

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

LOCATION OVERVIEW

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 FRONTAGE & VISIBILITY

Prominent frontage along S Alton Blvd with $\pm 32,000$ 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

W Main Ave



E Main Ave



N Alton Blvd



107

ALTON
ELEMENTARY
SCHOOL





113 S ALTON BLVD

ELIZONDO PARK

Cantu Elementary School

DOLLAR GENERAL

Domingo Trevino Middle School

Alton Elementary School

GARCIA PARK

Jessie L. Jensen Elementary School

W Main Ave

MAIN STREET PARK

SYLVIA VELA PARK

Raquel Cavazos Elementary School

ASHLEY HEALTH

stripes **SUNOCO**

STARBUCKS

JUNIOR'S fresh MARKET **cricket** wireless **SEAR'S**
McDonald's KFC Advance Auto Parts **DOLLAR GENERAL**

E Main Ave

DOLLAR GENERAL

DOLLAR TREE

Little Caesars **cricket** wireless
stripes **SUNOCO** **PROFIT INSURANCE**

DOLLAR TREE **cricket** wireless
SUBWAY **Domino's**
O'Reilly **GOLDEN CHICK** **Auto Zone**

CANYON LAKE RV RESORT

Rafael A. Cantu Junior High School

Carl C. Waitz Elementary School

N Conway Ave

S Mayberry Ave

3 Mile Rd

Walgreens **DISCOUNT TIRE**
DUTCHBROS **WHATABUNGER**

cricket **metro** by T-Mobile
Quick Gas & **GIVING BACK** **Little Caesars**
REBEL **TACO** **RODRIGUEZ TILE GROUP**

Domino's

H-E-B **WE LIQUORS & WINE** **ROSS**
Chick-fil-A **Applebee's**
McDonald's **SOUTH TEXAS CLINICS**

Walmart **SUBWAY** **GameStop**
MELROS **T Mobile** **verizon**
Jack **Pizza Hut** **Valero** **MURPHY USA** **SALLY BEAUTY**

Buddy Owens Blvd

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



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