

ALTON PLAZA

SPACE AVAILABLE

305 N. Alton Boulevard Alton, TX 78573



LEASE RATE \$40.00/SF/YR

NNN: \$8.00/SF/YR

LEASE TYPE: Net

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

305 N. ALTON BOULEVARD

Alton, TX 78573



PROPERTY DESCRIPTION

Located in the rapidly growing area of Alton, this new construction plaza offers an excellent opportunity for professional or retail users seeking a modern and high-quality space. The available $\pm 1,780$ SF suite features contemporary design, great visibility, and a versatile layout ideal for office, medical, boutique retail, or service-based businesses. Surrounded by ongoing residential and commercial growth, this property provides strong exposure and an ideal setting for businesses looking to establish themselves in one of the area's fastest-growing corridors.

PROPERTY HIGHLIGHTS

- Located at a high traffic intersection with over 33k VPD
- Shadow anchored by Junior's Supermarket, a regional grocery with over 810k Annual Visitors (Placer 2025)
- In close proximity to nationally branded retailers such as AutoZone, Advance Auto Parts, O'Reilly Auto Parts, McDonald's KFC, Dollar General & Dollar Tree

OFFERING SUMMARY

Lease Rate:	\$40.00/SF/YR
Lease Type:	Net
NNN:	\$8.00/SF/YR
Available SF:	1,823 SF
Building Size:	3,956 SF
Market:	Rio Grande Valley
Submarket:	Alton

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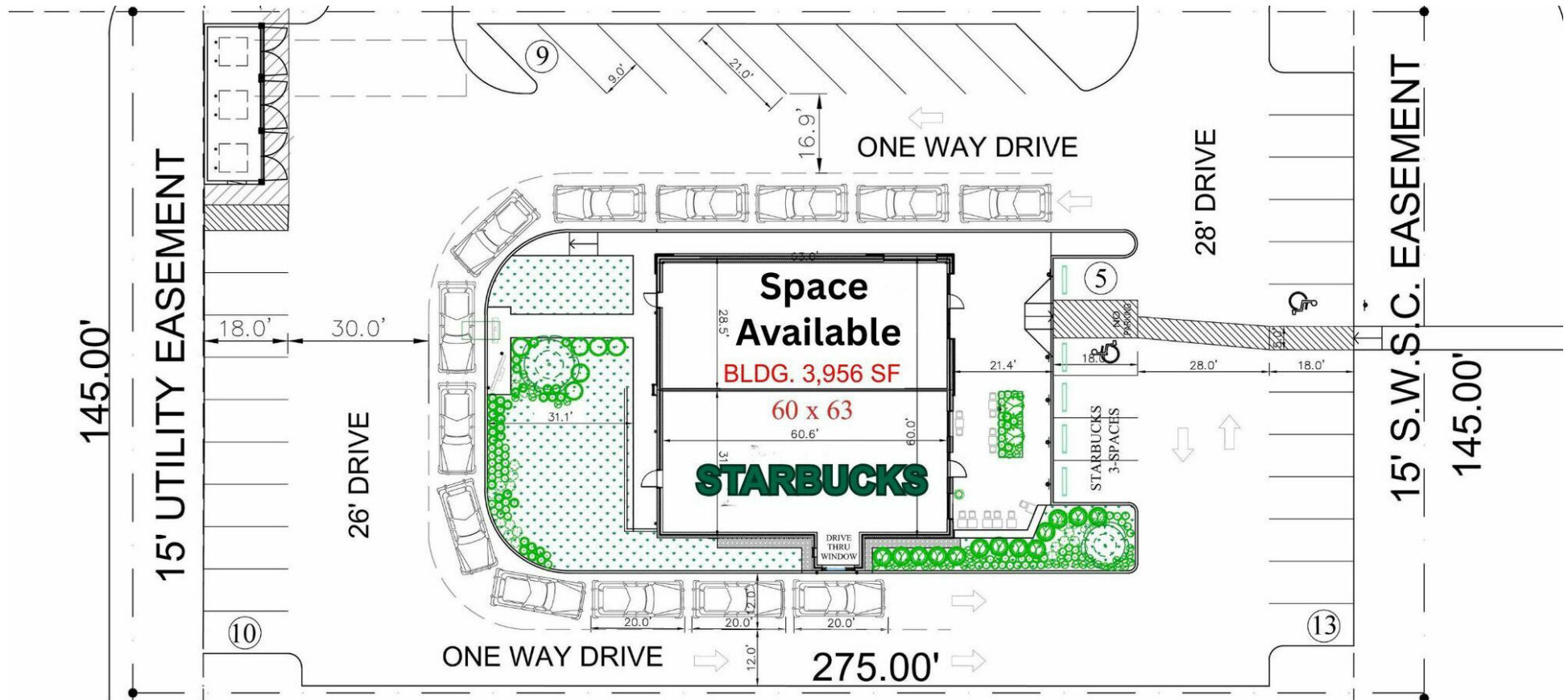


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SITE PLAN

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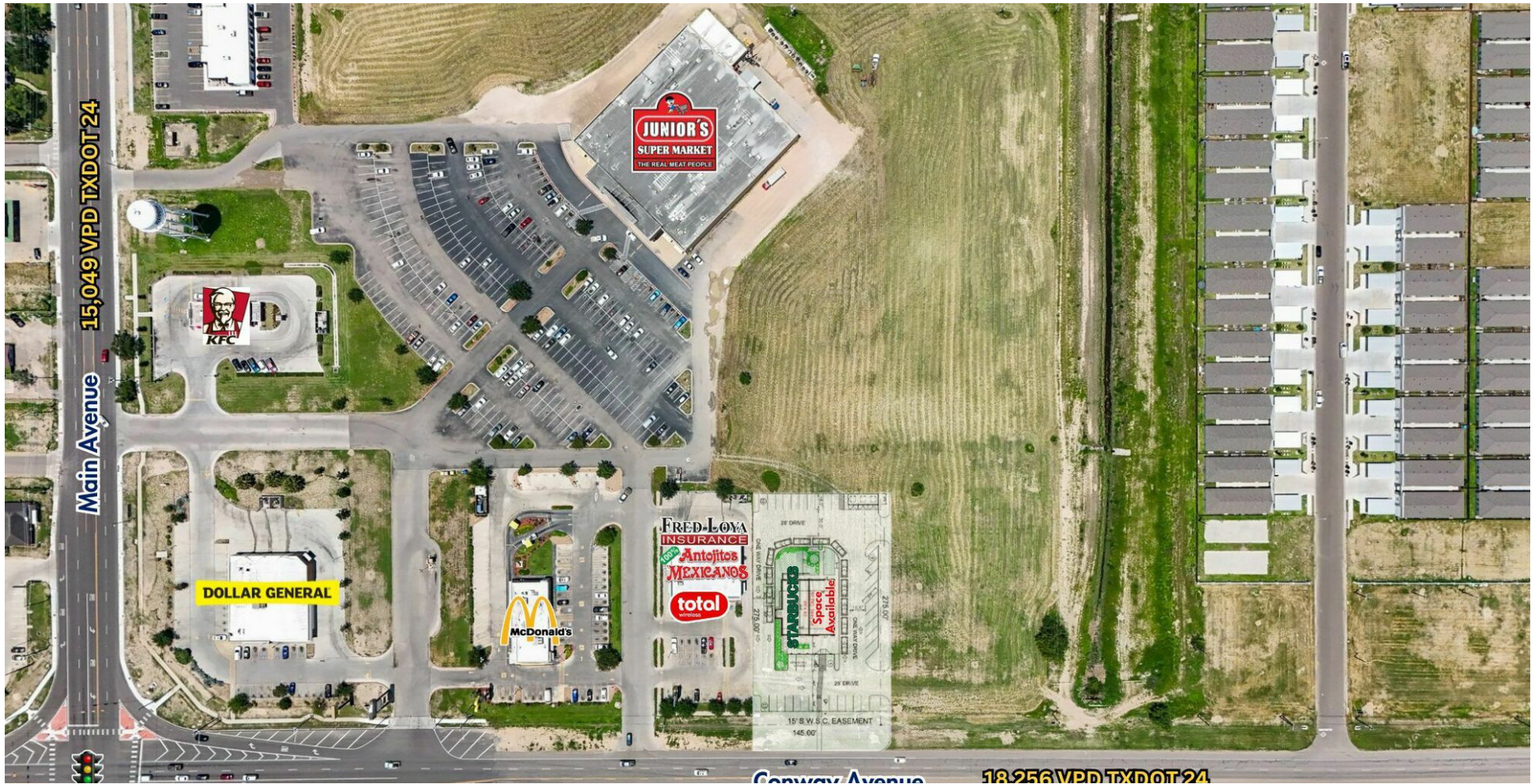


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TOP VIEW

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NORTH FACING AERIAL

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SOUTH FACING AERIAL

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AERIAL MAP

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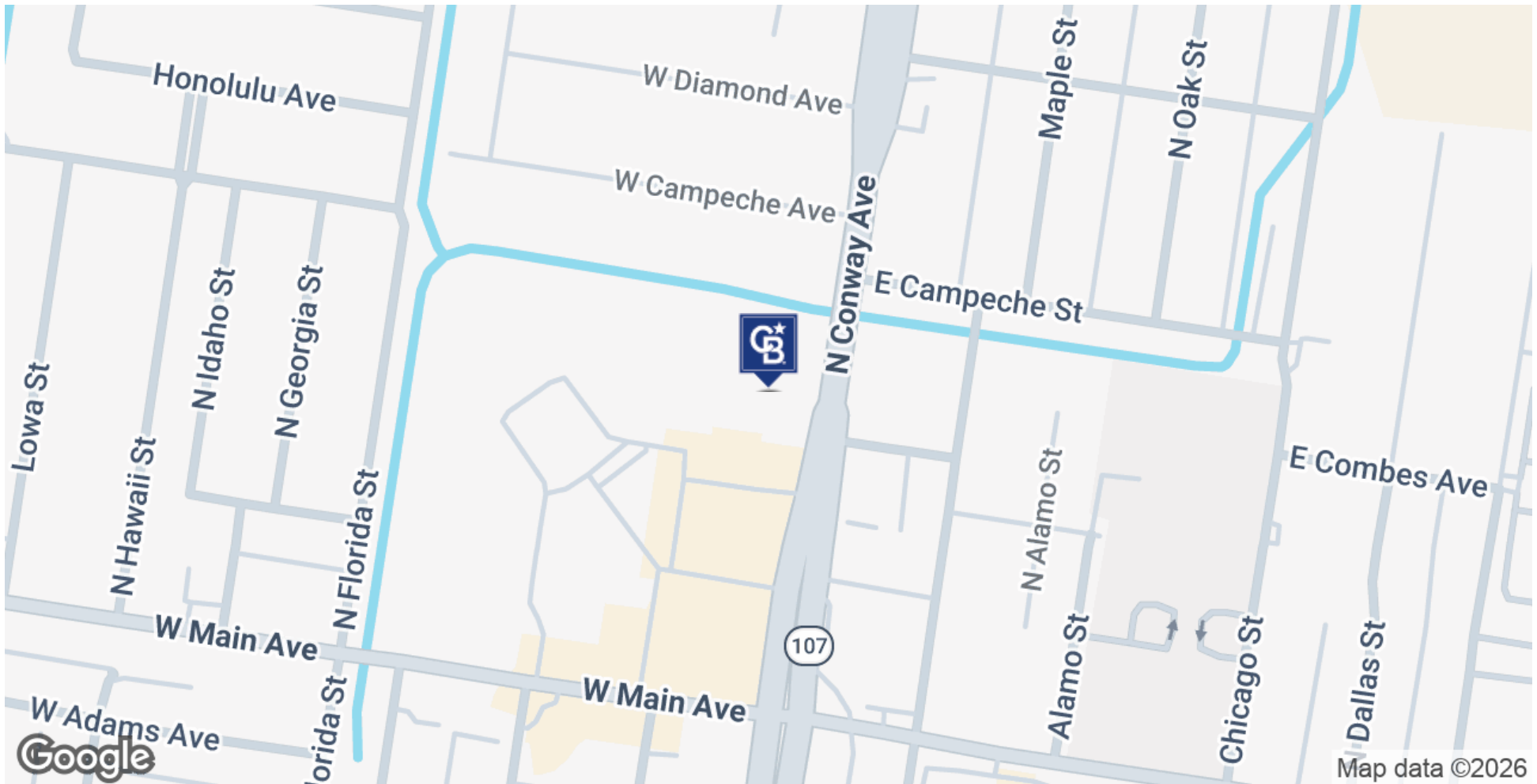


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LOCATION MAP

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DEMOGRAPHICS

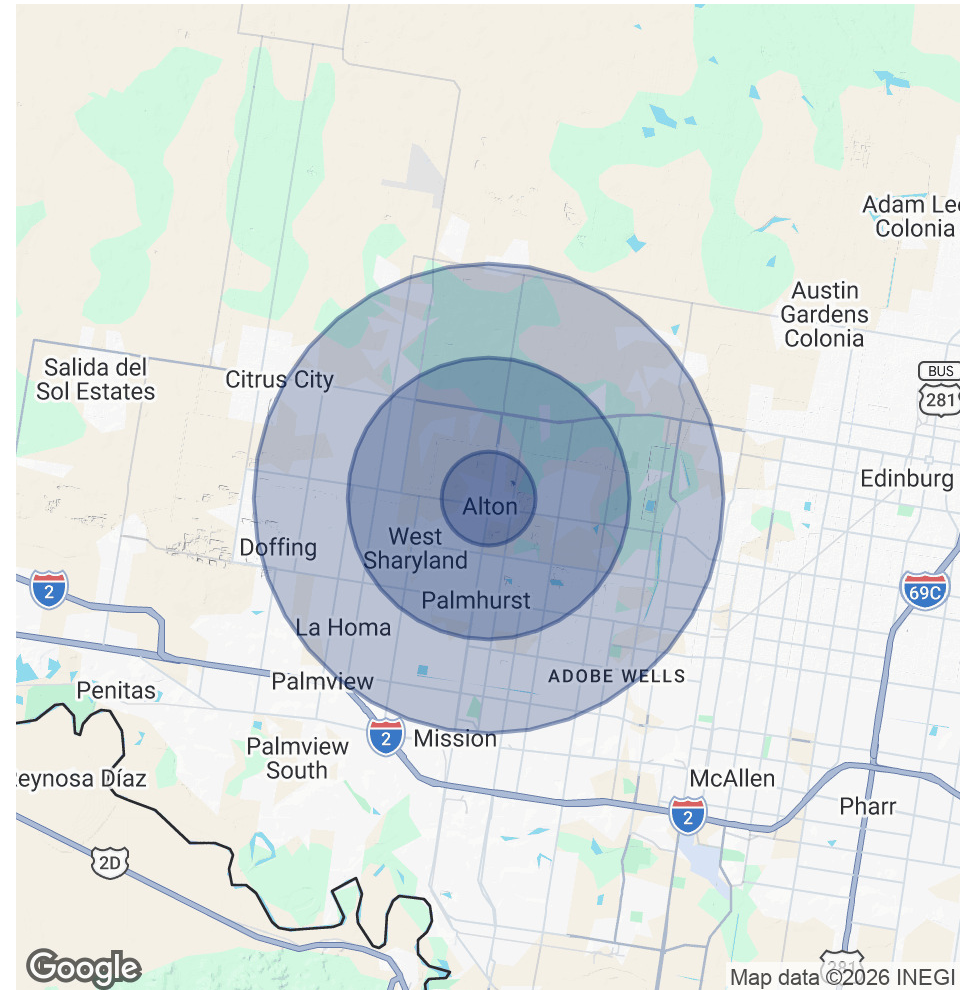
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,914	46,354	139,143
Average Age	27.22	27.47	28.87
Average Age (Male)	34.1	27.8	29
Average Age (Female)	33.4	31.6	31.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,231	12,767	39,941
# of Persons per HH	3.5	3.7	3.6
Average HH Income	\$62,672	\$76,737	\$80,551
Average House Value	\$92,422	\$136,463	\$164,307

Placer 2024



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