



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

1004 W. FRONTAGE ROAD

Alamo, TX 78516

AVAILABLE SPACE

4,000 SF

ASKING PRICE

Negotiable

FEATURES

- High Traffic Area
- Great Visibility
- Easy Access From Interstate 2 (Expressway 83)



OFFICE

Daniel Galvan, CCIM

Principal

956 451 2983

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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322

FOR SALE

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1004 W. FRONTAGE ROAD

Alamo, TX 78516

SALE



OFFERING SUMMARY

Sale Price: Negotiable

Lot Size: 0.25 Acres

Building Size: 4,000 SF

Zoning: C

PROPERTY OVERVIEW

This 4,000 sq ft building was a former printing company. This site is in a high traffic area with great visibility and frontage along Interstate 2 (Expressway 83)

PROPERTY HIGHLIGHTS

- High Traffic Area
- Great Visibility
- Easy Access From Interstate 2 (Expressway 83)

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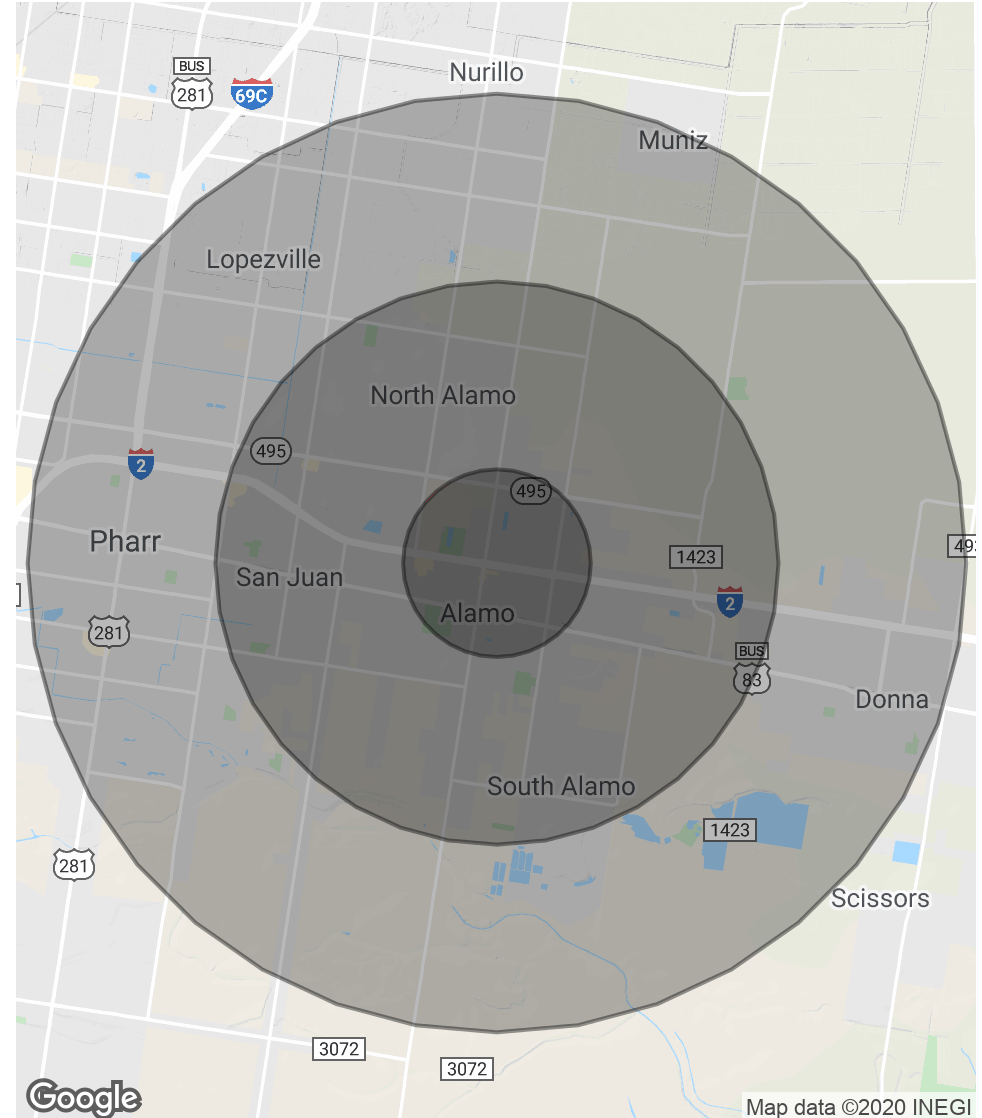
Alamo, TX 78516

SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,906	58,111	142,438
Average age	36.8	29.0	28.5
Average age (Male)	33.8	27.4	27.1
Average age (Female)	37.7	30.4	29.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,758	15,787	38,459
# of persons per HH	3.4	3.7	3.7
Average HH income	\$42,653	\$39,565	\$39,823
Average house value	\$91,475	\$86,821	\$83,000

* Demographic data derived from 2010 US Census



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