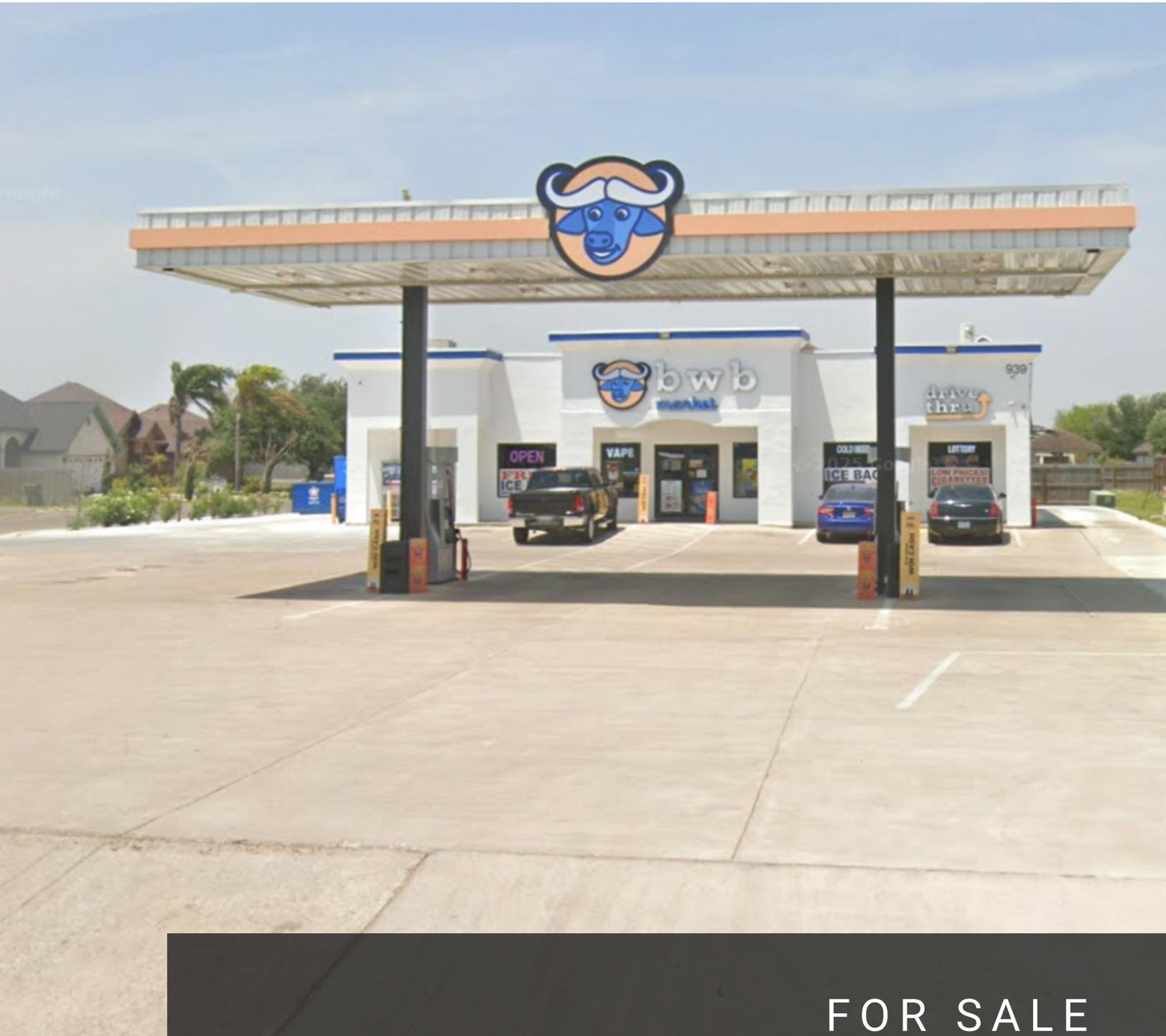


FULLY RENOVATED GAS STATION

OFF MARKET ALAMO, TX GAS STATION

939 S ALAMO RD, ALAMO, TX, 78516



FOR SALE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

O: (832) 455-6486

ash@cbanrealestate.com

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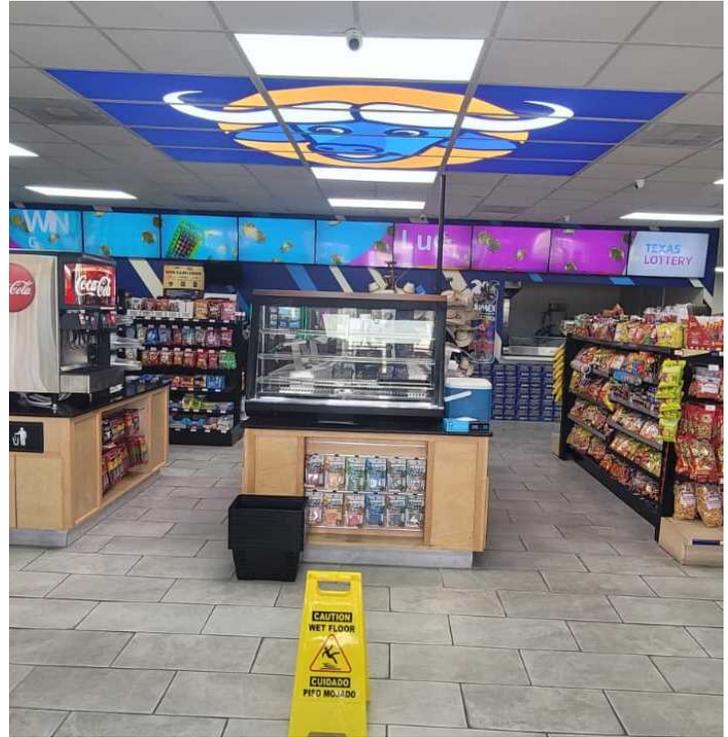
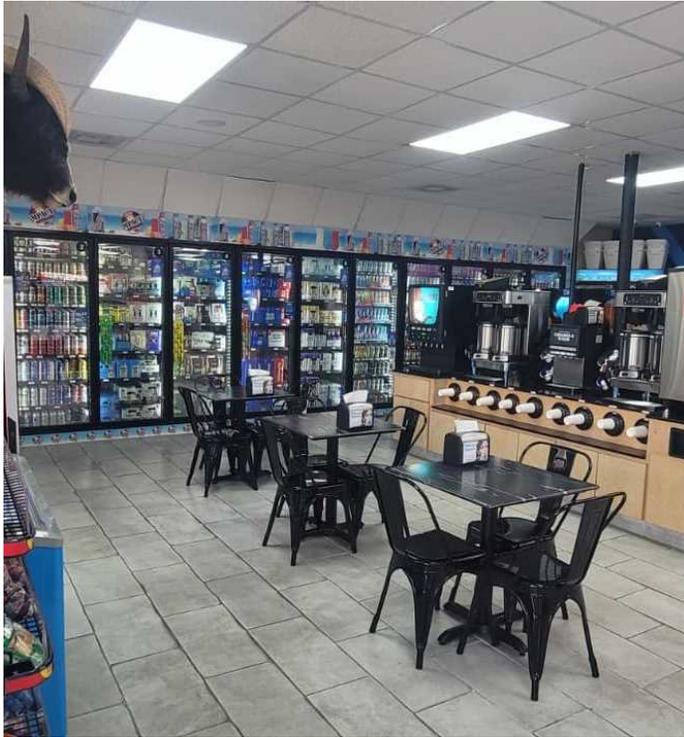
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EXECUTIVE SUMMARY

939 SOUTH ALAMO ROAD

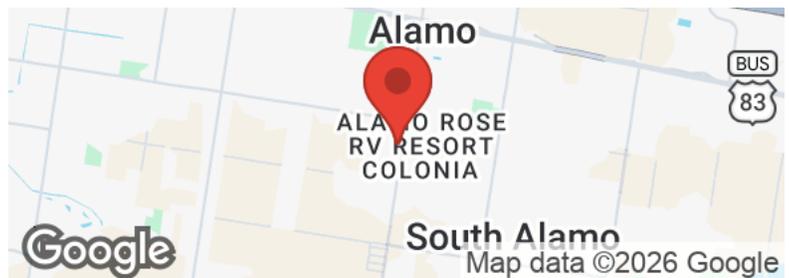


OFFERING SUMMARY

BUILDING SF:	3,054
LOT SIZE:	23,100 SF
FRONTAGE:	122 FT and 200 FT
YEAR BUILT/RENOVATED:	2003/2024

PROPERTY OVERVIEW

Discover an exceptional investment opportunity in Alamo, Texas. This fully operational and 100% renovated, upgraded with new pumps, countertops, coolers, ceilings, tiles, and more, no expense has been spared in modernizing this property. Everything is brand new and completely renovated. As an added bonus, there is no fuel contract which gives the new owner more flexibility when it comes to branding. Ideally located across from the Alamo Rose RV Resort, the property benefits from steady customer traffic and strong local demographics, with a population of 58,706 and an average household income of \$55,094 within a 3-mile radius. Positioned east of McAllen and south of Edinburg, it sits in a rapidly growing area, making it a highly promising long-term investment asset.



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LOCATION & HIGHLIGHTS

939 SOUTH ALAMO ROAD



LOCATION INFORMATION

Street Address: 939 S Alamo Rd, Alamo, TX

City, State, Zip Alamo, TX 78516

County: HIDALGO

Cross Streets: ANA LISA AVE



LOCATION OVERVIEW

This Alamo, Texas gas station presents an enticing turnkey investment opportunity, fully equipped and 100% renovated for immediate operation. The property features new pumps, countertops, coolers, ceilings, tiles, and more. No expense has been spared, and everything is brand new. Essential amenities include multi-petroleum dispensers, a walk-in cooler, and a POS counter, offering a seamless setup for new ownership. Its prime location, surrounded by a thriving community of over 2,800 homes within a 1-mile radius and facing the Alamo Rose RV Resort, ensures a steady flow of potential customers. Positioned east of McAllen and south of Edinburg, the property aligns perfectly with the growth trends of these expanding cities, making it a strategic and highly promising investment in a dynamic Texas market.



PROPERTY HIGHLIGHTS

- Fully equipped gas station, ready for immediate operation.
- Includes 2 fuel dispensers, walk-in cooler, POS counter, and HVAC.
- Prime Alamo, TX location with 2,800+ homes within 1 mile.
- Across from Alamo Rose RV Resort for steady customer traffic.
- Conveniently located near McAllen and Edinburg both high-growth areas.
- Cash flow from day one.

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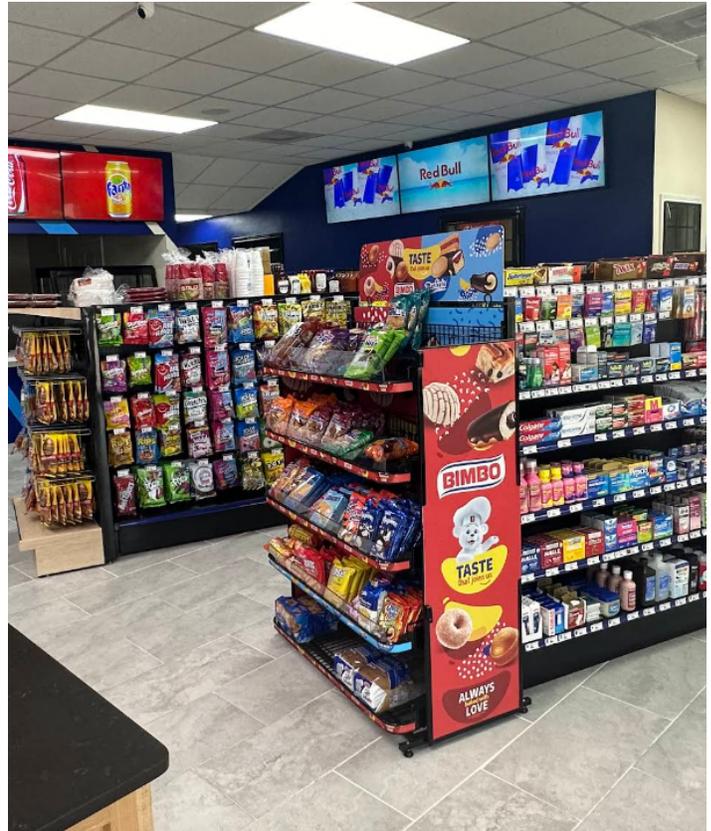
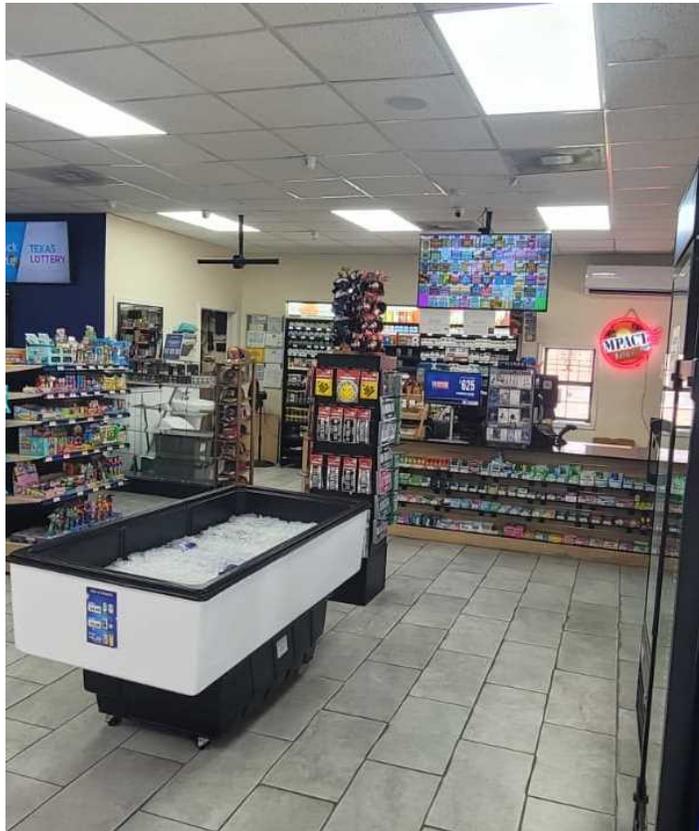


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PROPERTY PHOTOS

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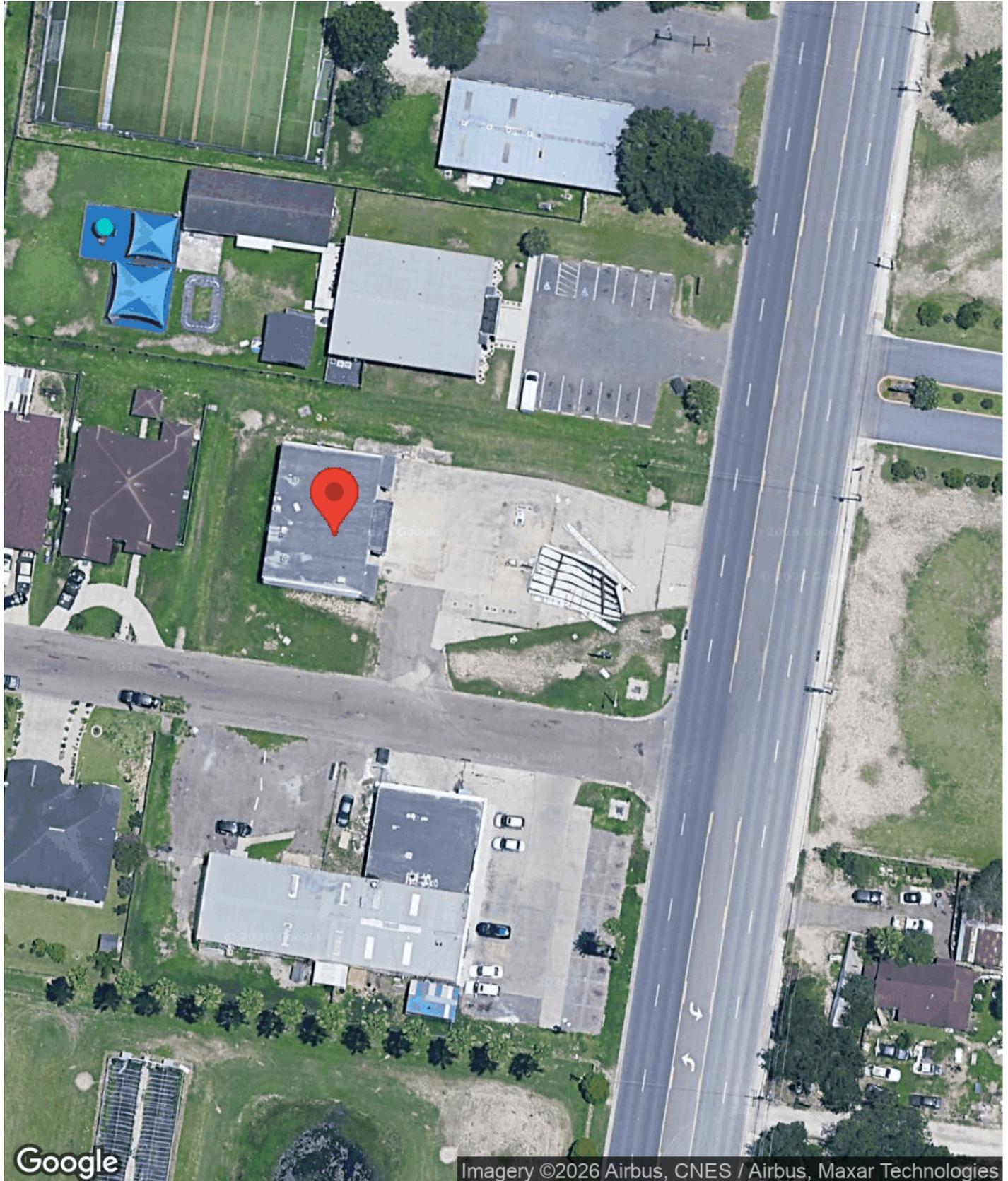
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AERIAL MAP

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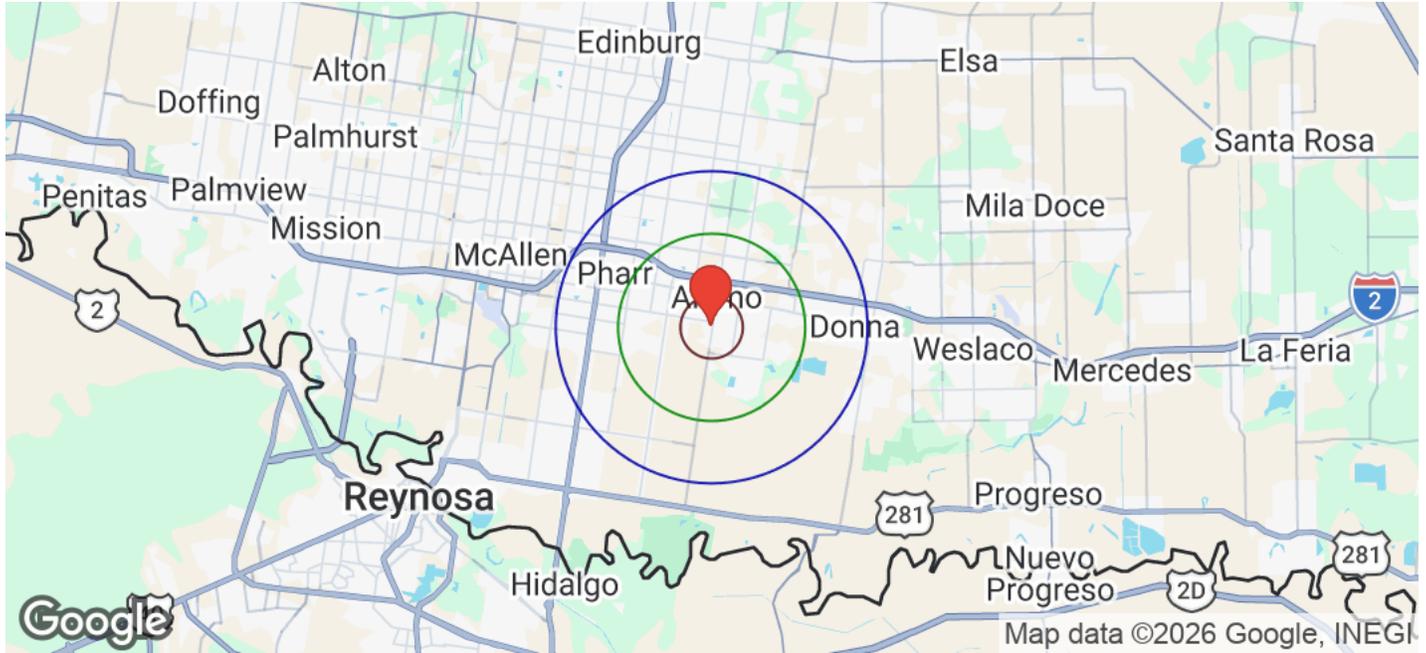


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DEMOGRAPHICS

939 SOUTH ALAMO ROAD



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,219	28,655	70,317
	Female	4,250	29,946	74,734
	Total Population	8,469	58,601	145,051
Race / Ethnicity	White	623	4,032	8,834
	Black	29	193	493
	Am In/AK Nat	1	18	44
	Hawaiian	N/A	N/A	N/A
	Hispanic	7,772	54,018	134,767
	Asian	16	170	551
	Multiracial	14	100	203
	Other	14	64	160
Housing	Total Units	3,082	21,744	52,815
	Occupied	2,507	17,684	43,405
	Owner Occupied	1,814	13,044	29,532
	Renter Occupied	693	4,640	13,873
	Vacant	575	4,061	9,410
Age	Ages 0 - 14	2,177	14,363	36,162
	Ages 15 - 24	1,343	9,279	23,584
	Ages 25 - 54	3,087	20,708	52,430
	Ages 55 - 64	718	5,262	12,856
	Ages 65+	1,146	8,987	20,020
Income	Median	\$54,369	\$55,895	\$51,898
	Under \$15k	331	2,062	5,956
	\$15k - \$25k	311	1,875	4,730
	\$25k - \$35k	211	1,997	4,670
	\$35k - \$50k	328	2,056	5,574
	\$50k - \$75k	357	3,196	8,292
	\$75k - \$100k	343	2,582	5,404
	\$100k - \$150k	398	2,265	5,162
	\$150k - \$200k	103	1,048	2,035
	Over \$200k	125	603	1,582

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

DISCLAIMER

939 SOUTH ALAMO ROAD



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