



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

122 N. ALAMO ROAD, STE 3

Alamo, TX 78516

AVAILABLE SPACE

1,404 SF



FOR LEASE

CBCWORLDWIDE.COM

Office - Medical - Professional Service

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

Jacob Galvan
956 363 1179
jacob.galvan@coldwellbanker.com

Ernie Garza
956 342 3636
ernest.garza@cbcworldwide.com

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322



122 N. ALAMO ROAD, STE 3

Alamo, TX 78516

LEASE



OFFERING SUMMARY

Available SF: 1,404 SF

Lease Rate: \$16.20 SF

Year Built: 2009

Market: Rio Grande Valley

Submarket: Alamo

CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

Jacob Galvan
956 363 1179
jacob.galvan@coldwellbanker.com

Ernie Garza
956 342 3636
ernest.garza@cbcworldwide.com

PROPERTY OVERVIEW

Excellent medical/office space in Alamo, TX. Aggressive Landlord offering rent abatement, TI Allowances, and negotiable lease rates.

PROPERTY HIGHLIGHTS

- Excellent Visibility
- Proximity to Interstate 2
- Easily Accessible



122 N. ALAMO ROAD, STE 3

Alamo, TX 78516

LEASE



CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

Jacob Galvan
956 363 1179
jacob.galvan@coldwellbanker.com

Ernie Garza
956 342 3636
ernest.garza@cbcworldwide.com

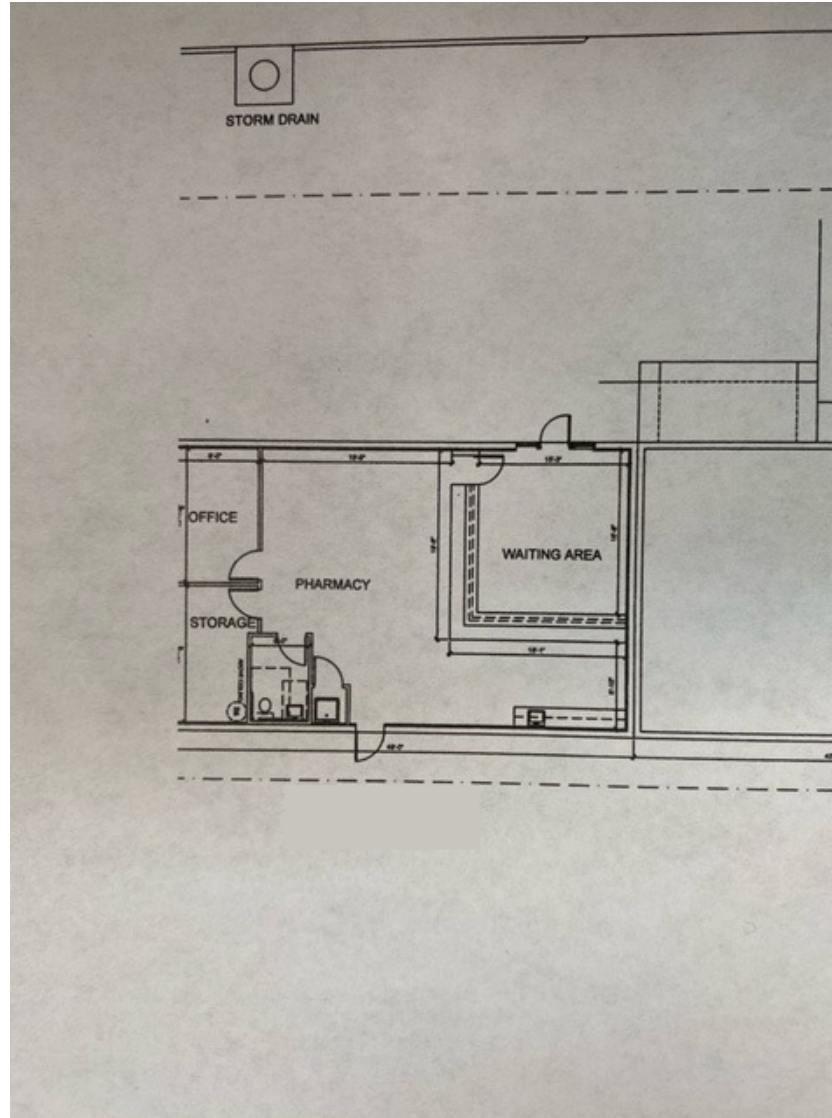
 **COLDWELL
BANKER
COMMERCIAL**
RIO GRANDE VALLEY



122 N. ALAMO ROAD, STE 3

Alamo, TX 78516

LEASE



CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

Jacob Galvan
956 363 1179

Ernie Garza
956 342 3636
jacob.galvan@coldwellbanker.com
ernest.garza@cbcworldwide.com

 **COLDWELL
BANKER
COMMERCIAL**
RIO GRANDE VALLEY



122 N. ALAMO ROAD, STE 3

Alamo, TX 78516

LEASE



CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

Jacob Galvan
956 363 1179
jacob.galvan@coldwellbanker.com

Ernie Garza
956 342 3636
ernest.garza@cbcworldwide.com

 **COLDWELL
BANKER
COMMERCIAL**
RIO GRANDE VALLEY



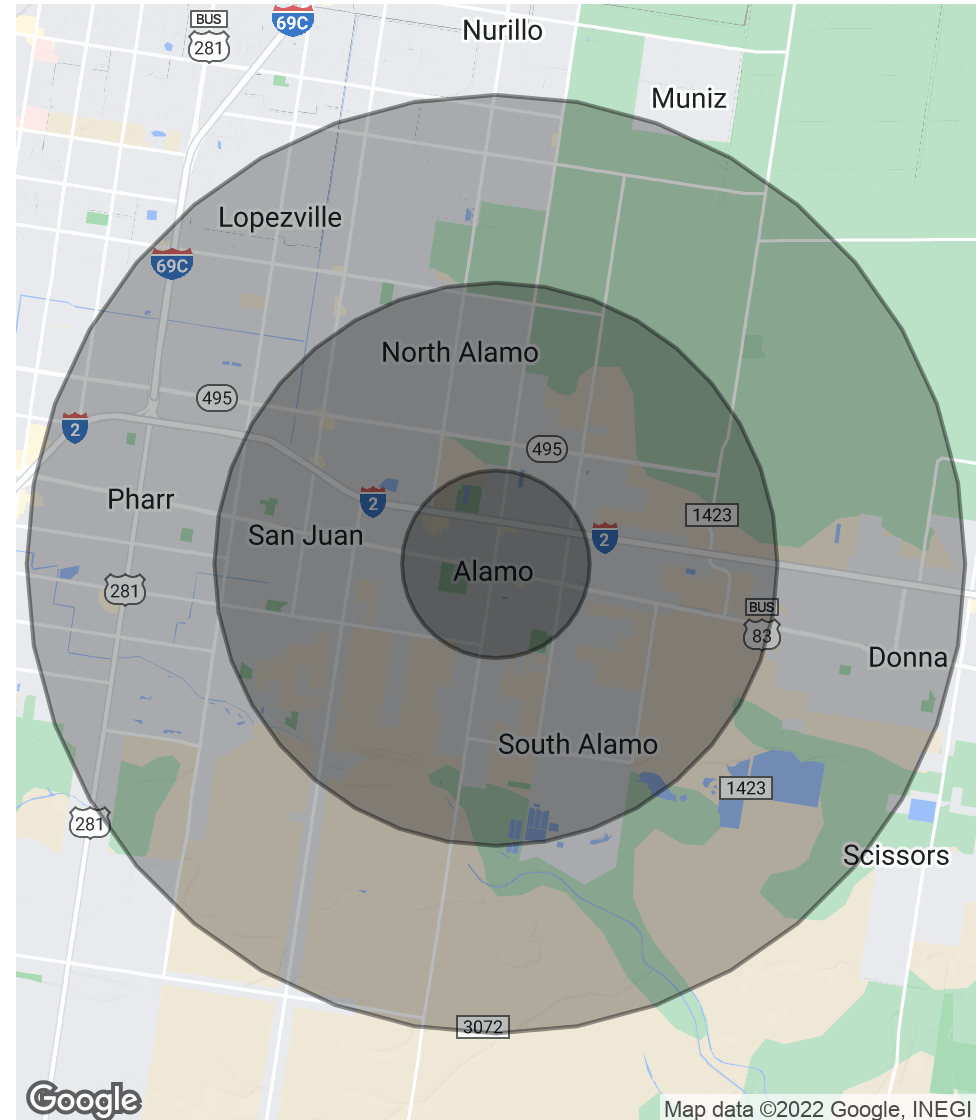
122 N. ALAMO ROAD, STE 3

Alamo, TX 78516

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,428	57,977	141,974
Average Age	34.2	29.0	28.4
Average Age (Male)	31.6	27.4	27.2
Average Age (Female)	34.7	30.3	29.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,893	15,845	38,454
# of Persons per HH	3.4	3.7	3.7
Average HH Income	\$42,154	\$39,919	\$39,611
Average House Value	\$101,904	\$87,642	\$82,125

* Demographic data derived from 2020 ACS - US Census



CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

Jacob Galvan
956 363 1179
jacob.galvan@coldwellbanker.com

Ernie Garza
956 342 3636
ernest.garza@cbcworldwide.com

**COLDWELL
BANKER
COMMERCIAL**
RIO GRANDE VALLEY

LEASE