



**1417 W. Expressway 83
Alamo, TX**

5.14 Ac along Interstate 2

124,942 VPD (TXDoT)

Within a 5 mile radius

- ◆ Population of 174,562
- ◆ Total Households 50,638
- ◆ Average household income of \$50,535.60
- ◆ Retail potential of \$1 billion

Area Retailers

Walmart— HEB— Cato Fashions—Shoe Department— Game Stop

Wings Stop—Dollar Tree—AT&T—Sally Beauty Supplies

Murphy USA

Contact: Noe Lopez

(956) 207-7361

Noe.lopez@me.com



ALAMO, TEXAS

RETAIL IN RIO SOUTH TEXAS



20,000 SF Big Box Commercial Space Former Bealls Location

3 mile radius:

- Population of 76,170
- Total households 22,006
- Average household income \$54,216.09
- Traffic Count: Interstate 2 = 124,942; Cesar Chavez = 12,749 (2020 TXDoT)

#SHADOW ANCHORED BY WALMART
SUPERCENTER

#GREAT VISIBILITY FROM INTERSTATE 2

#CO-TENANTS INCLUDE CATO FASHIONS,
SHOE DEPT., RODEO DENTAL, WINGSTOP,
AND AT&T

Charlie Quinsenberry
cqquinsenberry@edge-re.com
(512) 660-5058
www.edge-re.com



Discover Alamo, Texas!

Commercial Building Opportunity



533 N Alamo Road, Alamo, TX

- ◆ 2 Floors suite for office space
- ◆ 12,000 SF per floor
- ◆ Anchor tenant Freedom Bank

Area Business

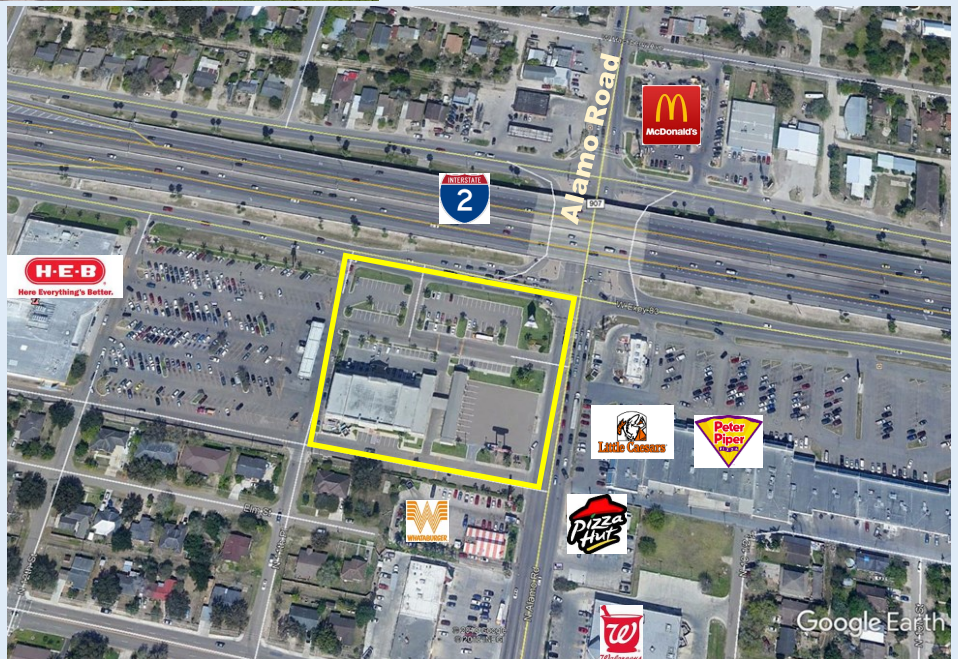
HEB, Whataburger, McDonald's, Pizza Hut
Peter Piper, Walgreen's, Dollar General

Within 5 mile radius:

- ◆ Population 174,848
- ◆ Average household Income \$50,359.57
- ◆ Total No. Households 50,039
- ◆ 124,942 VPD on Interstate 2
- ◆ 13,694 VPD on Alamo Rd

Contact:

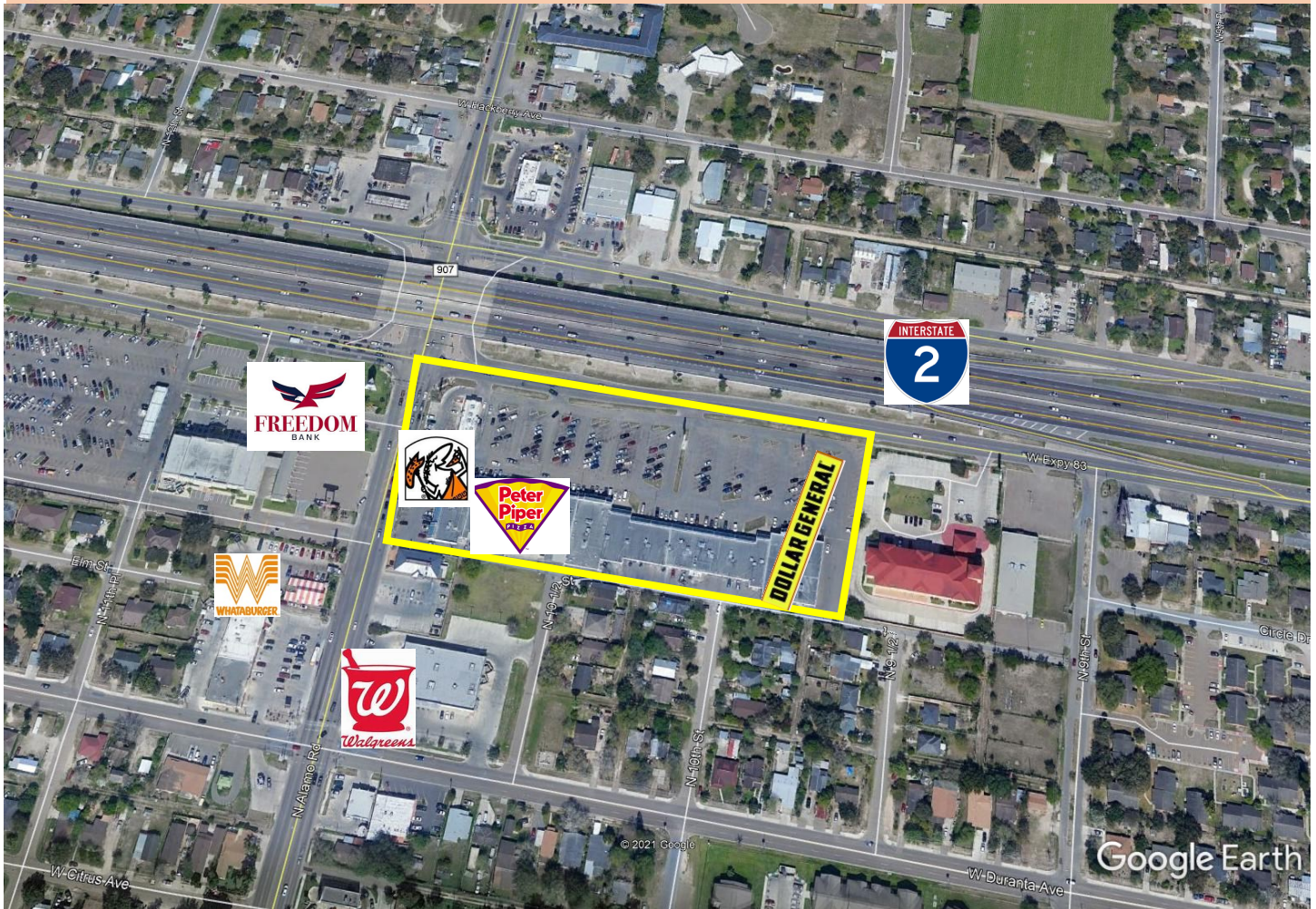
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715 E. Business 83
Alamo, TX 78516
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Alamo, Texas

COMMERCIAL SPACE AVAILABLE BORDER RETAIL



Alamo Plaza

Co-tenants: Little Caesar's, Peter Piper Pizza, Morelos Super Market, Dollar General

Surrounding Retail: Freedom Bank, Whataburger, Pizza Hut, Churches Chicken, HEB, Walgreen's

Within a 5 Mile Radius

- Population of 160,652
- Total Number of Households is 45,908
- Average Household income is \$50,102.49

Contact:

Tony Marina
956-821-8782
First American Realty



Discover Alamo, Texas!

Retail Development Opportunities



- ◆ 67 Acres of qualified TIRZ property
- ◆ 106,127 VPD (TXDOT)
- ◆ 2.5 miles of Interstate 2 Frontage
- ◆ 5 mile radius population 149,904
- ◆ Average Household Income \$50,990.67
- ◆ \$900 million retail potential

Area Businesses

Include

- Walmart Supercenter
- HEB - Cato Fashions
- Walgreens - CVS - Dollar General
- Whataburger - Pizza Hut
- Peter Pipers - Game Stop
- Shoe Department

Discover Alamo, Texas!

Retail on the Border

Los Alamos Plaza

427 E. Duranta, Alamo, TX



Within a 5 mile radius

- ◆ Population of 147,518
- ◆ Total Households 41,660
- ◆ Average household income of \$51,033

Area Retailers

Walmart—HEB—EZ Mart— Burger King
Dollar General— Peter Piper Pizza—Church's Chicken

Contact: NAI Rio Grande Valley

Shannon Dopp (956) 451-2030

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715 E. Business 83, Alamo, TX 78516. (956) 787-6622. rtapia@alamotexas.org

ALAMO, TEXAS

RIO SOUTH TEXAS COMMERCIAL SPACE



3,054 SF Commercial Space **Former Mini-Mart**

5 mile radius:

- Population of 134,342
- Total households 39,738
- Average household income \$51,551.48
- Traffic Count: Alamo Road = 19,625 (2020 TXDoT)

#LOCATED ACROSS ALAMO ROSE MOBILE HOME AND RV PARK

#GREAT VISIBILITY

#ADJACENT TO SMALL SHOPPING CENTER AND CHILD DAYCARE CENTER

Ivan Guzman

Medina Real Estate

(956) 754-4351

