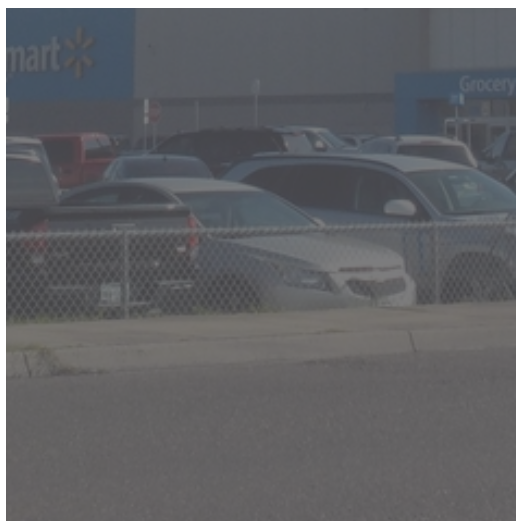
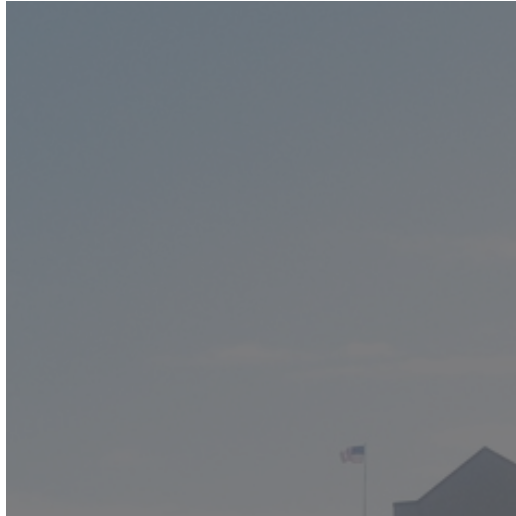


LAND FOR SALE

RETAIL/OFFICE/MF PAD SITES ALAMO

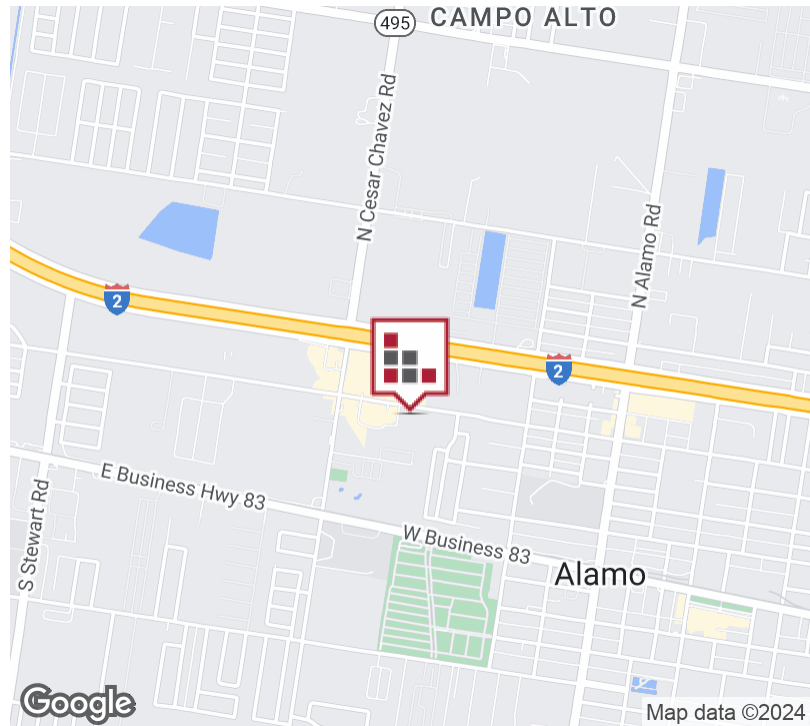


Join this Growing Alamo area with your new Office or Storage Business! Located on the Major Retail Corridor of Alamo, Texas, this commercial pad is an Excellent Opportunity to take advantage of the surrounding retail and WalMart traffic on a daily basis. Additionally, the City of Alamo offers incentives to Qualified Buyers!



FOR SALE RETAIL/OFFICE/MF PAD SITES ALAMO

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	N/A
Available Acreage:	1.71 - 4.36 AC.
Price / Acre:	\$3.50 - \$5.00 PSF
Zoning:	C
Market:	Rio Grande Valley
Submarket:	Alamo

PROPERTY OVERVIEW

Join this Growing Alamo area with your new Office or Storage Business! Located on the Major Retail Corridor of Alamo, Texas, this commercial pad is an Excellent Opportunity to take advantage of the surrounding retail and WalMart traffic on a daily basis. Additionally, the City of Alamo offers incentives to Qualified Buyers!

PROPERTY HIGHLIGHTS

- Proximity to Expressway WalMart
- Located in Alamo CBD
- New Denny's - Now Open
- 1/4 Mile from INTERSTATE 2
- 141,733 CPD TXDOT

FOR SALE
RETAIL/OFFICE/MF PAD SITES ALAMO

ADDITIONAL PHOTOS



Area Retailer



Area Retailer



Area Retailer

FOR SALE
RETAIL/OFFICE/MF PAD SITES ALAMO

ADDITIONAL PHOTOS



Area Retailers



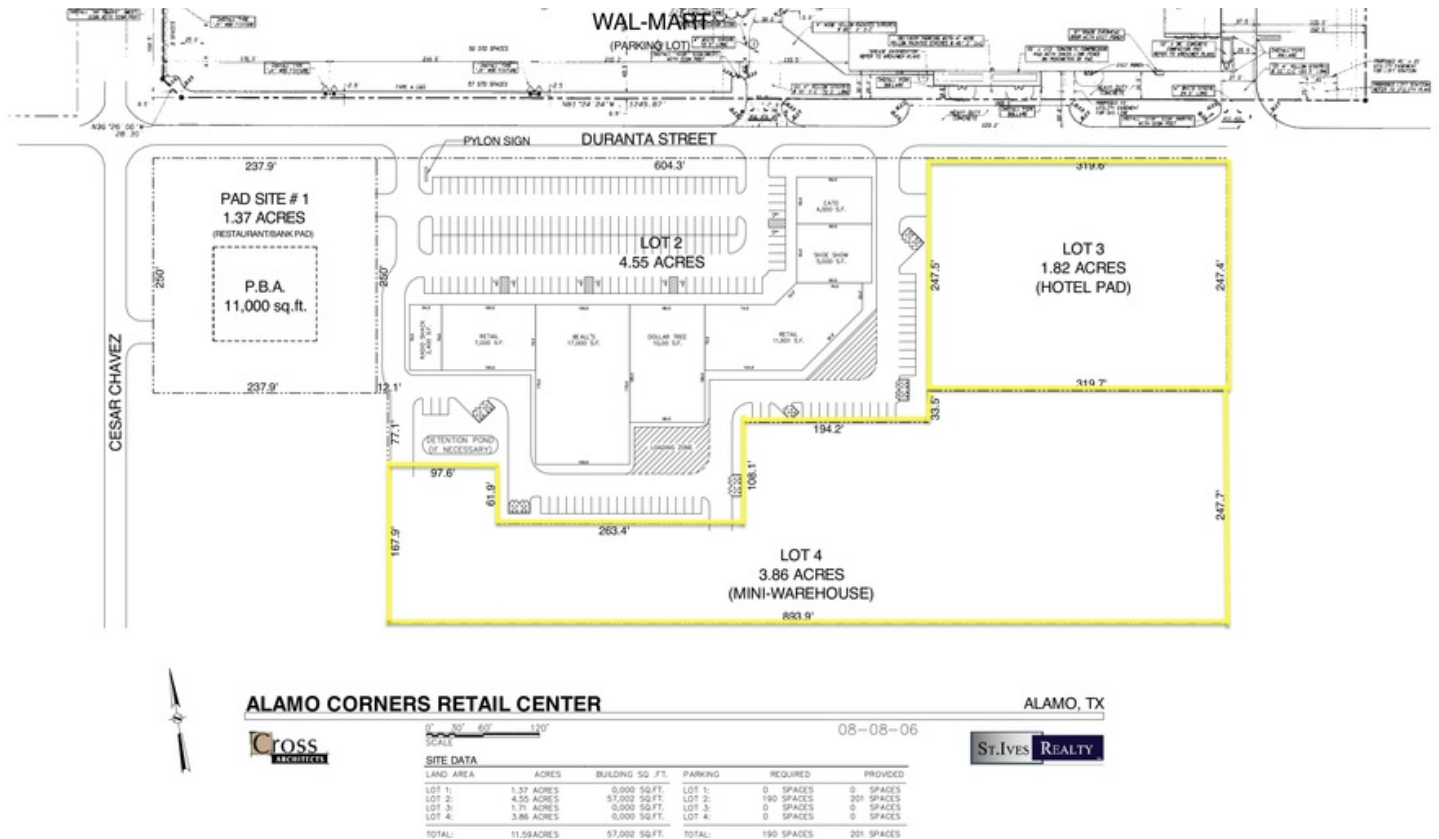
Area Retailers..



Area Retailers.

FOR SALE RETAIL/OFFICE/MF PAD SITES ALAMO

LAND LOTS



STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	ZONING
Available	ST IVES - LOT 3 - ALAMO CORNER	ST IVES - LOT 3 - ALAMO CORNERS	719373	Office	1.718 Acres	C
Available	ST IVES LOT 4 - ALAMO CORNERS	ST IVES LOT 4 - ALAMO CORNERS	719374	Multifamily	2.65 Acres	C

FOR SALE RETAIL/OFFICE/MF PAD SITES ALAMO

RETAILER MAP



FOR SALE
RETAIL/OFFICE/MF PAD SITES ALAMO

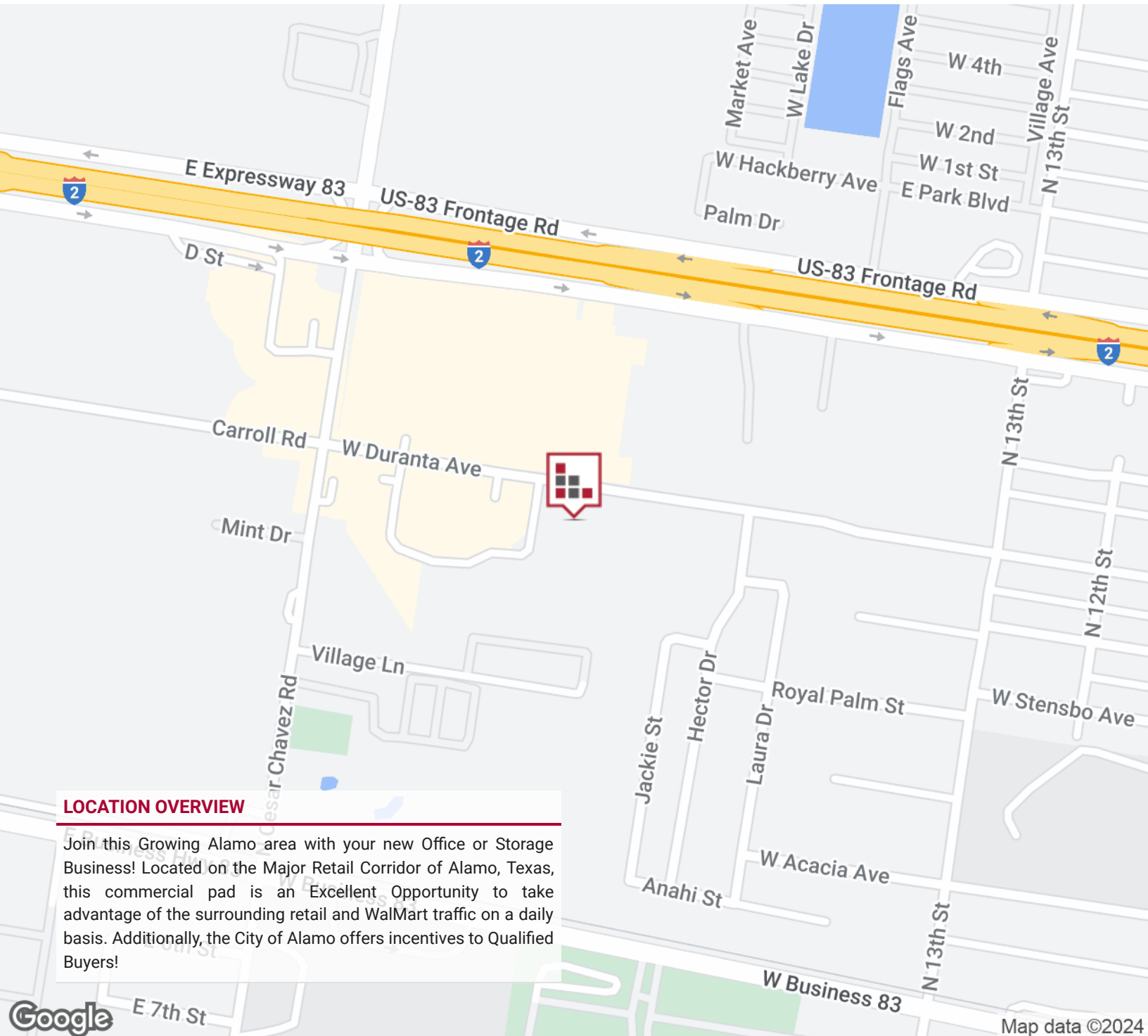
AERIAL MAP



Map data © 2021 Imagery © 2021, Maxar Technologies, Texas General Land Office, U.S. Geological Survey

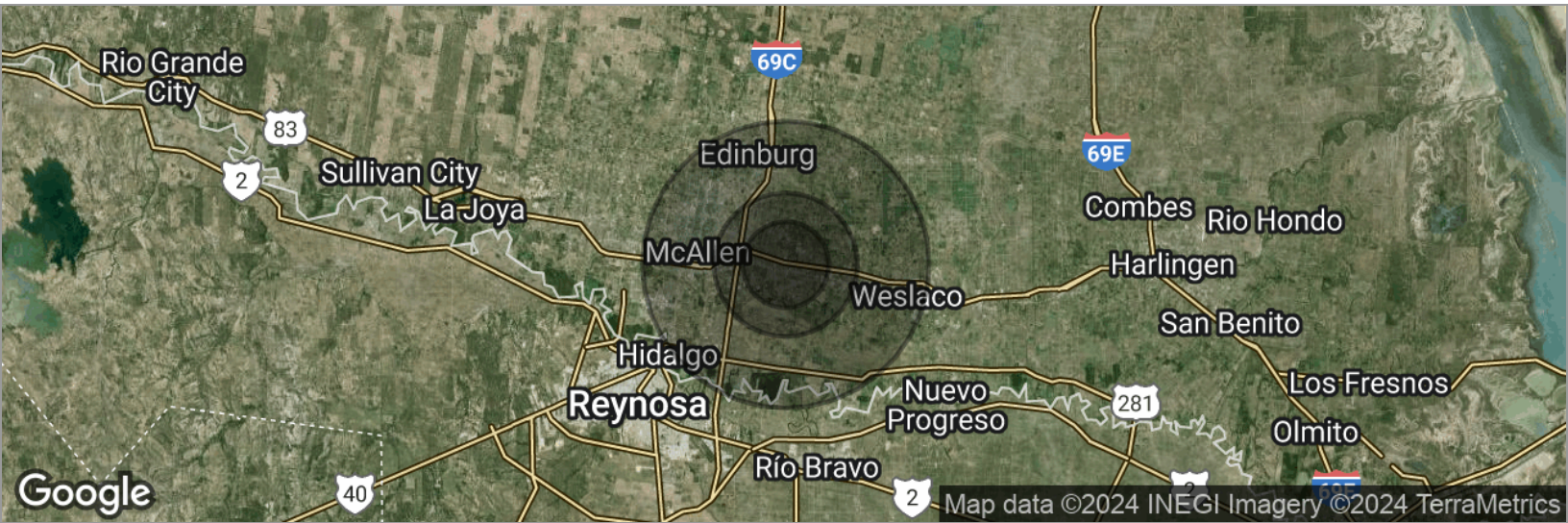
FOR SALE RETAIL/OFFICE/MF PAD SITES ALAMO

LOCATION MAPS



FOR SALE RETAIL/OFFICE/MF PAD SITES ALAMO

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	63,955	148,875	450,046
Median age	28.8	28.5	29.0
Median age (Male)	27.2	27.0	27.5
Median age (Female)	30.4	29.9	30.6

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	17,375	40,681	130,135
# of persons per HH	3.7	3.7	3.5
Average HH income	\$39,984	\$40,548	\$48,048
Average house value	\$84,224	\$83,938	\$102,010

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	90.9%	91.6%	89.1%
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RACE (%)

White	83.4%	82.5%	77.7%
Black	0.7%	0.4%	0.5%
Asian	0.1%	0.4%	1.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.2%	0.3%
Other	14.7%	15.6%	19.0%

* Demographic data derived from 2020 ACS - US Census