



FOR LEASE

253 BYPASS HWY 35

ALVIN, TEXAS 77511

Existing restaurant build-out with drive-thru, walk-in cooler and furniture/equipment in place.

2,306 SF

DRIVE-THRU

**WALK-IN
COOLER**

**RESTAURAN
T BUILD-OUT**

APPROX. BUILDING SIZE

CUSTOMER CONVENIENCE

BACK-OF-HOUSE CAPACITY

EXISTING INFRASTRUCTURE



COMMERCIAL DIVISION

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THE OPPORTUNITY

A ready-made restaurant platform in an active Alvin retail corridor.



WHY THIS LOCATION STANDS OUT

This former Firehouse Subs location offers the bones of a working quick-service restaurant: a customer dining area, established service counter, drive-thru, commercial kitchen configuration and walk-in cooler.

For the next operator, the existing improvements may help shorten the path from lease signing to opening compared with starting with an unfinished retail shell.

Existing furniture, fixtures and restaurant equipment are present and may be negotiable as part of lease terms.

HIGH EXPOSURE Positioned on Bypass Highway 35 in an established retail environment.	DRIVE-THRU Existing drive-thru infrastructure supports fast, convenient service.	FOOD-SERVICE READY Restaurant layout, service areas and commercial kitchen improvements already exist.	FLEXIBLE CONCEPT Potential fit for sandwich, café, deli, breakfast, dessert or other quick-service concepts.
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PROPERTY HIGHLIGHTS

• Approximately 2,306 SF • Existing dining area and seating • Excellent visibility and signage	• Former Firehouse Subs location • Existing restaurant furniture and equipment • Plenty of parking	• Drive-thru window • Walk-in cooler • High-traffic commercial setting
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BUILT FOR FOOD SERVICE

The existing interior provides a substantial head start for a new operator.



THE OPERATOR ADVANTAGE

The space already reflects the workflow of a high-volume restaurant: customer seating up front, a dedicated service counter, food-preparation work areas, stainless-steel equipment and a walk-in cooler for storage.

Potential uses include sandwich shop, café, deli, coffee concept, breakfast restaurant, bakery, dessert shop, smoothie/juice bar or other quick-service concepts, subject to applicable approvals and lease terms.

Equipment condition, permitted uses, parking, signage and other site-specific items should be independently verified by the prospective tenant.

**“Don’t start with an empty shell.
Start with a restaurant already built around the
customer.”**

LOCATION THAT WORKS FOR A CUSTOMER-DRIVEN BUSINESS

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The property sits within a retail environment anchored by everyday destinations, with major nearby stores creating reasons for consumers to already be in the area.

WALMART	HOME DEPOT
Across the street	Across the street
253 BYPASS HWY 35	GOODWILL
PROPERTY	Adjacent



A STRONG START FOR YOUR NEXT CONCEPT

Explore a high-traffic Alvin location with a drive-thru and existing restaurant infrastructure already in place.

SCHEDULE A PRIVATE TOUR

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Information is believed to be reliable but is not guaranteed. Prospective tenants should independently verify square footage, permitted uses, zoning, parking, signage, equipment condition, availability and all other property information. This brochure is for marketing purposes only.