

ALAMO CORNERS

FOR LEASE

1451 Duranta Avenue Alamo, TX 78516



LEASE RATE

Call For Pricing

NNN:

\$7.30 PSF

Larry Leahy

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COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

ALAMO CORNERS

1451 Duranta Avenue Alamo, TX 78516



PROPERTY DESCRIPTION

Alamo Corners, located at the South East corner of Cesar Chavez Rd & Duranta Ave is in close proximity to I-2, offering excellent visibility and exposure.

Alamo Corners is shadow anchored by a Walmart Supercenter with over 3.2 Million Annual Visitors and in close proximity to H-E-B as well as several nationally branded restaurants and QSRs such as Chili's, Olive Garden, Denny's, Starbucks, Popeye's and Jack in the Box.

PROPERTY HIGHLIGHTS

- Located less than 1,000 Feet from I-2 with a clear line of sight, offering excellent visibility to over 124k VPD
- Shadow anchored by a Walmart Supercenter with over 3.2 Million Annual Visitors
- Anchored by Dollar Tree and Planet Fitness with several nationally branded Co Tenants such as Cato, Shoe Dept., AT&T and WingStop
- 2nd Gen Restaurant End-Cap with Drive Thru

OFFERING SUMMARY

Lease Rate:	Call For Pricing
NNN:	\$7.30 PSF
Building Size:	66,704 SF
2nd Gen Restaurant:	3,000 SF
2nd Gen Retail:	1,540 SF -3,940 SF
2nd Gen Medical:	2,167 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Alamo

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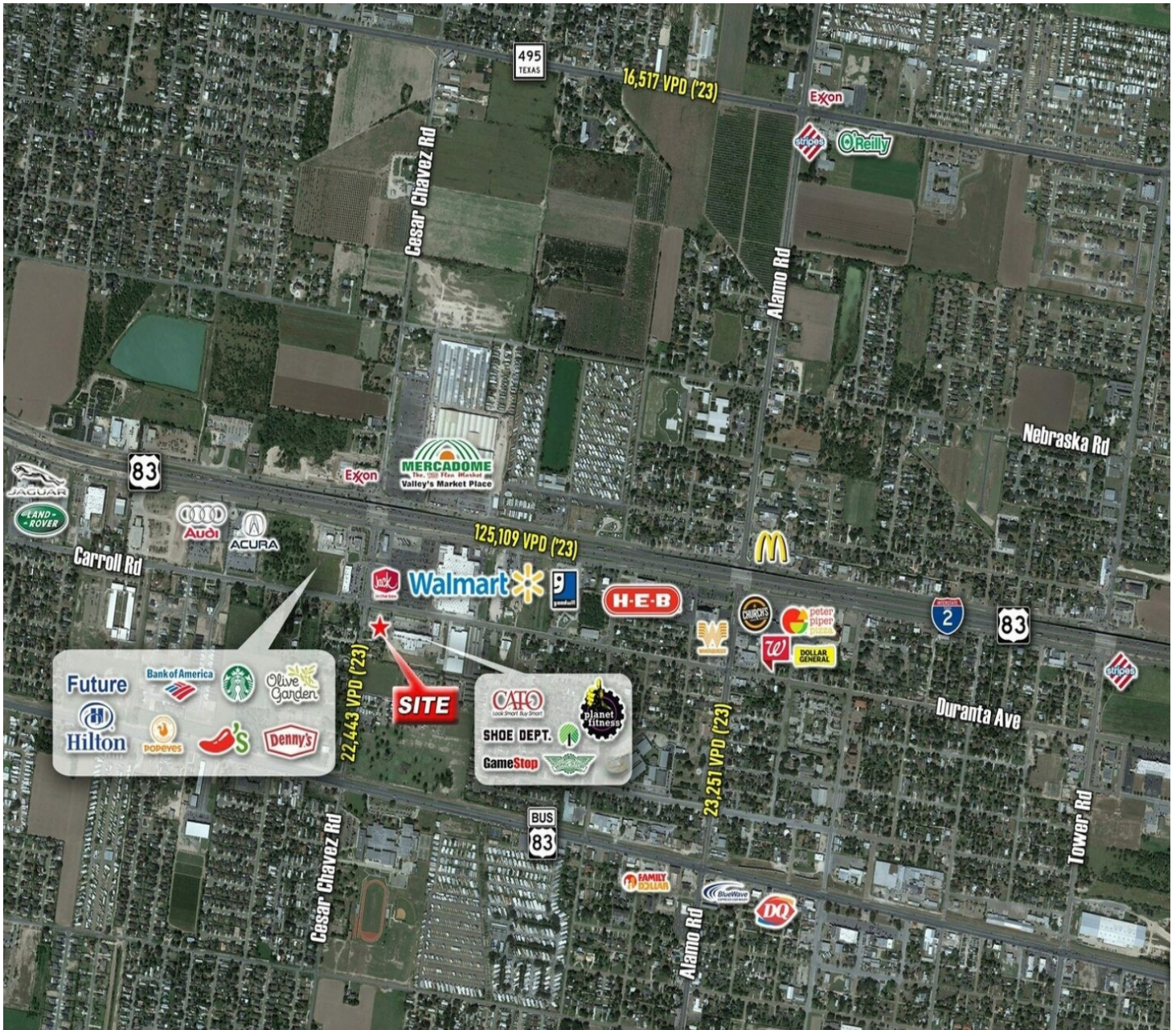
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AERIAL

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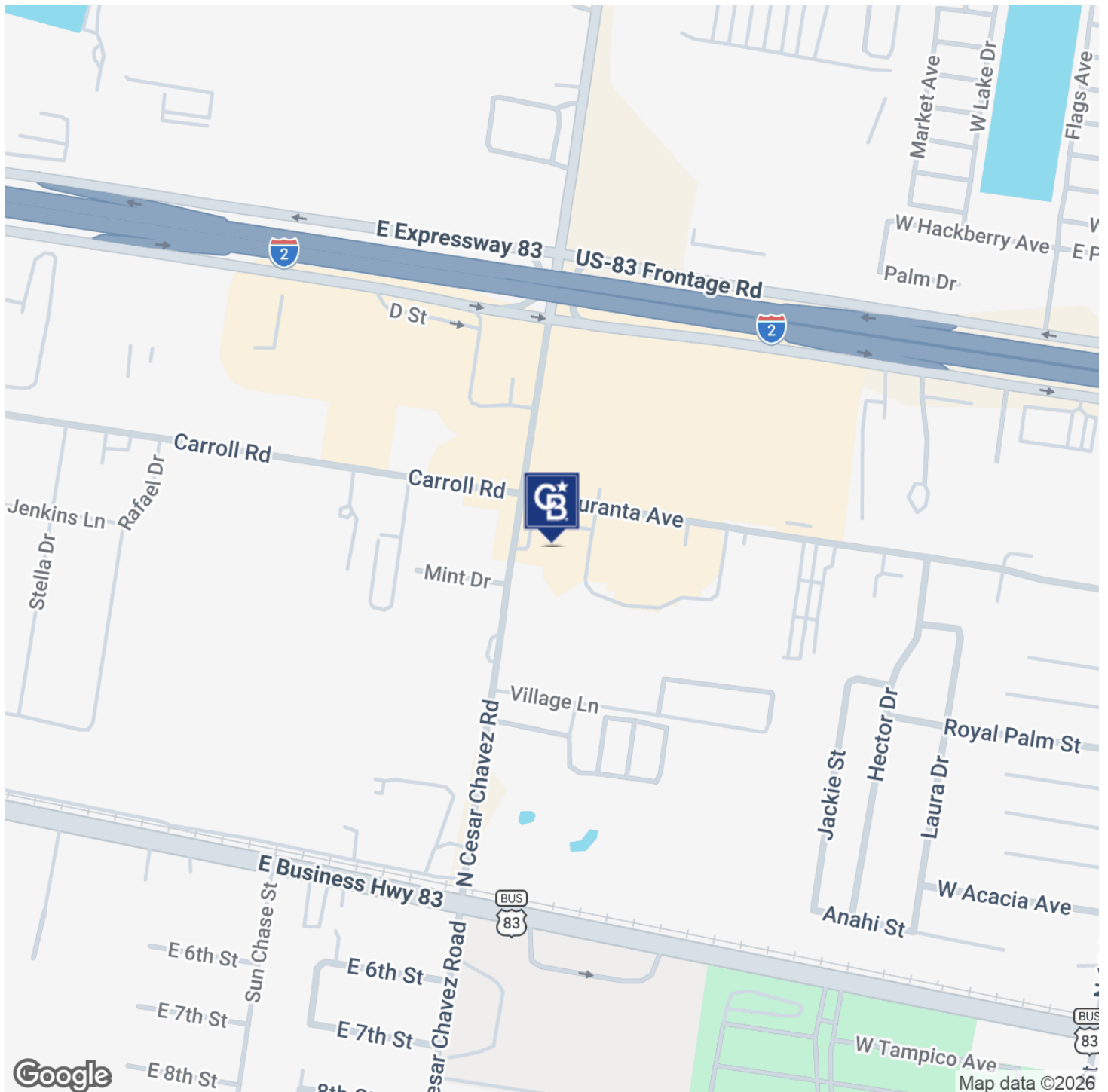


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LOCATION MAP

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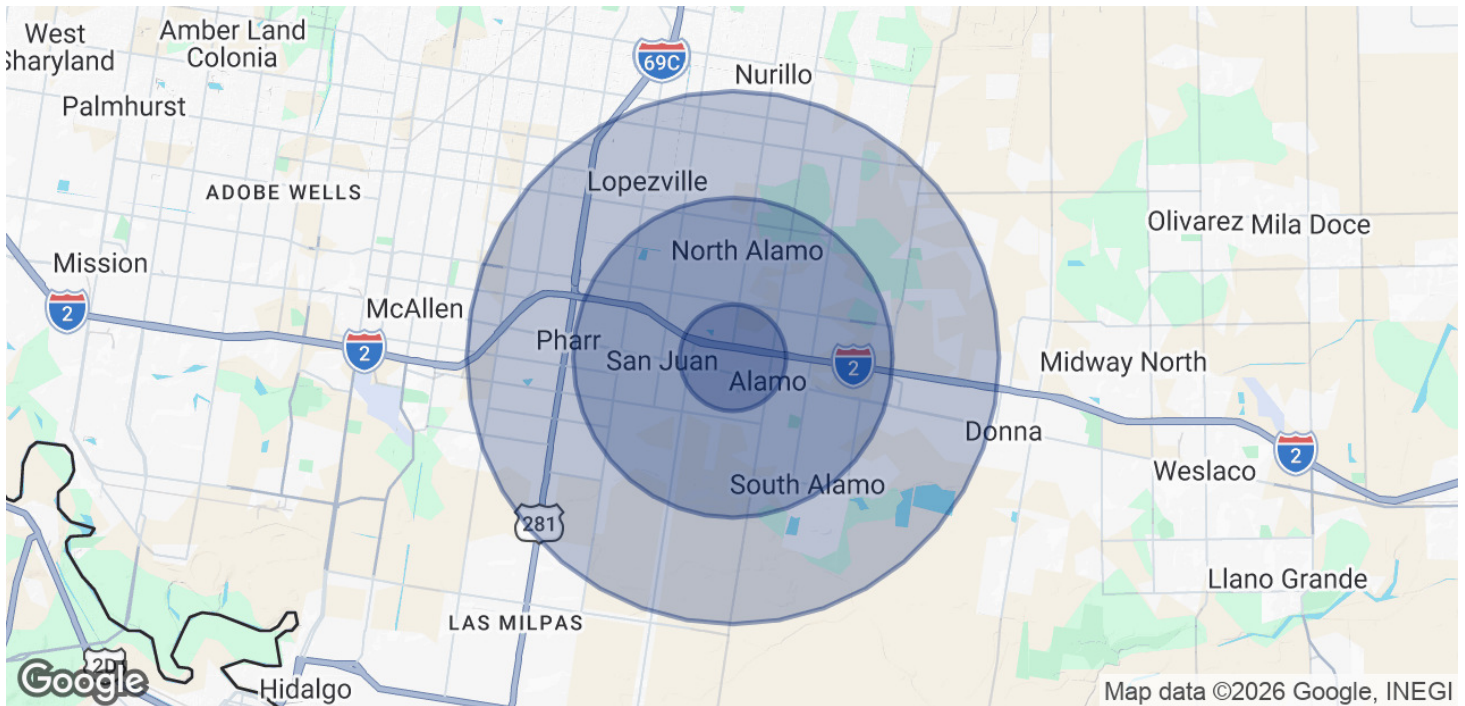


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DEMOGRAPHICS

ALAMO CORNERS

1451 Duranta Avenue Alamo, TX 78516



POPULATION

1 MILE

3 MILES

5 MILES

Total Population

10,210

80,266

171,791

Average Age

34.9

33.9

32.4

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households

3,233

24,098

51,426

of Persons per HH

3.16

3.32

3.33

Average HH Income

\$68,215

\$76,868

\$76,752

ESRI 2024

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