



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

LARGE, SOUTH TEXAS MEDICAL/OFFICE FACILITY

135 E. Business 83, Alamo, Texas

AVAILABLE SPACE

23,952 SF



OFFICE / MEDICAL

Daniel Galvan, SIOR, CCIM
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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322

SALE / LEASE

CBCWORLDWIDE.COM



LARGE, SOUTH TEXAS MEDICAL/OFFICE FACILITY

Alamo, TX 78516

SALE /
LEASE



OFFERING SUMMARY

Sale Price: \$1,495,000

Available SF: 23,952 SF

Lease Rate: \$10.00 SF/YR

Lot Size: 2.76 Acres

Year Built: 2003

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PROPERTY OVERVIEW

Excellent freestanding building with over 23,000 square feet on a large lot. The facility building is set up with executive offices, exam rooms, lobby & reception areas, conference rooms, kitchen, plenty of parking, and is ideal for any office, medical, or professional service user.

PROPERTY HIGHLIGHTS

- Easy Access
- Excellent Visibility
- Proximity to Interstate 2
- Frontage on Business Highway 83
- Neogitable Lease Rates and Tenant Improvement Allowances
- Plenty of Parking



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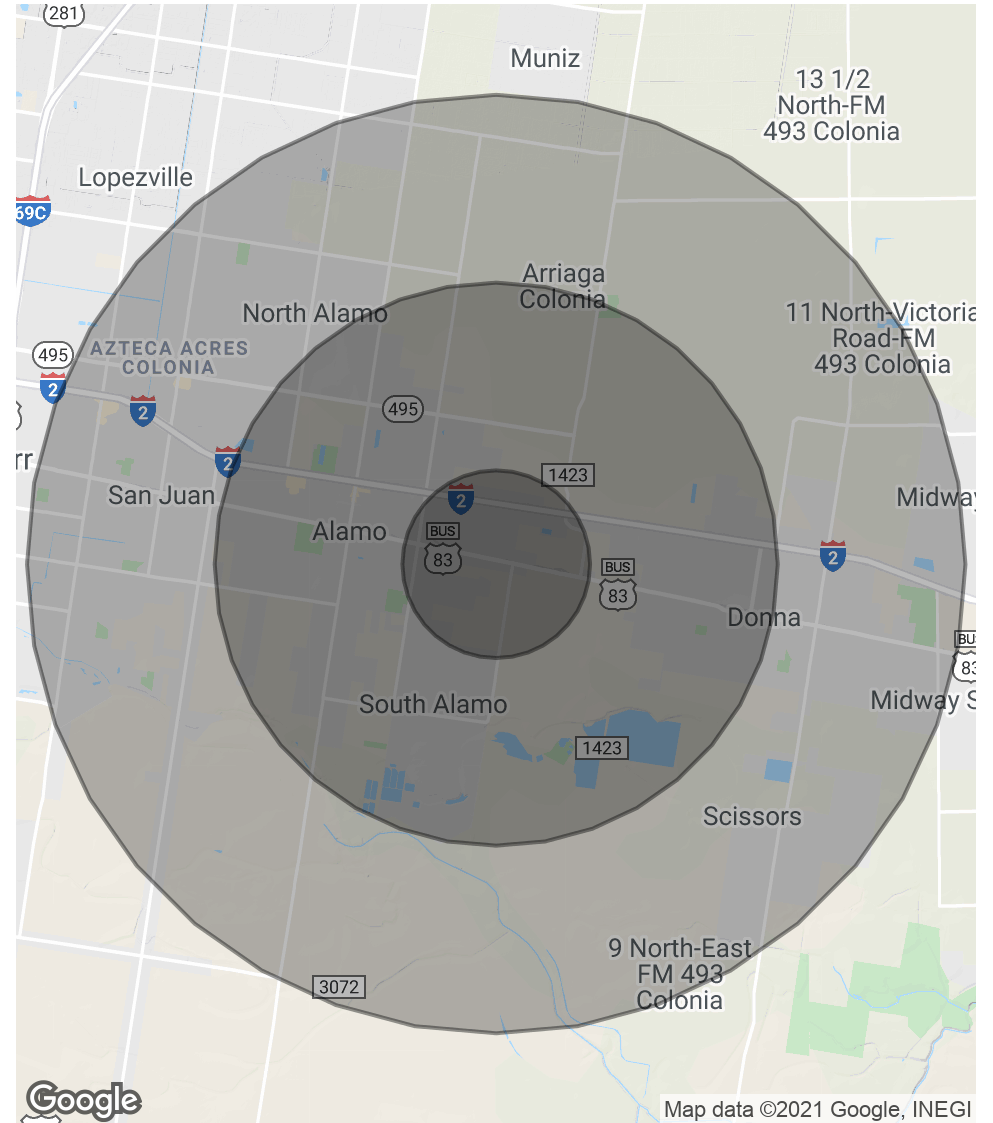
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SALE /
LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,568	44,212	112,835
Average age	30.2	30.8	27.8
Average age (Male)	27.4	30.2	26.8
Average age (Female)	31.8	31.0	28.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,832	12,467	30,130
# of persons per HH	3.6	3.5	3.7
Average HH income	\$36,346	\$38,500	\$37,592
Average house value	\$84,533	\$93,596	\$80,211

* Demographic data derived from 2010 US Census



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