



**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

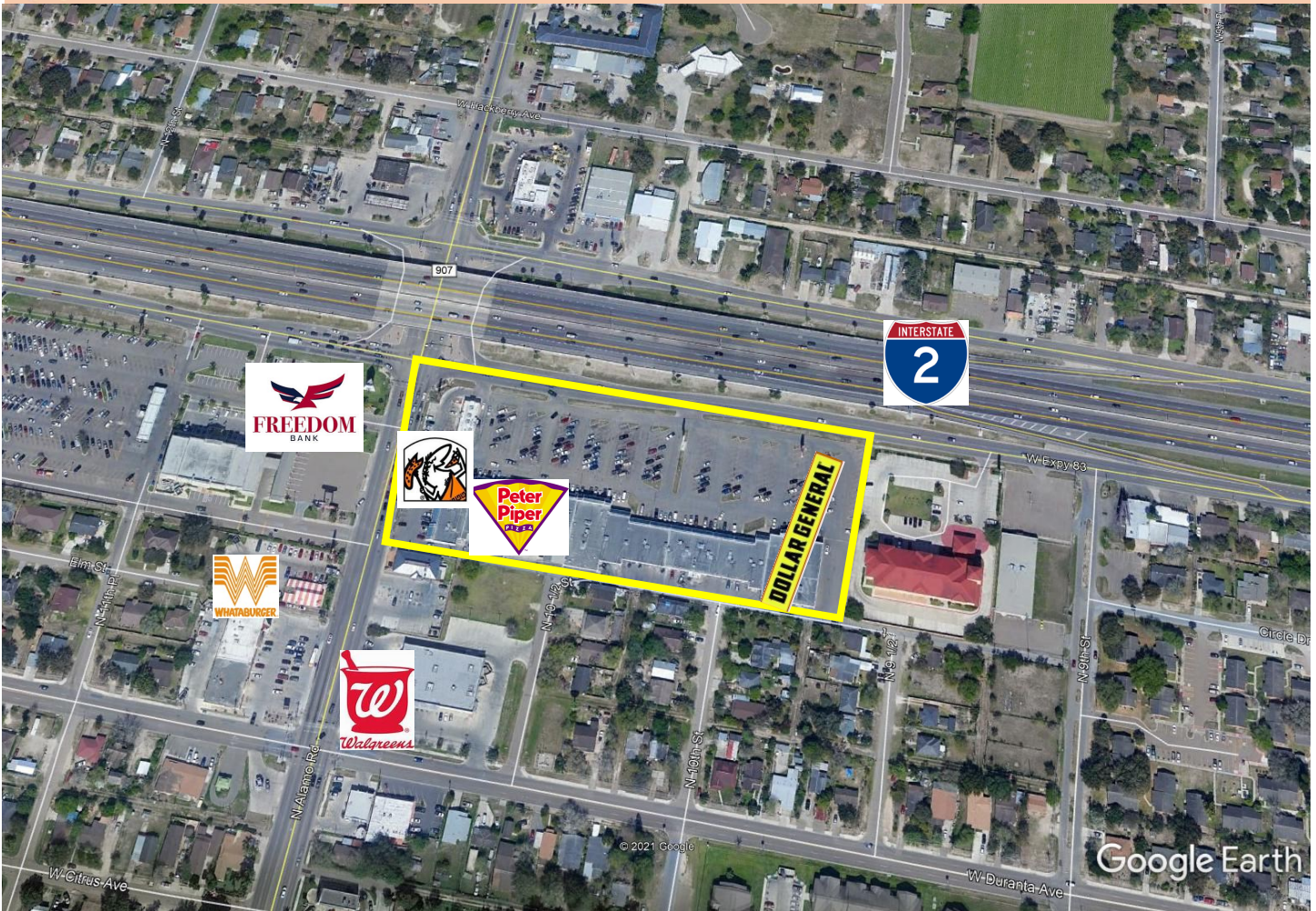
#CO-TENANTS INCLUDE CATO FASHIONS,
SHOE DEPT., RODEO DENTAL, WINGSTOP,
AND AT&T

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



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

shannon@nairgv.com



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



FREEDOM BANK

LEASE

533 N Alamo Road Alamo, TX 78516



LEASE RATE

\$18.00 SF/yr

Marsha Acosta, Broker Associate
956 560 8525
marshaacosta1@gmail.com
TX #626277

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

Larry Leahy
956 309 7115
larry.leahy@cbcworldwide.com

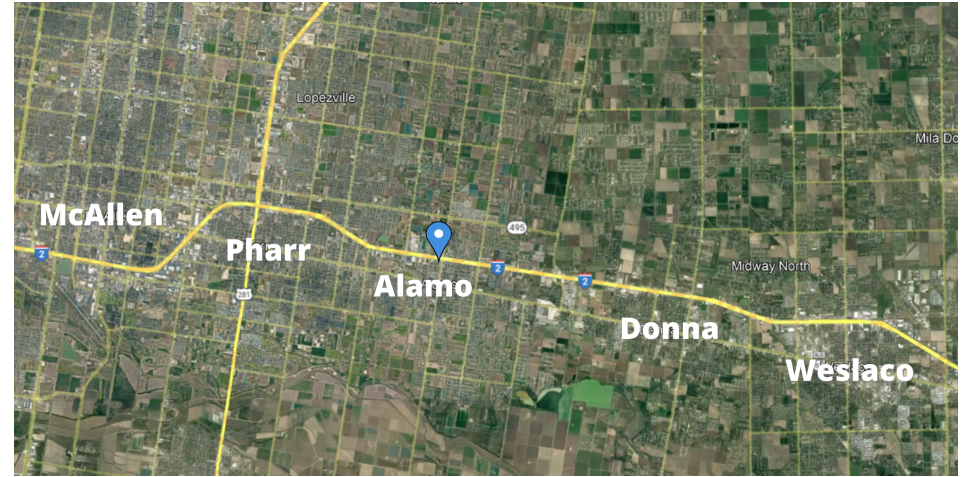


**COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY**

FREEDOM BANK

LEASE

533 N Alamo Road Alamo, TX 78516



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	39,622 SF
Available SF:	1,588 - 12,478 SF
Lot Size:	2.9 Acres
Year Built:	2000
Zoning:	CO
Market:	Rio Grande Valley
Submarket:	Alamo

PROPERTY OVERVIEW

Strategically Located in the Mid-Valley, The Freedom Bank building sits on Alamo's prime corner on Hwy 2 and Alamo Rd. It's convenient 10 minute drive to McAllen or Weslaco make this the perfect site for your corporate headquarters or expanding business. This Class A building is anchored by Freedom Bank and is surrounded by restaurants, retail and rooftops. The second floor is furnished and ready to lease offering suite areas that include private offices, cubicles, conference rooms and training centers with views. The third floor is approximately a 12,500 square foot shell and can be built to suit. Monument and digital signage available.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Directly Off Expressway Near Exit
- Near Dining and Shopping Districts
- Partial or Entire Office Floor Available

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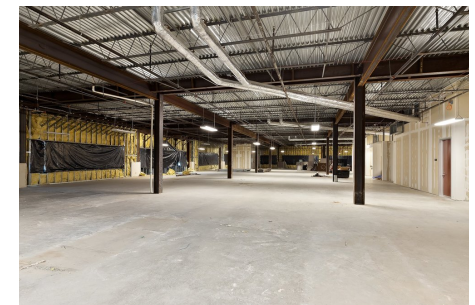
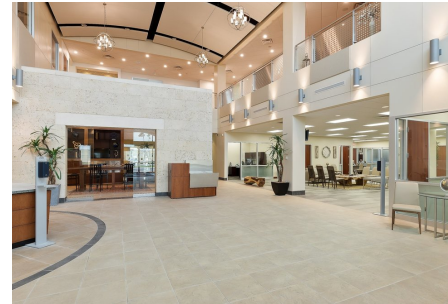


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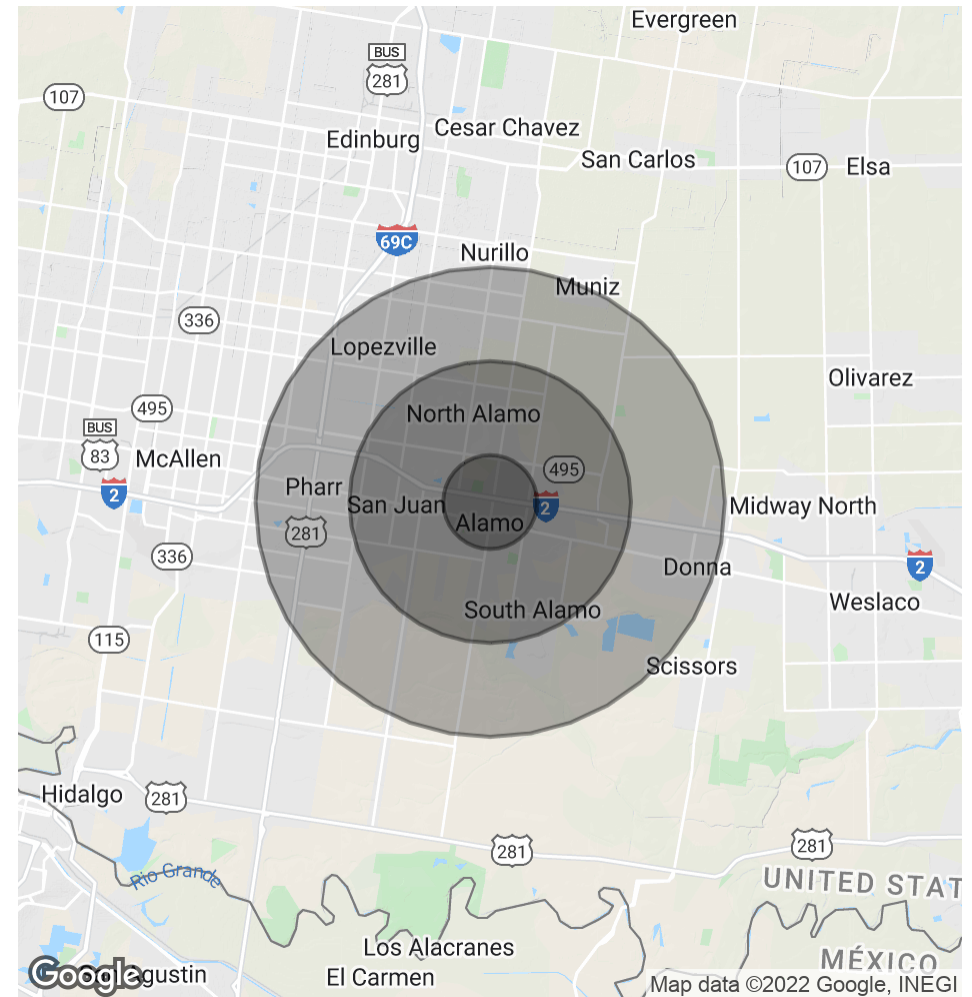
LEASE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,318	59,594	144,418
Average Age	35.3	28.8	28.5
Average Age (Male)	32.6	27.2	27.1
Average Age (Female)	36.2	30.3	29.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,852	16,157	39,129
# of Persons per HH	3.4	3.7	3.7
Average HH Income	\$42,020	\$39,681	\$39,993
Average House Value	\$92,988	\$86,164	\$83,127

* Demographic data derived from 2010 US Census



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