

**FOR SALE | 8,450 SF BUILDING**  
**OUTSTANDING ±1 ACRE MIDCITY STAND-ALONE SITE FORMER CVS LOCATION**

**215 N. TEXAS BLVD. - ALICE, TX**



## FOR SALE

### PROPERTY OVERVIEW

Newamco.org is pleased to present the opportunity to acquire this freestanding former CVS building, prominently located in Alice, TX. This 8,450 SF building is well-suited for retail with its ideal location near national retailers.

### PROPERTY HIGHLIGHTS

**ADDRESS:** 215 N Texas Blvd, Alice, TX 78332

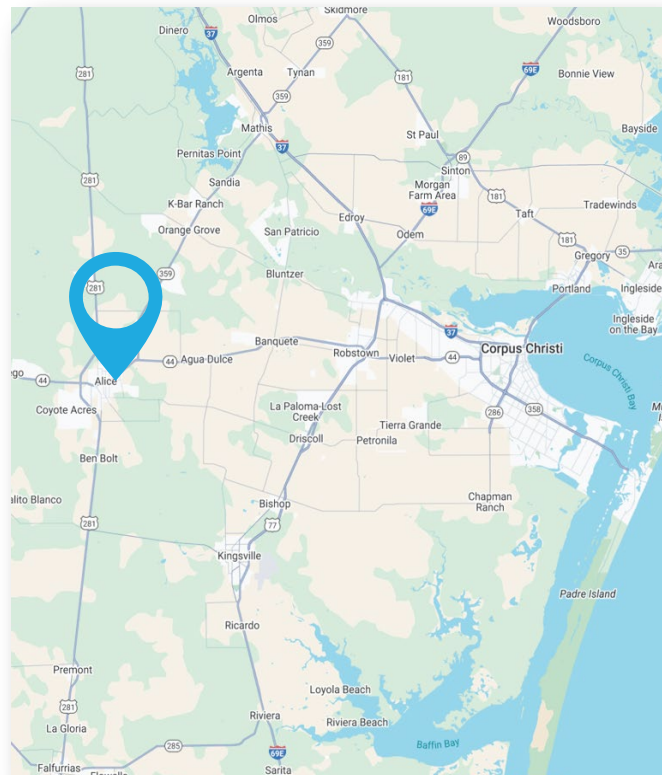
**BUILDING SIZE:** 8,450 SF

**PARCEL SIZE:** ± 1.03 AC

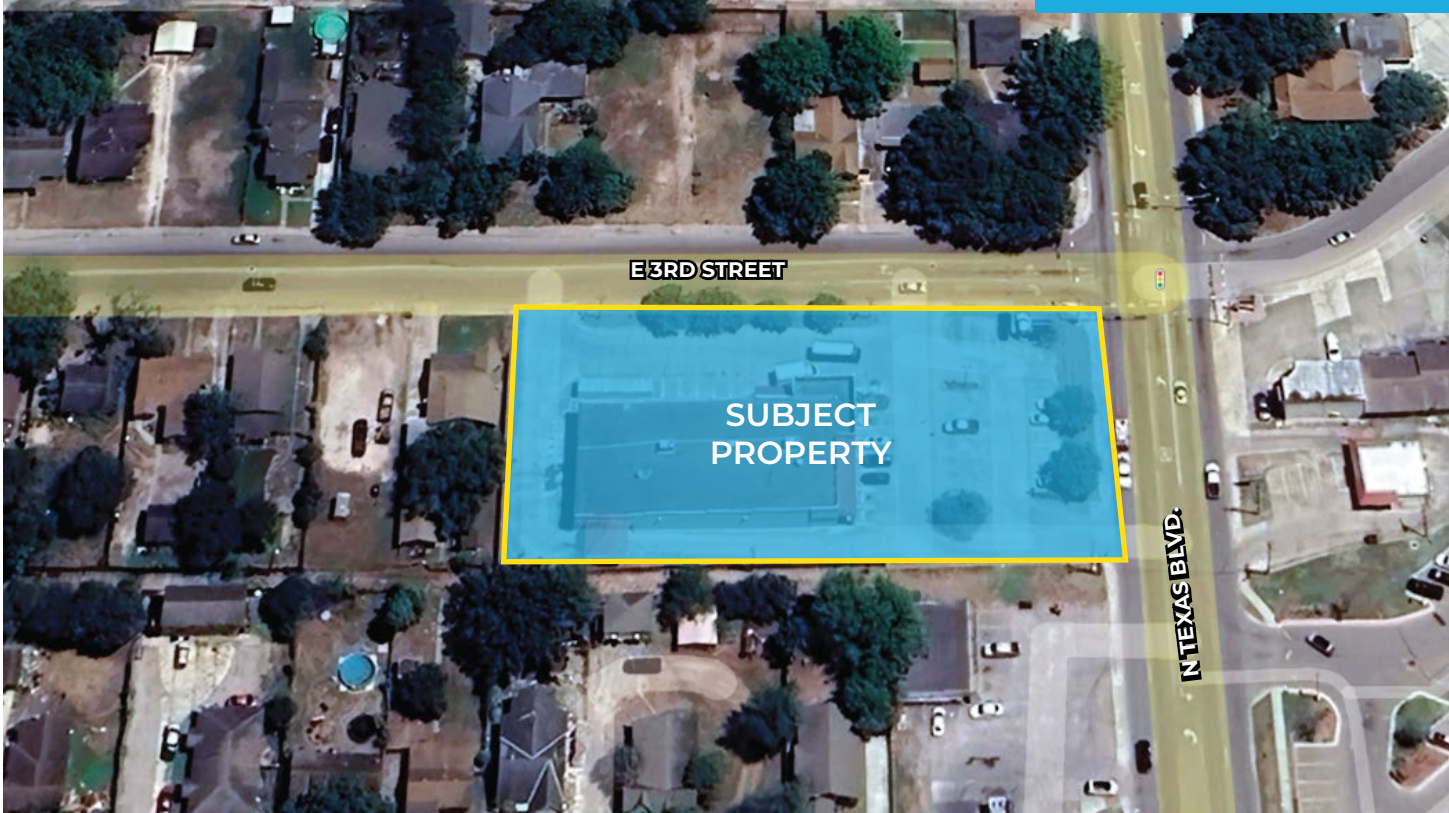
**PARCEL ID:** 41082

**SALE PRICE:** \*Inquire for price

- HIGHLIGHTS:**
- Exceptional location for single tenant use or redevelopment
  - Excellent visibility position within central retail
  - High traffic count lighted intersection



PROPERTY AERIAL

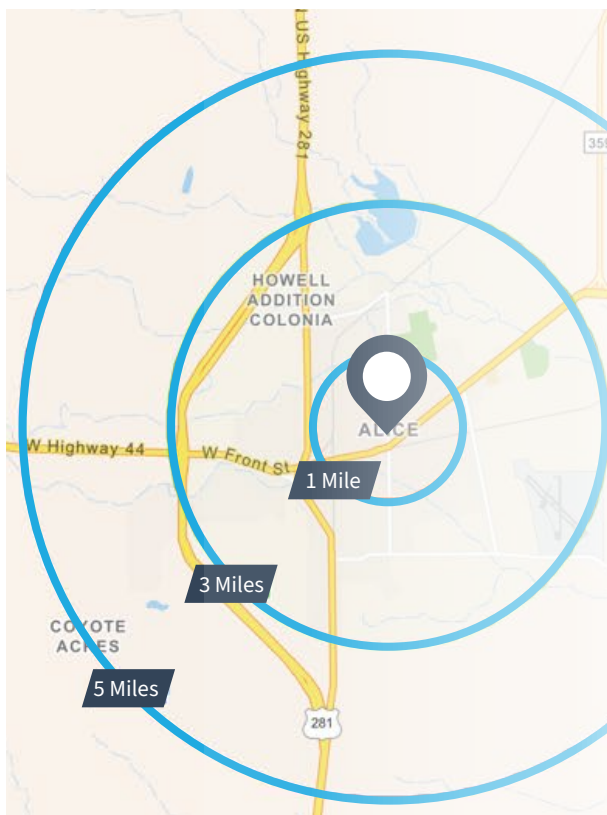


MARKET OVERVIEW MAP



## AREA OVERVIEW

Alice, Texas—known as the “Hub City of South Texas”—serves as a regional center for oilfield services, healthcare, and education, making it a key employment and economic driver in the area. Its strategic location along major highways like US-281 and TX-44 positions it as a vital link between Corpus Christi, Laredo, and San Antonio, attracting steady traffic and commercial activity. The city supports a strong workforce base tied to energy, agriculture, and public services, and is home to Christus Spohn Hospital–Alice, the region’s primary medical facility. With stable population levels, multiple school districts nearby, and a low cost of living, Alice presents ongoing demand for affordable housing, particularly from blue-collar families and retirees seeking long-term rental options.



## DEMOGRAPHICS

2024 Summary	1 MILE	3 MILES	5 MILES
Population	8,655	19,691	21,330
Households	3,134	7,159	7,744
Families	2,109	4,914	5,347
Average Household Size	2.68	2.71	2.72
Owner Occupied Housing Units	1,855	4,556	5,046
Renter Occupied Housing Units	1,279	2,603	2,698
Median Age	38.4	37.9	38.1
Median Household Income	\$50,567	\$46,258	\$47,763
Average Household Income	\$73,876	\$66,850	\$68,694
Projected 2029 Summary	1 MILE	3 MILES	5 MILES
Population	8,509	19,329	20,941
Households	3,119	7,126	7,711
Families	2,086	4,862	5,293
Average Household Size	2.64	2.67	2.68
Owner Occupied Housing Units	1,876	4,605	5,098
Renter Occupied Housing Units	1,244	2,521	2,612
Median Age	39.2	38.4	38.6
Median Household Income	\$60,123	\$54,619	\$56,681
Average Household Income	\$85,247	\$77,189	\$79,433