

\$3 - 805 N Parkway Drive, Alvarado

MLS® #20994870

\$3

0 Bedroom, 0.00 Bathroom,
Land on 0.95 Acres

Village Park, Alvarado, TX

Prime location near the intersection of I-35W
and Hwy 67

Adjacent to national brands: Taco Bell,
McDonald's, Star Car Wash, and Liquor Depot

Two major hotels next door - Holiday Inn
Express an Suites Alvarado and IHG Hotel
and Comfort Inn and Suites

Utilities available at site

Flat, cleared, and highly visible site

Ideal for QSR, retail pad site, automotive
service, or medical

Lease Type: Ground Lease

Term: Negotiable - prefer long-term (10-20
years)

Delivery: As-is

Proximity to I-35W & Hwy 67

Immediate neighbors like Taco Bell,
McDonald's, hotels

Utilities available

1-acre size (ideal for single-user pad)

Suggested Asking Rate:

\$3.50 PSF per year (Approx. \$152,460 per
year for 1 acre)

Call for additional pricing info.

Zoning is C2 commercial, mixed use, retail,
office.

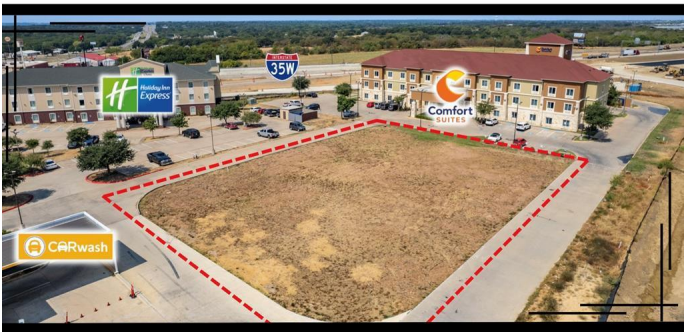
There is currently an 8 inch sewer line in the
street between this property and the Holiday
inn with a tap running to this property and
there is also a 6 inch water main in the same
street.

Please see brochure in transaction



**=/- .95 AC
FOR GROUND LEASE**

805 N PKWY, ALVARADO, TX 76009



+/- .95 AC GROUND LEASE
805 N PKWY, ALVARADO, TX 76009

HIGHLIGHTS

- Adjacent to national brands: Taco Bell, McDonald's, Liquor Depot, Whataburger, & Chicken Express
- Two major hotels next door - Holiday Inn Express & Suites Alvarado, an IHG Hotel and Comfort Inn & Suites
- Utilities available at site
- Flat, cleared, and highly visible site
- Ideal for QSR, retail pad site, automotive service,
- One Block from I-35 and Hwy 67
- Utilities: Electric is adjacent, gas & water on-site

AREA RETAILERS



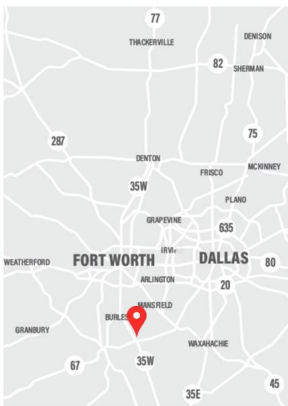
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,894	10,835	21,069
Average HH Inc	\$88,486	\$81,475	\$85,812
Households	1,196	3,563	6,963

*CoStar 2024 Estimates

TRAFFIC COUNTS

 N PARKWAY	23,747 VPD ('24)
I-35W	55,991 VPD ('23)



documents.

Built in 2020

Essential Information

MLS® #	20994870
Price	\$3
Bathrooms	0.00
Acres	0.95
Year Built	2020
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	805 N Parkway Drive
Subdivision	Village Park
City	Alvarado
County	Johnson
State	TX
Zip Code	76009-3102

Amenities

Utilities	Sewer Available
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Exterior

Lot Description	Cleared, Other
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School Information

District	Alvarado ISD
Elementary	Alvarado N
High	Alvarado

Additional Information

Zoning	Mixed Use, Retail, Office
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Listing Details

Listing Agent	Monika Guzman
Listing Office	Compass RE Texas, LLC

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Listing information last updated on November 20th, 2025 at 12:50pm CST