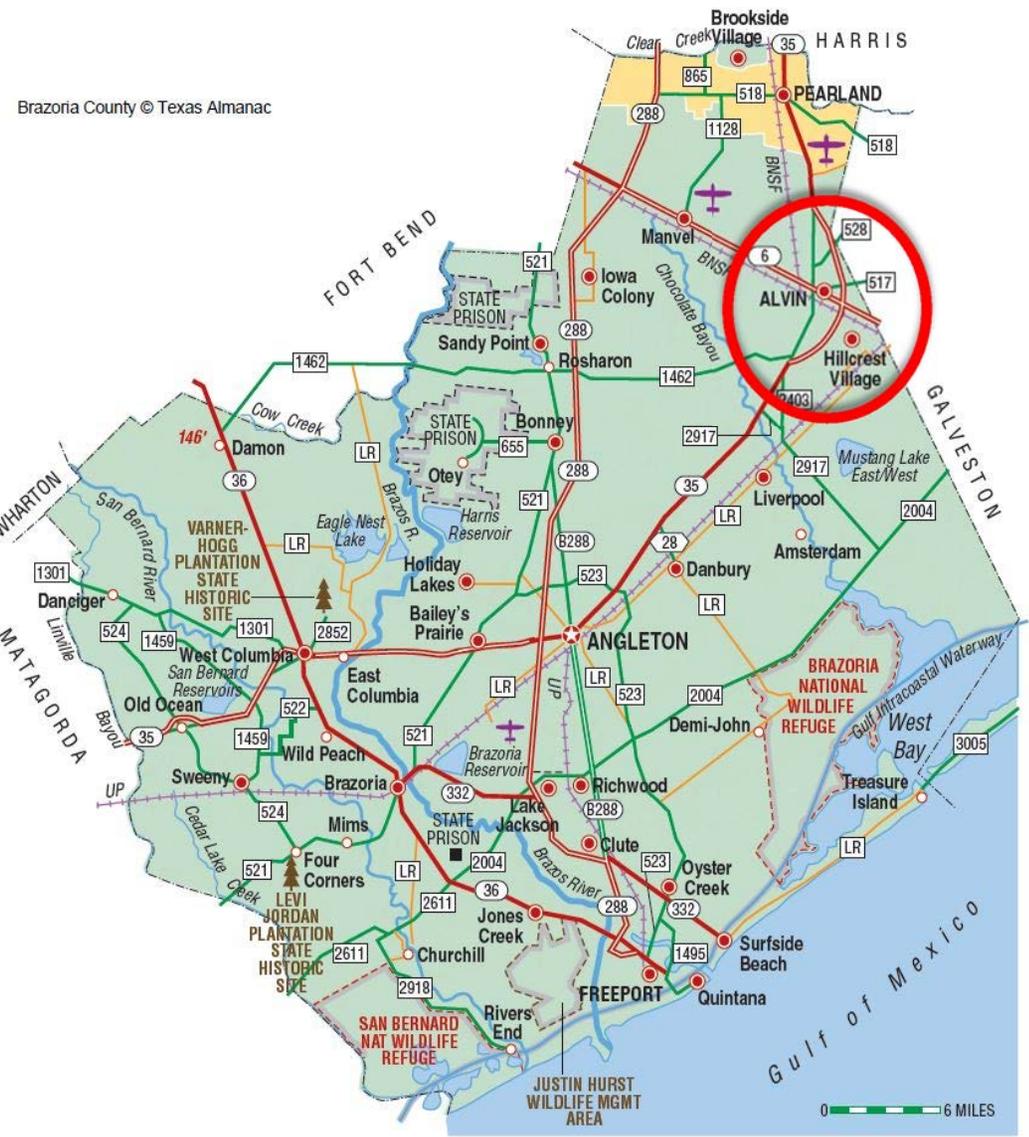
**HOUSTON MSA**  
Made up of 9 Counties  
9,444 square miles  
7,825,000 Residents

**CITY OF HOUSTON**  
Located in Harris County  
665 square miles  
2,436,000+ Residents

**BRAZORIA COUNTY**  
1,609 square miles  
437,000+ Residents

**CITY OF ALVIN**  
Located in Brazoria County  
25.14 square miles  
31,000+ Residents - 2026







## **Industrial Gateway**

Brazoria County hosts a robust business climate with its bustling location on the Gulf Coast near the Houston Metro, access to national and international transportation outlets, strong infrastructure, and pro-business leadership that supports and advocates economic growth.

**\$31 Billion**

In Industrial Investment in Brazoria County Since 2013

## **Access to the Nation. Access to the World.**

Four major state highways bisect Brazoria County. These roadways stretch across Texas and connect with major interstates in the Houston Metro, which traverse across the USA. Brazoria County connects with the world through the international deepwater port, Port Freeport. The county is also home to Texas Gulf Coast Regional Airport, a county-owned reliever airport with a 7,000 ft runway.

## **Business is Booming**

Business thrives in Brazoria County because we have the available land and workforce businesses needed to succeed. The county draws from an expansive, highly skilled labor pool, with over 1,850,000 workers within a one-hour drive. \*More than 9,000 workers alone are employed in 25 companies in Brazoria County's Global Petrochemical Center. There are also three college campuses in the county dedicated to educating and training our future workforce, as well as trade schools, colleges, and major universities in the Houston Metro, including several renowned Tier One universities.

## **A Great Quality of Life for Businesses and their Employees**

A great quality of life is highly attractive to businesses, drawing in desirable talent. Brazoria County is ranked #6 for outdoor activities in Texas, with 23 miles of Gulf Coast beaches and 90,000+ acres of protected wildlife refuge land. There's plenty to do in town as well, with Sea Center Texas, museums, historical sites, plenty of shopping, and over 750 dining options.

# Brazoria County Major Employers

## Major Brazoria County Employers

Non-Retail  
Full-time Employees  
2025

Employer	Location	Type	# of Employees
Alvin I.S.D.	Alvin/Pearland/ Manvel	Education	4,234
The Dow Chemical Company	Freeport	Chemical	3,558
Pearland I.S.D.	Pearland	Education	2,699
Texas Dept. of Criminal Justice	County-wide	Criminal Justice	2,437
Brazosport I.S.D.	Clute/Freeport	Education	1,900
Kelsey-Seybold	Pearland	Medical	1,839
Brazoria County	County-wide	Government	1,484
Zachry Group	County-wide	Contractor	1,474
Turner Industries	Freeport	Contractor	1,272
BrandSafway, LLC	Angleton	Scaffolding Systems	1,127
Angleton I.S.D.	Angleton	Education	1,076
Olin Corporation	Freeport	Chemical	1,070
Phillips 66	Sweeny	Refining & Midstream	1,028
BASF Corporation	Freeport	Chemical	986
City of Pearland	Pearland	Government	930
Wood Group	Clute	Contractor	750
UTMB Health – Angleton Danbury	Angleton	Medical	690
Chevron Phillips Chemical	Sweeny	Chemical	650
INEOS	Alvin	Chemical	600
Memorial Hermann	Pearland	Medical	592
Community Health Network	County-wide	Medical	483
Saber Power Services	Iowa Colony	High-Voltage Electrical Services	475
ICS, Inc.	Clute	Contractor	472
Columbia-Brazoria I.S.D.	Brazoria	Education	470
HCA	Pearland	Medical	450
Schlumberger Technology Corp.	Rosharon	Oil Well Services	450
Freeport LNG	Quintana	LNG Terminal	400
Marquis Construction Services	Clute	Contractor	387
Ascend Performance Materials	Alvin	Chemical	383

St. Luke's Health Brazosport	Lake Jackson	Medical	365
City of Alvin	Alvin	Government	364
Alvin Community College	Alvin	Education	358
Sweeny I.S.D.	Sweeny	Education	331
Brazosport College	Lake Jackson	Education	303
Mammoet	Rosharon	Heavy Lifting & Transport Solutions	300
Performance Contractors	Iowa Colony	Contractor	286
Encompass Health Rehabilitation	Pearland	Medical	260
Sweeny Community Hospital	Sweeny	Medical	247
Kemlon Products & Development	Pearland	Wiring Device Manufacturer	235
City of Lake Jackson	Lake Jackson	Government	233
Third Coast Terminals	Pearland	Blending & Packaging	224
Allied Fire Protection	Pearland	Design/Installation	220
Team Industrial Services	Alvin	Mechanical Services	220
Vernor Material & Equipment	Freeport	Aggregate Materials	215
Shintech, Inc.	Freeport	PVC Manufacturer	197
RiceTec	Alvin	Agriculture	173
Riviana Foods	Freeport	Rice Mills	161
Aggreko	Pearland	Service/Maintenance/ Headquarters	160
City of Angleton	Angleton	Government	150
E-Z Line Pipe Support Company	Manvel	Manufacturer	150
ProFax	Pearland	Manufacturer	150
Buc-ee's	Pearland	Corporate Headquarters	139
SolvChem Inc.	Pearland	Chemical Blending	139
City of Freeport	Freeport	Government	131
Samson Fabrication & Construction	Clute	Fabrication, Construction, Turnarounds	125
SI Group	Freeport	Chemical	103
Forum Energy Technologies	Pearland	Manufacturer	100
Huntsman	Freeport	Chemical	100

## Alvin Facts

**ALVIN** - is located at the “crossroads” of state highway TX-35 and TX- 6, approximately 12 miles south of Houston city limits, in the Texas Gulf Coast Region. Alvin is approximately 12 miles southeast of Houston and 22 miles northwest of Galveston Island. It abuts the neighboring communities of League City, Friendswood, Pearland, Manvel, Liverpool, and Bonney.

Tucked between the hustle and bustle of Houston, and the sandy beaches of the Texas Gulf Coast, lies Alvin; a charming southern town with humble beginnings dating back to 1845. Located in northeast Brazoria County Texas, on land originally granted to the Houston Tap and Brazoria Railroad, Alvin, Texas has much to offer residents and visitors alike.

**LOCATION** - Alvin’s location offers easy access to major employment centers in downtown Houston, Port Freeport and Port Houston. Alvin has 2 major highways, rail service by BNSF and Union Pacific, and is a short 16-mile drive to Houston’s Hobby airport.

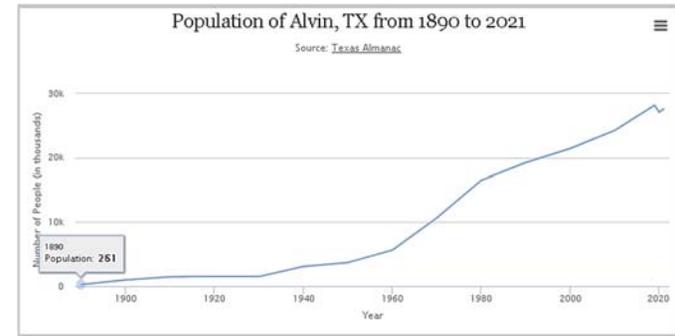
Alvin is a community that is proud of its history and committed to preserving its heritage and uniqueness as a town on the edge of the nation’s fourth largest Metropolitan Statistical Area (MSA), Houston. The past continues to be embraced today, made evident by historic structures such as the Alvin Depot, the “original town” neighborhoods, and traditional downtown area. Alvin also is a community that while committed to preserving its historic past, also is optimistic about what lies ahead and is planning how to best maintain the quality of life enjoyed by residents today.

**ECONOMIC DEVELOPMENT** - An aggressive upward trend is emerging in Alvin and Brazoria County as a result of thier close proximity and relatively short drive time to many of the Houston metropolitan area’s most significant employers. Planned new transportation arteries such as improvements to S.H. 35 and S.H. 288, as well as the **proposed Segment B of the Grand Parkway** have resulted in increased development activity and ongoing real estate investment in Alvin.

As projected by the Texas State Data Center, this growth trend is expected to maintain a steady incline, with **average increases in population per decade ranging between seven and eighteen percent**. The projected **county** population in the year 2040 is estimated at 516,000 persons, which means Alvin’s population would increase to nearly 40,000 by the year 2040.

The City of Alvin has introduced a Downtown Business Improvement Grant Program for new and existing businesses to promote the development and expansion of new and existing business enterprises within the downtown area of Alvin and to enhance the economic welfare of the citizens of the city. The program is a 50/50 matching grant. The grant allows for businesses to apply for a 50% match on downtown business improvements, reimbursable following completion of approved improvements.

Alvin offers a skilled workforce and capabilities to provide customized training programs through Alvin Community College (ACC), and continues to receive workforce training grants. The city’s relationships with both the Gulf Coast Workforce Development Board and the Texas Workforce Commission enable Alvin to deliver a talented and well prepared workforce to meet the diverse needs of the strong Texas economy.



**EDUCATION - Alvin Community College** is a public community college in Brazoria County, Texas providing educational opportunities in workforce training, academics, technical fields, adult primary education, and personal development. The main campus, situated on 114 acres of land between Hwy 35 Bypass and Mustang Road, is comprised of 16 buildings. Enrollment has grown from 134 students in 1949 to almost 6,000 today. In 2016, the college was named a Hispanic Serving Institution by the U.S. Department of Education. The college also received a \$3.8 million grant to expand its offerings in Science, Technology, Engineering and Math fields.

The **Alvin Independent School District (ISD)** serves the City of Alvin and surrounding areas. The district has three high schools, one academic alternative school, one behavior alternative school, seven junior high schools and eighteen elementary schools and a College and Career Academy. **With approximately 26,000 students, Alvin ISD is the largest school district in Brazoria County.** It is an accredited district with a Recognized rating from the Texas Education Agency that continues to see significant growth in student population, with an increase of nearly 1,200 students per year.

Alvin ISD’s SAT and ACT scores are each higher than the statewide averages and compare favorably with other nearby rural districts and are relatively close to those of more urban districts including Fort Bend, Friendswood, and Pearland. The average teacher salary is higher for Alvin ISD than all other rural districts. Alvin ISD employs approximately 3,197 people.

**Economic Situation in Alvin, TX (2026)**

Alvin, Texas, is experiencing notable economic growth, driven primarily by its strategic location and development initiatives. Here's an overview of the current economic landscape.

**Key Economic Indicators**

INDICATOR	VALUE
Population (2026)	31,232
Annual Growth Rate	2.23%
Median Household Income	\$71,477
Poverty Rate	9.17%
Unemployment Rate (Dec 2025)	4.50%
Average Rent	\$1,866
Average Home Value	\$285,580

**Housing Market**

The **average home value** in Alvin is approximately **\$285,580**, having seen minor growth of **0.1%** over the past year. **New housing developments** are underway, facilitated by Alvin's proactive approach to improve infrastructure and beautification projects, including the upcoming expansion of State Highway 99 (Grand Parkway).

**Employment Landscape**

The **unemployment rate** is currently at **4.50%**, down from **4.70%** the previous month. The community's economic growth is supported by its close proximity to major highways, national rail lines, and Houston, which is a significant employment hub.

**Development Opportunities**

Alvin is positioned between major economic centers, making it attractive for industrial and residential development. The city is working alongside local industries and educational institutions to enhance workforce training and job creation.

The **Economic Development Strategic Plan** aims to transform Alvin into a **major growth center** in the Greater Houston area, focusing on business development and infrastructure improvement.

**Conclusion**

Alvin, TX, reflects a resilient and growing economy with a promising future. Continued efforts in infrastructure, business development, and housing will further enhance the city's economic prospects as it capitalizes on its strategic location and community engagement.

**Where History Meets Hometown Hospitality**

Nestled in the heart of Brazoria County, just a short drive from Houston and the Gulf Coast, Alvin, Texas is a community that blends small-town charm with big-hearted hospitality.

Rich in history and rooted in tradition, Alvin offers a unique blend of past and present. From our storied railroad beginnings to our proud agricultural roots and revitalized historic downtown, every corner of our city tells a story — and invites you to be part of it.

Whether you're here for a weekend getaway, a family-friendly adventure, or simply exploring Texas backroads, you'll find plenty to love. Stroll beneath the towering oaks of National Oak Park, shop our charming boutiques, pick fresh produce at Froberg's Farm, or visit exotic animals at Bayou Wildlife Zoo. Our local eateries serve up everything from Southern comfort to sweet treats, and our events — from car shows to strawberry festivals — bring the community together year-round.

So, welcome to Alvin — a place where history lives, neighbors wave, and visitors feel right at home. We're glad you're here!



In June 2025, the City of Alvin was officially designated a Tourism Friendly Texas Certified Community, recognizing its strong commitment to growing tourism as a vital part of the local economy. The certification process included a self-assessment, adoption of tourism guidelines, completion of Travel Texas training, and support from local leaders and partners. This achievement highlights Alvin's dedication to promoting its attractions and celebrating its tourism efforts.

In 2023, the City of Alvin earned its Music Friendly Texas Community designation from the Texas Music Office, spotlighting its dedication to nurturing a vibrant local music industry. Home to events like the Alvin Music Festival, Novemberfest, and Frontier Days—and venues such as the classic-country Alvin Opry House and live-music favorite Big Axe Pizza and Bar—Alvin continues to attract music businesses and showcase regional talent. This honor reaffirms the city's commitment to amplifying the arts and creating lasting opportunities for musicians and fans alike.

In 2021, Alvin became a certified Film Friendly Texas community, joining over 150 cities recognized by the Texas Film Commission for supporting media production. The city completed training, adopted filming guidelines, and submitted scenic locations like National Oak Park, Gordon Street Tavern, and Morgan Falls Event Center to the state's production database. This designation highlights Alvin's readiness to welcome film and TV projects—boosting the local economy and spotlighting the city's charm on screen.

### Birdwatcher's Paradise

Alvin is part of the renowned Great Texas Coastal Birding Trail, a network of nearly 300 wildlife viewing sites along the Gulf Coast. With access to key stopover habitats, Alvin offers prime opportunities to spot rare and migratory species—making it a favorite among birders from around the world.

#### MUSTANG BAYOU TRAIL

200 Depot Centre Blvd, Alvin, TX. 77571

Alvin's scenic trail along Mustang Bayou offers a peaceful birdwatching experience with a dedicated viewing platform overlooking the water. Spot local favorites like herons, cardinals, and hawks as you explore this quiet, nature-rich path.

#### RESOFT COUNTY PARK

20020 TX-35, Alvin, TX. 77571

Resoft Park is a top birding destination in Alvin, offering easy access to view active rookeries across three lake islands. Early in the year, watch for nesting Great Egrets, Roseate Spoonbills, Cormorants, and Egyptian Geese. Later in the season, Little Blue Herons, Snowy Egrets, and Cattle Egrets take over. With well-maintained trails and clear sightlines, it's a must-visit spot for both seasoned birders and curious nature lovers.

#### CAMP MOHAWK COUNTY PARK

110 CR 193, Alvin, TX. 77571

Nestled on Chocolate Bayou, Camp Mohawk is home to the only native pine forest in Brazoria County. Over 150 bird species have been recorded here, including migratory songbirds, water birds, and raptors—making it a top spot for serious birders. The mix of pines, oaks, and other hardwoods creates ideal habitat along this scenic 55-acre site.



#### JOHN HARGROVE ENVIRONMENTAL COMPLEX TRAIL

5800 Magnolia St, Pearland, TX. 77584

This 87-acre park has nearly 2 miles of trails around two ponds. Waterfowl visit in fall and winter. In spring and summer, over 600 pairs of waterbirds nest on the islands, including herons, egrets, and spoonbills. The rookery offers a rare view of birds raising their young. The nature center and trails are free and open to all.

#### SHADOW CREEK RANCH NATURE PARK

1801 Kingsley Dr., Pearland, TX. 77584

This peaceful nature park offers a mix of open water, wetlands, and native vegetation — perfect for spotting ducks, herons, egrets, and migratory songbirds. With paved trails and scenic overlooks, it's an easy-to-access birding spot for all levels of enthusiasts.

#### PAUL HOPKINS COMMUNITY PARK

1000 FM 517, DICKINSON, TX. 77539

This pocket park features a nature trail along the bayou. Migrant landbirds often pass through in spring. Eastern woodland birds, including red-shouldered hawks, nest in the woods.

#### BRAZORIA NATIONAL WILDLIFE REFUGE

24907 FM 2004 Rd., lake jackson, tx. 77566

Spanning 50,000 acres of coastal grasslands, marshes, and waterways. Look for wood storks in late summer and fall. Grassland birds include sedge wrens, Le Conte's, Henslow's, and grasshopper sparrows. White-tailed kites and hawks visit in winter. In wet years, listen for black rails and spot seaside sparrows near Salt Lake.

## Things to do in Alvin



**Hillcrest Golf Club** - is an exceptional venue for golf enthusiasts looking to enjoy a day of golf in a picturesque setting. With its meticulously maintained greens and fairways, Hillcrest provides a challenging yet enjoyable golfing experience for players of all skill levels.



**Bayou Wildlife Zoo** - Experience an open-range zoo that offers a unique adventure with exotic animals from around the world. Spanning over 80 acres, this zoo allows visitors to get up close with over 500 animals representing 60 different species.



**Original Goat Yoga** - The classes cater to all skill levels and are guided by certified yoga instructors. Offering private events, a memorable activity for birthdays, corporate gatherings, or family outings. Experience why goat yoga has become a global phenomenon right here in Alvin.



**Alvin Art Trail** - a cultural journey through Alvin on the Art Trail, where the city's artistic spirit is showcased on walls and in public spaces. The trail features a series of murals and sculptures that capture Alvin's history, community life, and vibrant character.



**Nolan Ryan Center** - is a landmark institution dedicated to celebrating the career of baseball legend Nolan Ryan, who grew up in Alvin. The center is both a museum and an educational facility, offering an in-depth look at Ryan's achievements both on and off the baseball field.



**Froberg's Farm** - is not just a farm but a destination that offers a wide range of activities and attractions year-round. Known for its fresh produce and family-friendly atmosphere, where you can pick your own fruits and vegetables, offering a fun and educational experience for all ages.



**National Oak Park** - a cornerstone of community life and a lush oasis for residents and visitors alike. This expansive park offers well-maintained picnic areas, vibrant playgrounds for children, and paved walking trails that are perfect for a leisurely stroll or a brisk jog.



**Jim's Jungle Exotic Petting Zoo** - the zoo offers a unique and interactive experience for families and animal lovers. This exotic petting zoo allows visitors to get up close and personal with a variety of animals, including some less commonly seen in typical zoos.

## Higher Education



### Alvin Community College

- Enrollment over 5,872 Students
- Employs 293 Total Faculty
- Student to Faculty Ratio is 19:1
- Average Class Size is 12
- 120 Degrees / Certificate Programs
- An Aspen Prize Top 150 College for Excellence
- \$65,000 – Average First-Year Salary for all Alvin Community College Graduates



### University of Houston (Downtown)

- Enrollment Over 13,730 Students
- Employs 369 Total Faculty
- Student to Faculty Ratio is 18:1
- Average Class size 18
- 47 Bachelors, 12 Masters
- \$45,500 – Average First-Year Salary for all University of Houston Graduates



### Texas A&M University (Galveston)

- Enrollment over 2,600 Students
- Employs over 440 Total Faculty Members
- Student to Faculty ratio is 15:1
- Average Class Size is 12-19 for Undergraduates
- 10 Undergraduate Majors, 3 Graduate Degrees
- \$69,500 - Average First-Year Salary for all Texas A & M University Graduates

## Area Attractions

Brazos Mall



Brazosport Museum



Gulf Coast Bird Observatory



Nolan Ryan Center



Mammoth Lake



Sea Center Texas



Surfside Beach



Stephen F. Austin Statue



# Alvin, TX Demographics

Alvin, TX	Alvin	
<b>Population</b>		
Estimated Population (2025)	30,240	
Projected Population (2030)	33,185	
Census Population (2020)	27,476	
Census Population (2010)	24,833	
Projected Annual Growth (2025 to 2030)	2,945	1.9%
Historical Annual Growth (2020 to 2025)	2,764	2.0%
Historical Annual Growth (2010 to 2020)	2,643	2.1%
Estimated Population Density (2025)	1,270 psm	
Trade Area Size	23.8 sq mi	
<b>Average Household Income</b>		
Estimated Average Household Income (2025)	\$90,208	
Projected Average Household Income (2030)	\$89,921	
Estimated Average Family Income (2025)	\$107,706	
<b>Median Household Income</b>		
Estimated Median Household Income (2025)	\$73,315	
Projected Median Household Income (2030)	\$72,503	
Estimated Median Family Income (2025)	\$86,912	
<b>Per Capita Income</b>		
Estimated Per Capita Income (2025)	\$33,542	
Projected Per Capita Income (2030)	\$34,386	
Estimated Per Capita Income 5 Year Growth	\$844	2.5%
Estimated Average Household Net Worth (2025)	\$752,207	
<b>Daytime Demos (2025)</b>		
Total Businesses	1,101	
Total Employees	9,393	
Company Headquarter Businesses	29	2.6%
Company Headquarter Employees	586	6.2%
Employee Population per Business	8.5	
Residential Population per Business	27.5	

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Alvin, TX	Alvin	
<b>Race &amp; Ethnicity</b>		
White (2025)	17,323	57.3%
Black or African American (2025)	3,098	10.2%
American Indian or Alaska Native (2025)	206	0.7%
Asian (2025)	1,200	4.0%
Hawaiian or Pacific Islander (2025)	8	-
Other Race (2025)	3,738	12.4%
Two or More Races (2025)	4,667	15.4%
Not Hispanic or Latino Population (2025)	18,867	62.4%
Hispanic or Latino Population (2025)	11,373	37.6%
Not Hispanic or Latino Population (2030)	20,735	62.5%
Hispanic or Latino Population (2030)	12,450	37.5%
Not Hispanic or Latino Population (2020)	16,426	59.8%
Hispanic or Latino Population (2020)	11,050	40.2%
Not Hispanic or Latino Population (2010)	15,704	63.2%
Hispanic or Latino Population (2010)	9,129	36.8%
Projected Hispanic Annual Growth (2025 to 2030)	1,077	1.9%
Historic Hispanic Annual Growth (2010 to 2025)	2,244	1.6%
<b>Age Distribution (2025)</b>		
Age Under 5	1,984	6.6%
Age 5 to 9 Years	2,143	7.1%
Age 10 to 14 Years	2,134	7.1%
Age 15 to 19 Years	2,111	7.0%
Age 20 to 24 Years	2,050	6.8%
Age 25 to 29 Years	2,208	7.3%
Age 30 to 34 Years	2,262	7.5%
Age 35 to 39 Years	2,080	6.9%
Age 40 to 44 Years	2,027	6.7%
Age 45 to 49 Years	1,731	5.7%
Age 50 to 54 Years	1,697	5.6%
Age 55 to 59 Years	1,588	5.3%
Age 60 to 64 Years	1,574	5.2%
Age 65 to 74 Years	2,655	8.8%
Age 75 to 84 Years	1,552	5.1%
Age 85 Years or Over	440	1.5%
Median Age	34.5	

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# Neighborhood Demographics

2441 S Bypass 35 Alvin, TX 77511	1 mi radius		2 mi radius		3 mi radius	
<b>Population</b>						
Estimated Population (2025)	8,168		22,877		31,705	
Projected Population (2030)	8,845		24,744		34,580	
Census Population (2020)	8,133		21,476		29,369	
Census Population (2010)	7,379		20,206		27,435	
Projected Annual Growth (2025 to 2030)	677	1.7%	1,867	1.6%	2,876	1.8%
Historical Annual Growth (2020 to 2025)	34	-	1,401	1.3%	2,336	1.6%
Historical Annual Growth (2010 to 2020)	754	2.0%	1,270	1.3%	1,934	1.4%
Estimated Population Density (2025)	2,601	psm	1,823	psm	1,122	psm
Trade Area Size	3.1	sq mi	12.6	sq mi	28.3	sq mi
<b>Average Household Income</b>						
Estimated Average Household Income (2025)	\$75,893		\$85,302		\$91,062	
Projected Average Household Income (2030)	\$75,366		\$84,590		\$90,665	
Estimated Average Family Income (2025)	\$98,935		\$104,889		\$109,615	
<b>Median Household Income</b>						
Estimated Median Household Income (2025)	\$63,114		\$70,202		\$75,874	
Projected Median Household Income (2030)	\$62,561		\$69,336		\$75,408	
Estimated Median Family Income (2025)	\$76,587		\$82,703		\$88,475	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2025)	\$31,445		\$32,945		\$34,094	
Projected Per Capita Income (2030)	\$32,228		\$33,611		\$34,922	
Estimated Per Capita Income 5 Year Growth	\$783	2.5%	\$666	2.0%	\$828	2.4%
Estimated Average Household Net Worth (2025)	\$581,112		\$699,232		\$779,415	
<b>Daytime Demos (2025)</b>						
Total Businesses	303		893		1,111	
Total Employees	2,175		7,311		9,421	
Company Headquarter Businesses	9	3.1%	21	2.3%	29	2.6%
Company Headquarter Employees	209	9.6%	419	5.7%	594	6.3%
Employee Population per Business	7.2		8.2		8.5	
Residential Population per Business	26.9		25.6		28.5	

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2441 S Bypass 35 Alvin, TX 77511	1 mi radius		2 mi radius		3 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2025)	4,755	58.2%	13,354	58.4%	18,557	58.5%
Black or African American (2025)	919	11.3%	2,209	9.7%	2,976	9.4%
American Indian or Alaska Native (2025)	48	0.6%	161	0.7%	202	0.6%
Asian (2025)	437	5.4%	938	4.1%	1,171	3.7%
Hawaiian or Pacific Islander (2025)	-	-	7	-	9	-
Other Race (2025)	865	10.6%	2,735	12.0%	3,887	12.3%
Two or More Races (2025)	1,143	14.0%	3,473	15.2%	4,902	15.5%
Not Hispanic or Latino Population (2025)	5,363	65.7%	14,369	62.8%	19,815	62.5%
Hispanic or Latino Population (2025)	2,805	34.3%	8,508	37.2%	11,890	37.5%
Not Hispanic or Latino Population (2030)	5,796	65.5%	15,574	62.9%	21,628	62.5%
Hispanic or Latino Population (2030)	3,049	34.5%	9,170	37.1%	12,952	37.5%
Not Hispanic or Latino Population (2020)	5,262	64.7%	13,166	61.3%	17,868	60.8%
Hispanic or Latino Population (2020)	2,871	35.3%	8,310	38.7%	11,500	39.2%
Not Hispanic or Latino Population (2010)	5,051	68.5%	13,025	64.5%	17,530	63.9%
Hispanic or Latino Population (2010)	2,328	31.5%	7,181	35.5%	9,905	36.1%
Projected Hispanic Annual Growth (2025 to 2030)	244	1.7%	662	1.6%	1,062	1.8%
Historic Hispanic Annual Growth (2010 to 2020)	477	1.4%	1,328	1.2%	1,985	1.3%
<b>Age Distribution (2025)</b>						
Age Under 5	470	5.8%	1,379	6.0%	1,977	6.2%
Age 5 to 9 Years	556	6.8%	1,581	6.9%	2,196	6.9%
Age 10 to 14 Years	542	6.6%	1,617	7.1%	2,218	7.0%
Age 15 to 19 Years	600	7.3%	1,627	7.1%	2,239	7.1%
Age 20 to 24 Years	605	7.4%	1,625	7.1%	2,172	6.9%
Age 25 to 29 Years	654	8.0%	1,630	7.1%	2,200	6.9%
Age 30 to 34 Years	550	6.7%	1,623	7.1%	2,273	7.2%
Age 35 to 39 Years	544	6.7%	1,539	6.7%	2,091	6.6%
Age 40 to 44 Years	494	6.0%	1,517	6.6%	2,089	6.6%
Age 45 to 49 Years	457	5.6%	1,265	5.5%	1,784	5.6%
Age 50 to 54 Years	449	5.5%	1,257	5.5%	1,809	5.7%
Age 55 to 59 Years	444	5.4%	1,221	5.3%	1,718	5.4%
Age 60 to 64 Years	453	5.6%	1,274	5.6%	1,750	5.5%
Age 65 to 74 Years	792	9.7%	2,083	9.1%	2,941	9.3%
Age 75 to 84 Years	419	5.1%	1,253	5.5%	1,731	5.5%
Age 85 Years or Over	141	1.7%	387	1.7%	516	1.6%
Median Age	35.2		35.4		35.7	

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## *Appendix*

## Disclaimer

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# *The* KENTON

