

GROUND LEASE: CONTACT FOR PRICING

909 West Frontage Road

909 WEST FRONTAGE ROAD

Alamo, TX 78516

PRESENTED BY:

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0.63
±AC



N 9th St

N 9th 1/2 St

N 10th St



PROPERTY DETAILS & HIGHLIGHTS



PROPERTY SUBTYPE:

Retail-Pad

LOT SIZE:

0.63 Acres

NUMBER OF LOTS:

1

Take advantage of this exceptional ground lease opportunity in the heart of Alamo, TX. This ± 0.63 -acre commercial pad site is ideally positioned with high visibility and direct access along the I-2 (Expressway 83) frontage road, offering excellent exposure to heavy daily traffic.

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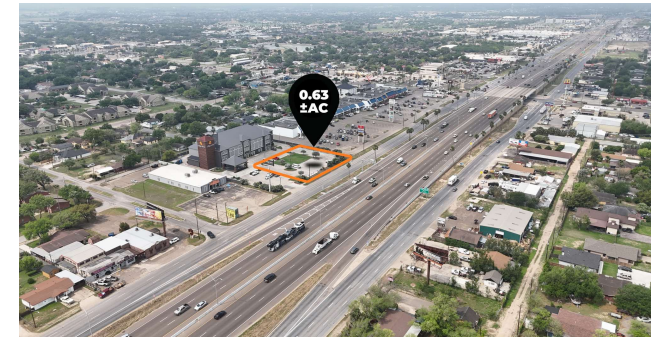
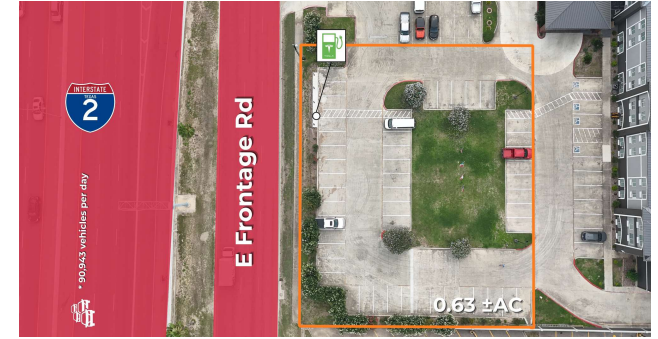
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- ± 0.63 Acres Available for Ground Lease
- High-traffic area with excellent visibility from I-2 (Expressway 83)
- Shadow anchored by La Quinta Inn & Suites, Dollar General, and Peter Piper Pizza
- Ideal for QSR, retail, medical, or service-oriented uses
- Rapidly growing trade area with strong demographics
- All utilities available to site

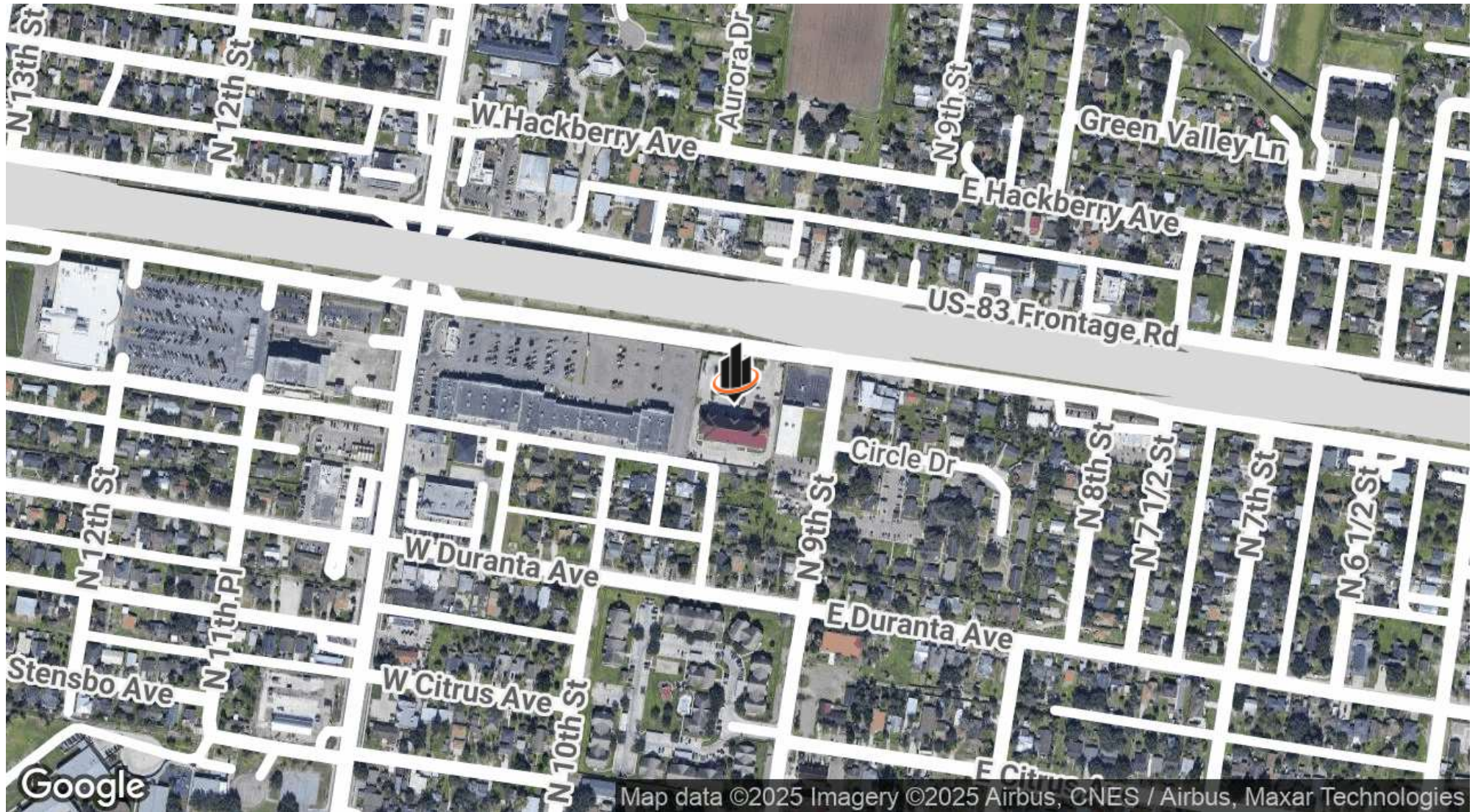
ADDITIONAL PHOTOS



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LOCATION MAP



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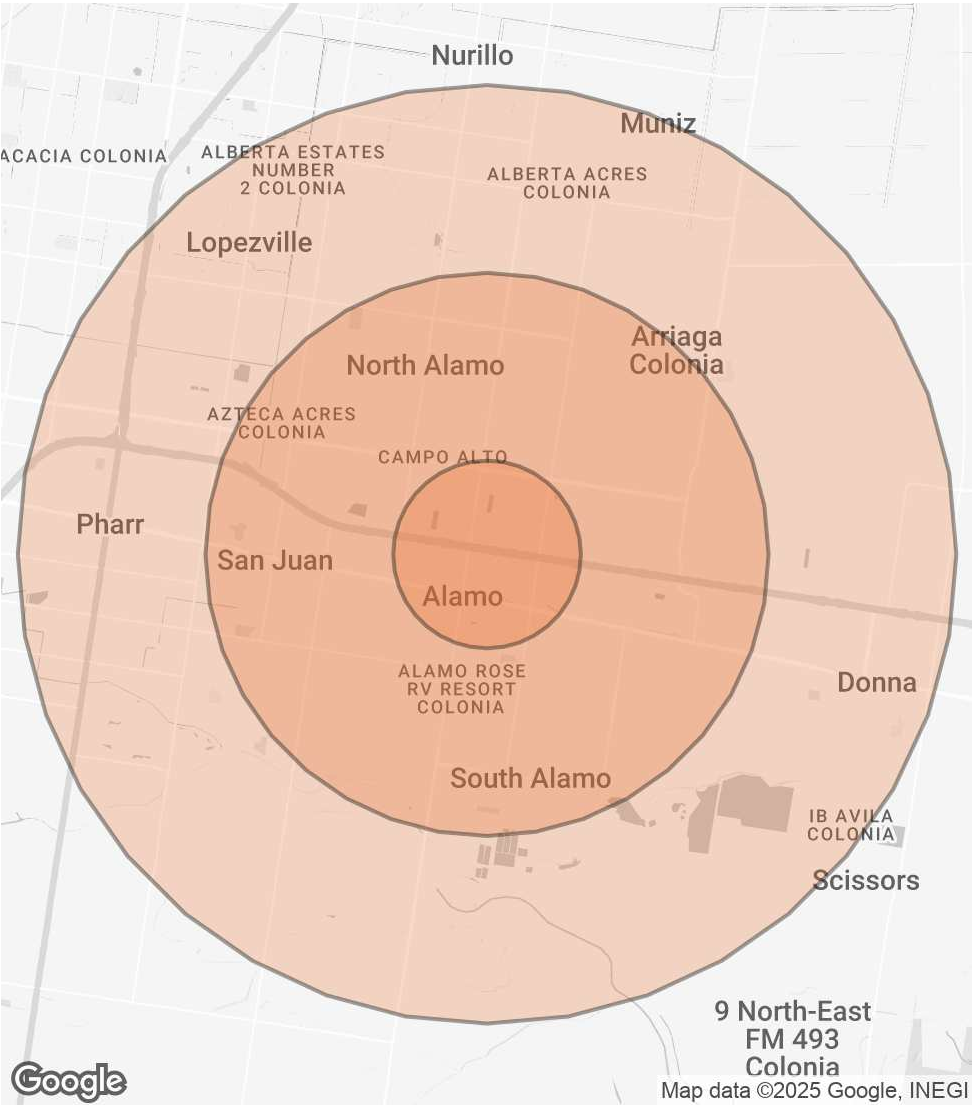
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,531	67,697	173,662
AVERAGE AGE	39	36	35
AVERAGE AGE (MALE)	37	35	33
AVERAGE AGE (FEMALE)	40	37	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,223	20,084	51,326
# OF PERSONS PER HH	3	3.4	3.4
AVERAGE HH INCOME	\$64,799	\$63,131	\$62,957
AVERAGE HOUSE VALUE	\$134,132	\$131,615	\$133,608

Demographics data derived from AlphaMap



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