

FORMER DOLLAR GENERAL FOR LEASE

622 NORTH ALTON BOULEVARD

Alton, Texas 78573



LEASE RATE: \$10.00 per square foot, per year

LEASE TYPE: Triple Net

LEASE TERM: Negotiable

Tristan Flores

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Michael Pacheco

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**COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY**

OVERVIEW

622 NORTH ALTON BOULEVARD

Alton, Texas 78573



PROPERTY DESCRIPTION

Freestanding commercial property strategically located on a high-traffic corridor. The site benefits from consistent daily traffic and close proximity to schools, residential neighborhoods, and other national retailers. The building features an open layout and prominent signage options - making it ideal for retail, discount, medical, office, or service-oriented businesses.

PROPERTY HIGHLIGHTS

- EXCELLENT FRONTAGE AND VISIBILITY
- OPEN LAYOUT
- AMPLE PARKING
- FUTURE DEVELOPMENT NEARBY SITE

Lease Rate:	\$10.00 PSF/YR
NNN Fees:	\$4.00 PSF/YR
Building Size:	8,000 Square Feet
Lot Dimensions:	220 (Length) x 100 (Width)
Acreage:	0.51 (22,216 Square Feet)
Zoning:	Commercial (CO)
Parking Spaces:	28
County:	Hidalgo
Market:	Rio Grande Valley
Submarket:	Alton

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AERIAL (NORTH)

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AERIAL (SOUTH)

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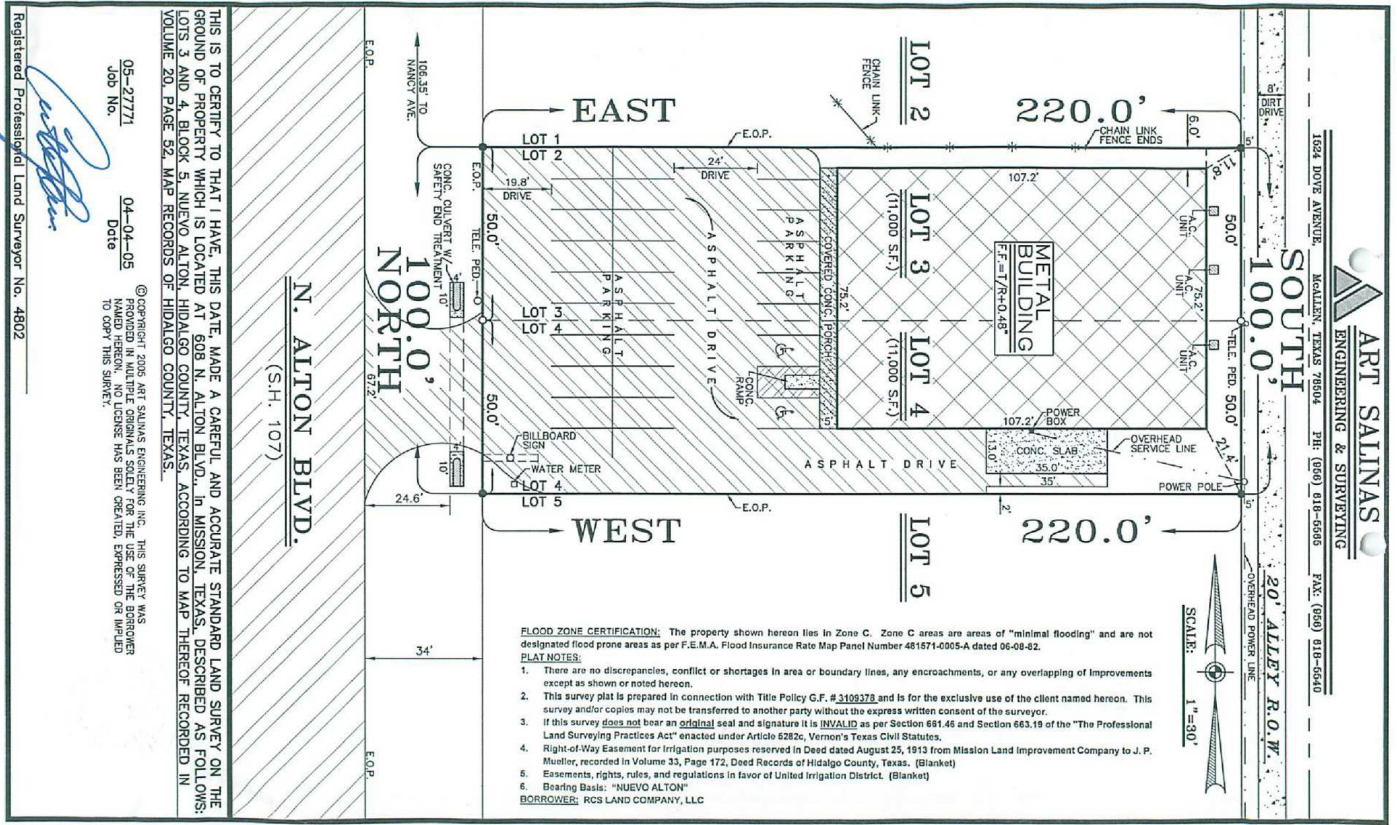


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SURVEY

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STREET MAP

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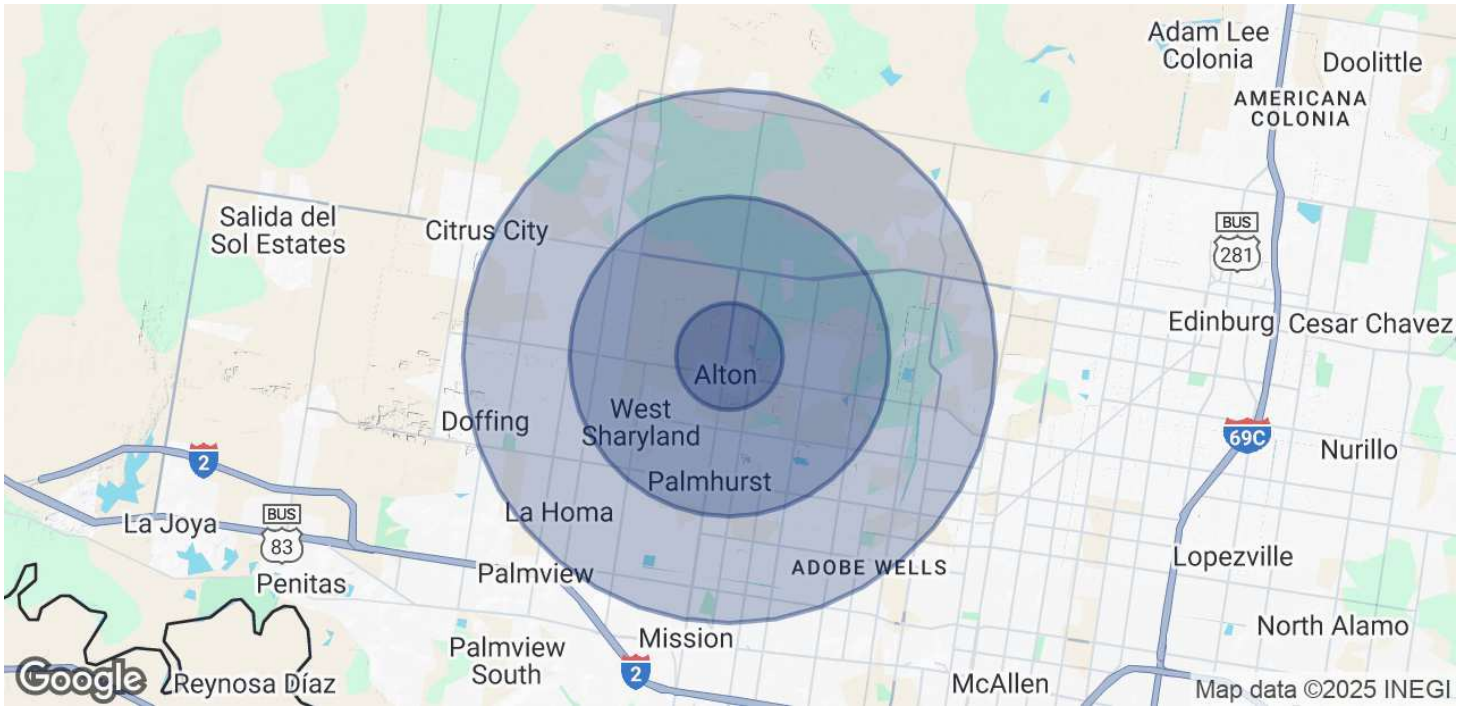


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DEMOGRAPHICS

622 NORTH ALTON BOULEVARD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,518	41,257	127,899
Average Age	35	33	34
Average Age (Male)	33	32	33
Average Age (Female)	35	34	34
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,866	11,316	35,801
# of Persons per HH	3.5	3.6	3.6
Average HH Income	\$65,063	\$63,453	\$75,744
Average House Value	\$132,655	\$165,193	\$185,754

Demographics data derived from AlphaMap

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