

Donna Crossing

NEC OF SALINAS BLVD/FM 493 & REDSKIN AVE

510 N. D. SALINAS BLVD.
DONNA, TEXAS 78537



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2023	5,544	54,157	119,835
Daytime Population	8,233	51,495	117,012
Average HH Income	\$53,766	\$60,599	\$60,256

FOR LEASE

\$18.00 - \$24.00 PSF

+\$4.20 NNN

AVAILABLE

FULLY LEASED

PROPERTY HIGHLIGHTS

- 19,847 SF Building on a 1.85 Acre Land
- Close Proximity to Donna High School & WA Todd Jr High & 9th Grade Campus
- High Population Density and Moderate Incomes
- Easy Access & High Visibility

TRAFFIC COUNTS

IH-2: 99,457 VPD

N. Salinas Blvd.: 27,747 VPD

Bus. 83: 12,924 VPD

(TXDOT 2023)

AREA RETAILERS



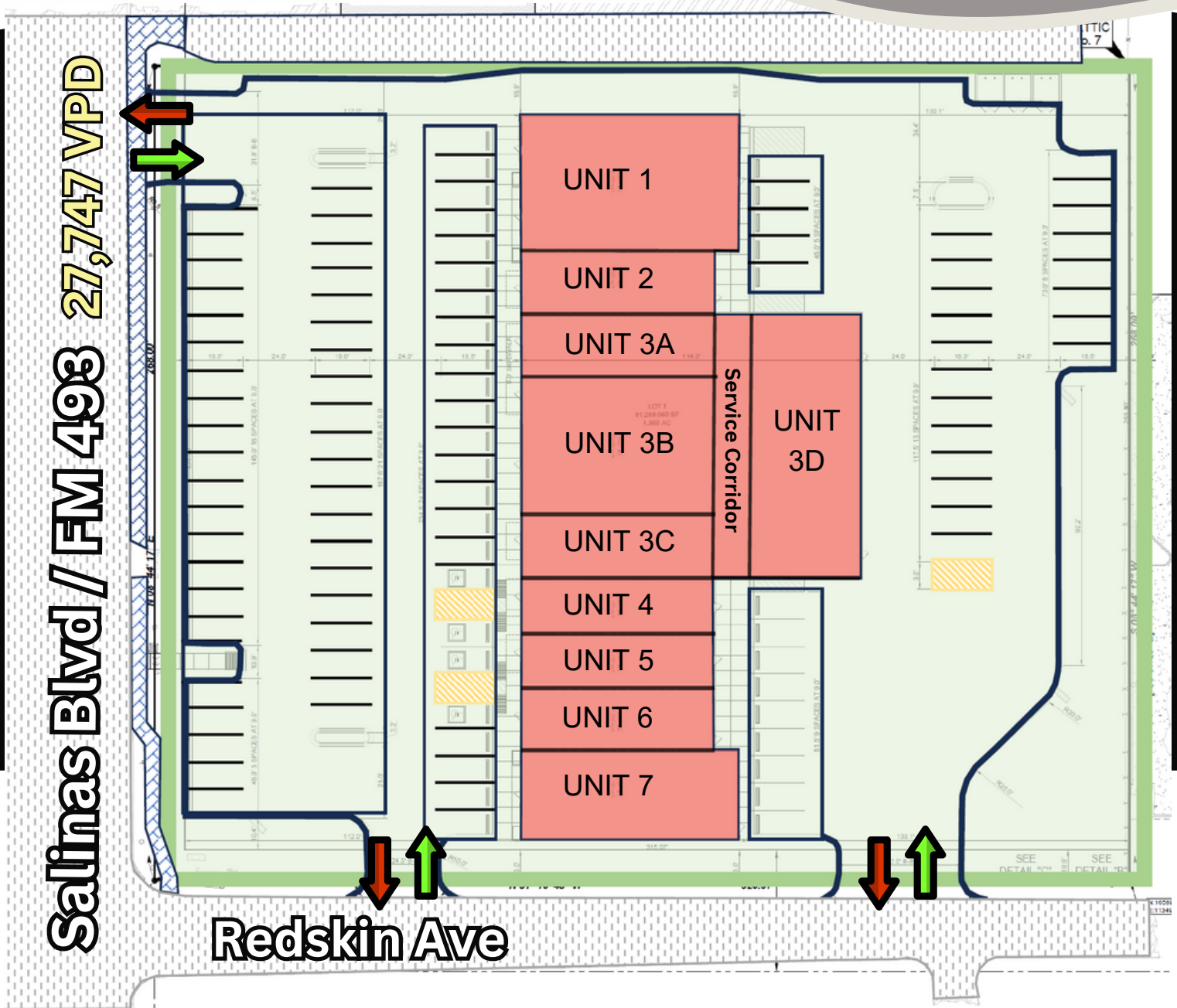
Listing Agent: Sergio A. Adame, CCIM
Broker/Owner
sergio@apirealtor.com
956.412.1412

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	5,839	46,153	103,501
2020 Total Population	5,472	50,877	114,774
2020 Group Quarters	0	20	363
2023 Total Population	5,544	54,157	119,835
2023 Group Quarters	0	20	361
2028 Total Population	5,504	55,910	123,703
2023-2028 Annual Rate	-0.14%	0.64%	0.64%
2023 Total Daytime Population	8,233	51,495	117,012
Workers	4,390	16,289	39,911
Residents	3,843	35,206	77,101
Household Summary			
2010 Households	1,694	12,928	28,981
2010 Average Household Size	3.44	3.57	3.55
2020 Total Households	1,765	15,082	33,669
2020 Average Household Size	3.10	3.37	3.40
2023 Households	1,797	15,886	35,375
2023 Average Household Size	3.09	3.41	3.38
2028 Households	1,817	16,671	37,078
2028 Average Household Size	3.03	3.35	3.33
2023-2028 Annual Rate	0.22%	0.97%	0.94%
2010 Families	1,412	10,717	24,022
2010 Average Family Size	3.79	3.98	3.96
2023 Families	1,459	12,904	28,903
2023 Average Family Size	3.48	3.85	3.81
2028 Families	1,470	13,531	30,283
2028 Average Family Size	3.42	3.79	3.75
2023-2028 Annual Rate	0.15%	0.95%	0.94%
Housing Unit Summary			
2000 Housing Units	1,954	14,053	29,994
Owner Occupied Housing Units	58.5%	54.3%	56.2%
Renter Occupied Housing Units	20.2%	18.4%	19.8%
Vacant Housing Units	21.3%	27.4%	24.0%
2010 Housing Units	1,999	16,021	35,167
Owner Occupied Housing Units	57.0%	58.4%	59.7%
Renter Occupied Housing Units	27.8%	22.3%	22.7%
Vacant Housing Units	15.3%	19.3%	17.6%
2020 Housing Units	2,086	17,983	40,001
Vacant Housing Units	15.4%	16.1%	15.8%
2023 Housing Units	2,118	18,935	42,060
Owner Occupied Housing Units	58.4%	61.5%	62.6%
Renter Occupied Housing Units	26.4%	22.4%	21.5%
Vacant Housing Units	15.2%	16.1%	15.9%
2028 Housing Units	2,137	19,685	43,733
Owner Occupied Housing Units	58.9%	62.6%	63.7%
Renter Occupied Housing Units	26.1%	22.0%	21.0%
Vacant Housing Units	15.0%	15.3%	15.2%
Median Household Income			
2023	\$35,541	\$42,198	\$42,577
2028	\$39,557	\$49,892	\$49,735
Median Home Value			
2023	\$95,099	\$92,442	\$94,957
2028	\$223,018	\$164,317	\$163,124
Per Capita Income			
2023	\$16,870	\$17,766	\$17,784
2028	\$19,114	\$20,597	\$20,484
Median Age			
2010	30.1	28.7	28.9
2023	31.6	30.2	30.7
2028	33.2	31.3	31.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

API Real Estate	534881	info@apire.us	956.412.1412
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame	534881	sergio@apire.us	956.412.1412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date