

113 S ALTON BLVD, ALTON, TX 78573

OFFERING MEMORANDUM

CALL FOR PRICING



+/- 1.03 ACRES AVAILABLE FOR SALE OR GROUND LEASE
High-Visibility Retail Pad | Growing Development Corridor

Executive Summary

Positioned along the high-visibility corridor of S Alton Boulevard in Alton, Texas, this ±1.03-acre commercial parcel is offered by Lester Real Estate as a premier development opportunity within a dynamic and rapidly expanding market. Benefiting from strong traffic counts of approximately 32,000 vehicles per day and excellent frontage along S Alton Blvd, the site offers direct access to established retail destinations and surrounding residential neighborhoods.

Zoned C-2 General Commercial, the property supports a wide variety of uses, including quick-service restaurants, automotive services, medical offices, and general retail. With flexible options for sale or ground lease and existing month-to-month occupancy featuring a 60-day kick-out provision, the site accommodates both national brands and regional operators seeking a strategic foothold in one of Hidalgo County's most active trade areas. Neighboring businesses such as AutoZone, O'Reilly Auto Parts, and McDonald's contribute to a strong retail synergy and sustained consumer demand.

Ideally located within minutes of Alton's growing residential communities and major thoroughfares, the property combines robust demographics, excellent visibility, and convenient access to key commercial nodes. For developers, investors, and end-users alike, this offering represents a rare opportunity to capitalize on continued area growth and the increasing demand for quality commercial services.

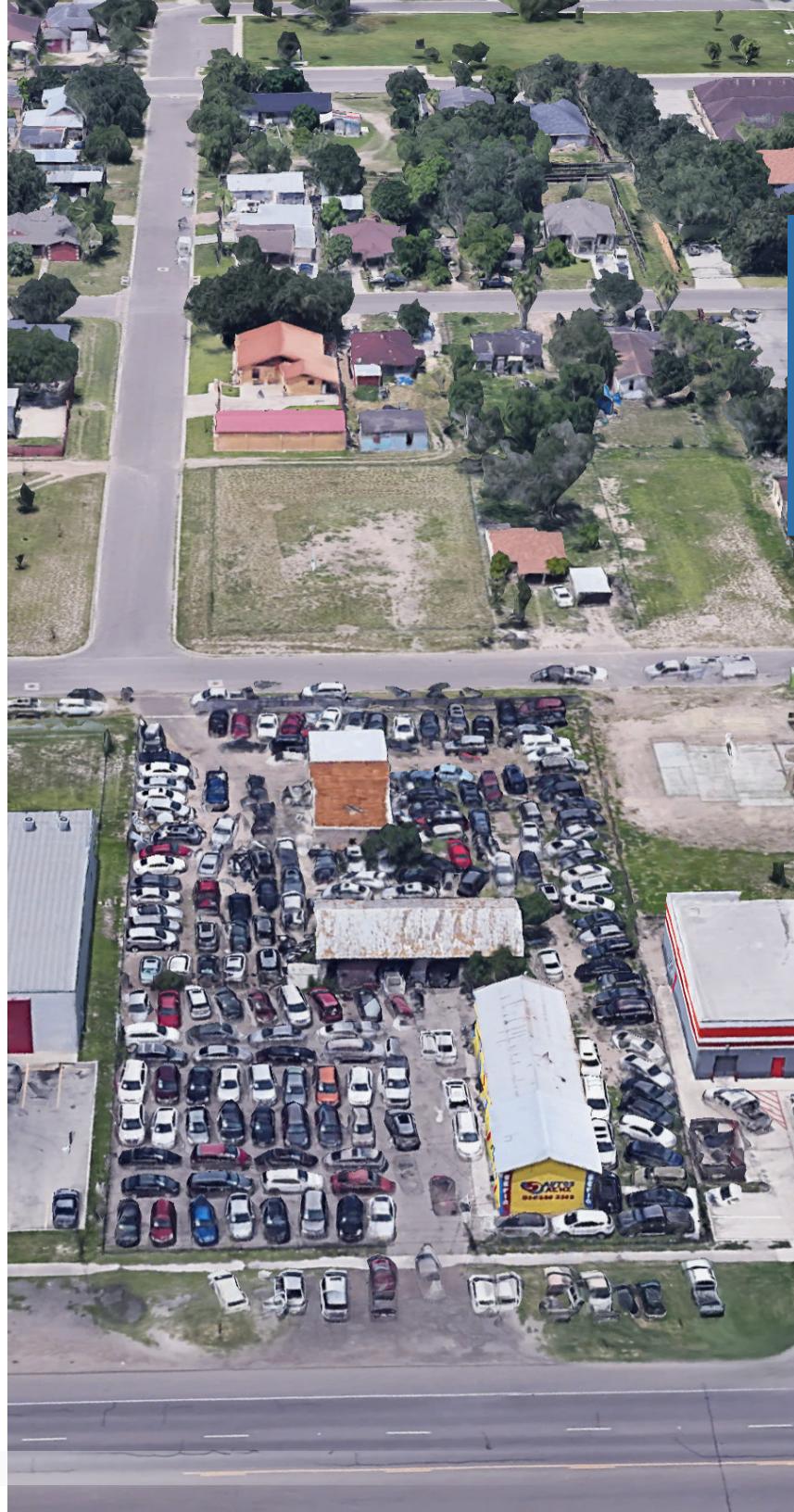


Property Summary

PROPERTY OVERVIEW



| | |
|--------------------------|---|
| Address | 113 S Alton Blvd, Alton, TX 78573 |
| Total Lot Size | ±1.03 Acres (±44,779 SF) |
| Available Configurations | For Sale or Ground Lease |
| Zoning | C-2 General Commercial |
| Permitted Uses | Retail, Restaurant, Medical Office, Auto Service |
| Traffic Counts | S Alton Blvd: ±32,000 Vehicles Per Day |
| Frontage | Excellent frontage along S Alton Blvd |
| Occupancy | Month-to-Month with 60-Day Kick-Out Provision |
| Nearby Anchors | AutoZone, O'Reilly Auto Parts, McDonald's (nearby) |
| Nearby Developments | Expanding residential neighborhoods and new retail projects |
| Access | Direct access from S Alton Blvd |
| Utility Infrastructure | City Water, Sewer, and Power Available |
| Ideal Uses | Quick-Serve Restaurant, Auto Service, Medical, Retail |
| Nearby Attractions | Alton City Center, Local Shopping Centers |
| Access | Multiple ingress/egress points along S Alton Blvd |



Property Summary



PROPERTY HIGHLIGHTS

HIGH-GROWTH TRADE AREA

Located within a rapidly expanding corridor of Alton, the site benefits from strong residential growth and increasing demand for retail, restaurant, and service uses.

EXCEPTIONAL FRONTEAGE & VISIBILITY

Prominent frontage along S Alton Blvd with ±32,000 vehicles per day ensures excellent visibility and exposure to daily traffic.

FLEXIBLE DEVELOPMENT OPTIONS

±1.03 acres available for sale or ground lease, accommodating a wide variety of retail, medical, or automotive concepts.

STRONG DEMOGRAPHICS & TRAFFIC GENERATORS

Adjacent to established national brands including AutoZone, O'Reilly Auto Parts, and McDonald's, providing steady consumer traffic and brand synergy.

C-2 ZONING – WIDE PERMITTED USES

City of Alton C-2 zoning supports diverse uses such as restaurants, professional offices, medical services, auto services, and general retail.

PRIME REGIONAL ACCESS

Convenient connectivity to major thoroughfares, including N Conway Avenue and W Main Avenue, serving Alton and surrounding communities.

FULL UTILITIES AVAILABLE

City water, sewer, and power available at the property line to reduce development costs and timelines.

SIGNIFICANT FUTURE GROWTH POTENTIAL

As Alton continues to grow, this site offers long-term upside and development potential for owner-users and investors alike.

Property Summary



113 S ALTON BLVD

107



S Alton Blvd



E Main Ave



N Alton Blvd

ALTON
ELEMENTARY
SCHOOL



W Main Ave



107

N



Market Overview

The Alton commercial real estate market has experienced steady expansion in recent years, supported by robust population growth, residential development, and new investment driven by the area's strategic location in the Rio Grande Valley. As one of Hidalgo County's fastest-growing cities, Alton has emerged as an increasingly attractive destination for retailers, service providers, and medical users seeking to establish a presence in a vibrant, under-served trade area.

The S Alton Blvd property is strategically located along a primary commercial corridor with excellent access and visibility to ±32,000 vehicles per day. Positioned minutes from major thoroughfares and surrounded by established national retailers such as AutoZone, O'Reilly Auto Parts, and McDonald's, the site benefits from strong traffic flows and proximity to rapidly expanding residential neighborhoods. The combination of high frontage and convenient ingress/egress makes the property ideal for a wide variety of retail and service uses.

Demographic trends within Alton and surrounding communities support sustained demand for commercial services. The city's population has grown steadily over the past decade, driven by affordable housing, family-oriented development, and access to regional employment centers. Within a 5-mile radius, thousands of households contribute to a stable customer base with strong purchasing power. The area's pro-growth policies, continued residential development, and an influx of new businesses are expected to further accelerate demand for retail, dining, medical, and automotive services.

As investors and developers increasingly target South Texas growth markets, 113 S Alton Blvd offers a compelling opportunity to secure a highly visible parcel with flexible C-2 zoning and full utility access. This combination of strategic location, strong demographics, and growing consumer demand positions the property to capitalize on Alton's long-term economic expansion and sustained development momentum.

113 S ALTON BLVD & S ALTON BLVD FRONTAGE

+/- 1.03 Acres Available for Sale or Ground Lease



Mike Lester

214.212.6756

mike@lesterre.com

Roberto Zatarain

214.771.6618

roberto@lesterre.com

