

14202 SUSIE LANE CR442

ALVIN, TX 77511
MLS# 68997415 | \$349,999

Two Homes. One Deed. Nearly 3 Acres of Possibility.

Picture this: your family on one side of the property, your parents or grown children on the other — close enough to share Sunday dinners, far enough apart to live your own lives. Or imagine collecting two rent checks every month while the land underneath you quietly appreciates in one of the fastest-growing corridors between Houston and the Gulf Coast.

This is not a house with a guesthouse. This is two complete homes — each with 3 bedrooms and 2 bathrooms, each fully updated with new flooring, fresh paint, and modern finishes — sitting on 2.8 unrestricted acres in Alvin, Texas. No HOA. No deed restrictions. No ceiling on what you can build next.

\$349,999 List Price	2.8 Acres \$125K / Acre	2 Homes 3BR / 2BA Each	NO HOA No Restrictions
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The Land Alone Tells the Story

Land in the Alvin-area corridor is averaging **\$168,000 per acre**. You are buying 2.8 acres at **\$125,000 per acre** — and two fully updated homes come with it. Strip the homes away and the raw land at market rate costs more than the asking price. The homes are the bonus.

Gulf Coast-Brazos Bottom land appreciated 13.6% in 2025 alone (Texas Farm Credit).

Iowa Colony — directly adjacent — is one of the fastest-growing cities in Brazoria County, with D.R. Horton, KB Home, and the Meridiana master-planned community all actively building in this corridor. This is land the market has not yet fully priced.

What This Property Can Become

Live in One, Rent the Other

Move your family in and let a tenant cover your mortgage. A 3BR/2BA in this corridor rents for \$1,200–\$1,500/month. One lease and your housing is effectively free.

Gross rental offset: \$1,200 – \$1,500 / month

Rent Both — Two Income Streams, One Closing

Two leases. Two rent checks. One property tax bill. Combined gross rental potential of \$2,400–\$3,000/month from a single acquisition.

Combined gross rental: \$2,400 – \$3,000 / month

Add a Third Structure — No One Can Stop You

No deed restrictions means no ceiling. The infrastructure for a third pad site — water and electric — is already in place. A mobile home or modular unit creates a third rental unit without subdividing the parcel.

Three-unit potential: \$3,200 – \$4,200 / month gross

Multigenerational Compound

Two full households under one family ownership. Parents and children. Siblings. Extended family. Private, separate, and together — all at once.

No rental income needed — priceless peace of mind

Short-Term Rentals — Airbnb, VRBO, or Workforce Housing

No HOA means no short-term rental restrictions. Rural Texas acreage near major employment hubs is in demand from contractors, travelers, and weekend escape seekers alike.

Flexible income model — no platform restrictions

Property Specs

Asking Price	\$349,999
Acreage	2.8 Acres (121,968 SF)
Price Per Acre	\$125,000 (area avg: \$168,000/acre)
Home 1	3 Bed / 2 Bath — Updated, Move-In Ready
Home 2	3 Bed / 2 Bath — Updated, Move-In Ready
Third Structure	Supported — Water & Electric In Place, No Restrictions
Restrictions	None — No HOA, No Deed Restrictions
Utilities	Well, Septic, Central Gas Heat, Central Electric Cool
Foundation	Block & Beam
School District	Iowa Colony ISD — Iowa Colony Jr High & Iowa Colony HS

Location	Minutes from Hwy 288 — Between Houston & Freeport
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Financing This Property

This property classifies as a **2-unit residential** (two separate 3BR/2BA homes on one parcel). Buyers should work with lenders who understand multi-unit residential financing. Standard single-family loan products do not apply.

Loan Type	Down Payment	Who It's For	Key Requirement
FHA 2-Unit	3.5%	Owner-occupant of one unit	Occupy one home as primary residence
FHA 203(k) Renovation	3.5%	Buyer who wants to finance repairs	Covers purchase + repairs in one loan
VA Duplex	\$0	Veteran — must occupy one unit	Active WDI report required; vet occupies
Conventional 2-Unit	10–25%	Owner-occupant or investor	Varies by occupancy type
DSCR (Non-QM)	20–25%	Pure investor, no income docs needed	Property income covers debt service
Cash	100%	Investors, land buyers, families	Fastest path, no condition requirements

Important: WDI (wood-destroying insect) inspection and remediation has been completed prior to listing. A clean report is available upon request. This satisfies the key VA and FHA property condition requirement for this property.

Market data: Texas Farm Credit 2025 Gulf Coast-Brazos Bottom Land Report; LandSearch.com Alvin averages. Loan information is general guidance only — buyers should consult a licensed lender. All information deemed reliable but not guaranteed.