

ELDORA PLAZA

FOR LEASE

1339 North Alamo Road Alamo, TX 78516



LEASE RATE

\$26.00 SF/yr

Benny Dominguez
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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

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PROPERTY OVERVIEW

1339 NORTH ALAMO ROAD
Alamo, TX 78516



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr
NNN:	\$5.00 SF/yr
Building Size:	10,500 SF
Available SF:	1,250 - 2,500 SF
Year Built:	2025
Zoning:	CC
Market:	Rio Grande Valley
Submarket:	Alamo

PROPERTY OVERVIEW

This retail center is situated on the well traveled signalized hard corner of Alamo Road and El Dora. Center is anchored by Little Caesars Pizza. Site is located across the street from Audie Middle School and surrounded by a dense population. Fast growing retail trade area of Alamo

PROPERTY HIGHLIGHTS

- Great visibility and access
- High traffic location
- Signalized corner location
- Strong retail trade area
- Dense rooftops

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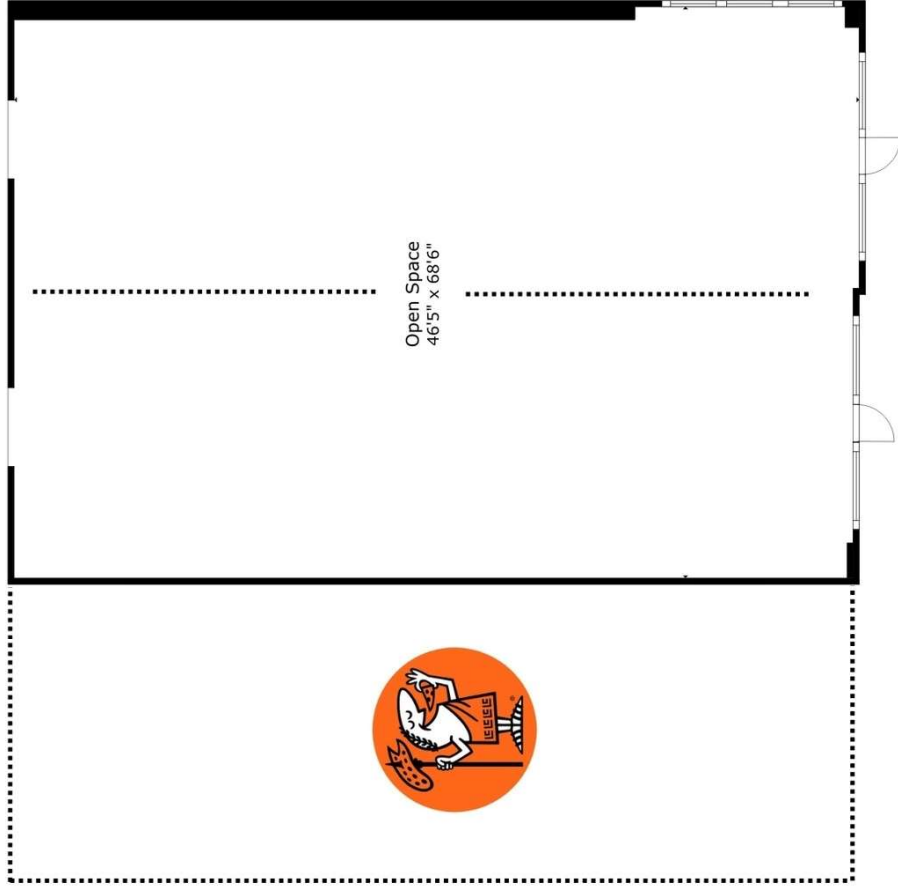
SITE PLAN

1339 NORTH ALAMO ROAD
Alamo, TX 78516

1339 Alamo Road, Alamo TX, 78542

FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN : 3,165 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE TO CURRENT CONDITIONS, ACTUAL MAY VARY.



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TOP VIEW AERIAL

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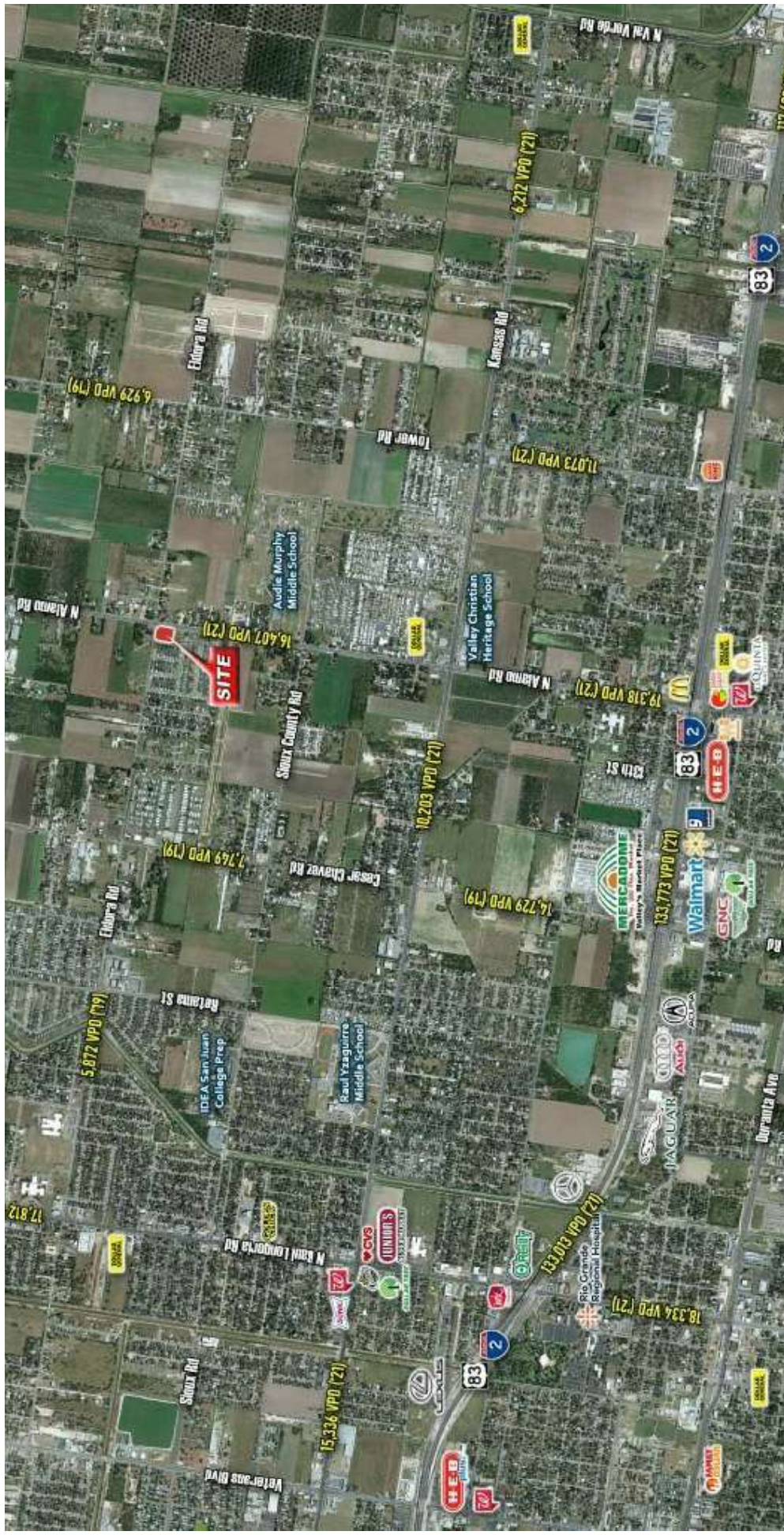
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LOCATION MAP

1339 NORTH ALAMO ROAD
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DEMOGRAPHICS

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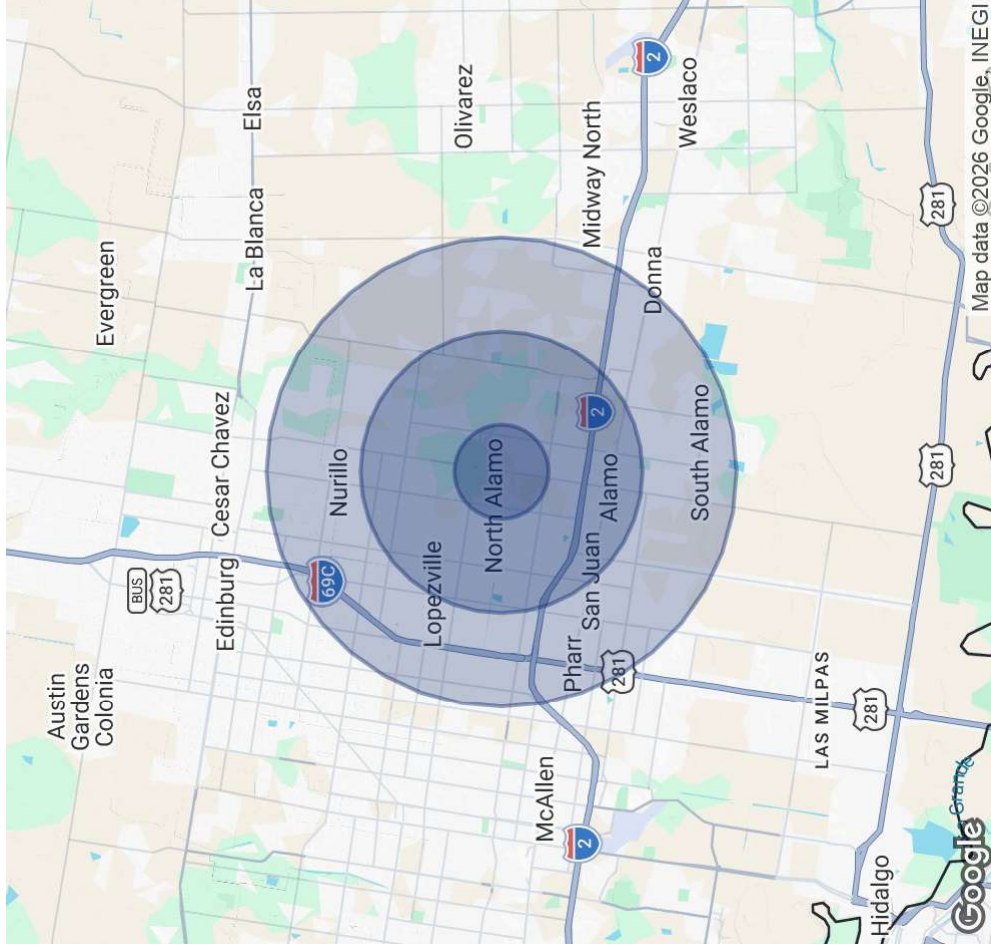
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,809	68,483	190,398
Average Age	39	34	34
Average Age (Male)	38	33	33
Average Age (Female)	39	35	35

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,518	19,420	55,655
# of Persons per HH	3.2	3.5	3.4
Average HH Income	\$63,697	\$61,153	\$63,745
Average House Value	\$148,785	\$129,569	\$137,607

Demographics data derived from AlphaMap



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