

# Ruby Plaza

NEQ N VAL-VERDE AVE & NOLANA RD

6600 N. Val Verde Rd.

DONNA, TEXAS 78537



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2023	4,286	40,620	138,809
Daytime Population	3,255	31,379	114,392
Average HH Income	\$39,728	\$56,607	\$58,763

## FOR LEASE

**\$14.35 PSF + NNN**

## AVAILABLE

**4,996 SF (836-4,160 SF)**

## PROPERTY HIGHLIGHTS

- For Lease
- 14,982 SF Shopping Center on 57,532 SF Lot (1.3208 AC)
- Located by NE Corner of N Val-Verde Ave. & Earling Rd.
- Fast Developing Zone Surrounding New Donna High School
- Flexible Retail Space w/ Promising Potential

## TRAFFIC COUNTS

**N. Val Verde:** 13,703 VPD

**Earling Rd.:** 1,270 VPD

**US 83/I-2:** 103,449 VPD

**Nolana:** 14,882 VPD

(TXDOT)

## AREA RETAILERS



**Listing Agent: Sergio A. Adame, CCIM**

**Broker/Owner**

**[sergio@apirealtor.com](mailto: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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**N. Val Verde Rd. 13,703 VPD**

**Earling Rd. 1,270 VPD**

**DOLLAR GENERAL**

**SITE**

<b>J - cricket wireless</b> 1,560 SF
<b>I - Tortilleria Limon</b> 1,590 SF
<b>H - Calvary Church</b> 2,260
<b>F - AVAILABLE</b> 4,160 SF
<b>E - Alex's Exotic Birds</b> 968 SF
<b>D - JJs Barbershop</b> 836 SF
<b>C - AVAILABLE</b> 836 SF
<b>B - Cherry Nutr.</b> 836 SF
<b>A - Blossoms of Happiness Child Care</b> 1,936 SF

SUITE	TENANT	SF
A	Blossom's of Happiness	1,936
B	Cherry Nutrition Club	836
C	AVAILABLE	836
D	JJs Barbershop Alex's	836
E	Alex's Exotic Birds	968
F	AVAILABLE	4,160
H	Calvary Church	2,260
I	Tortilleria Limon	1,590
J	Cricket Wireless	1,560



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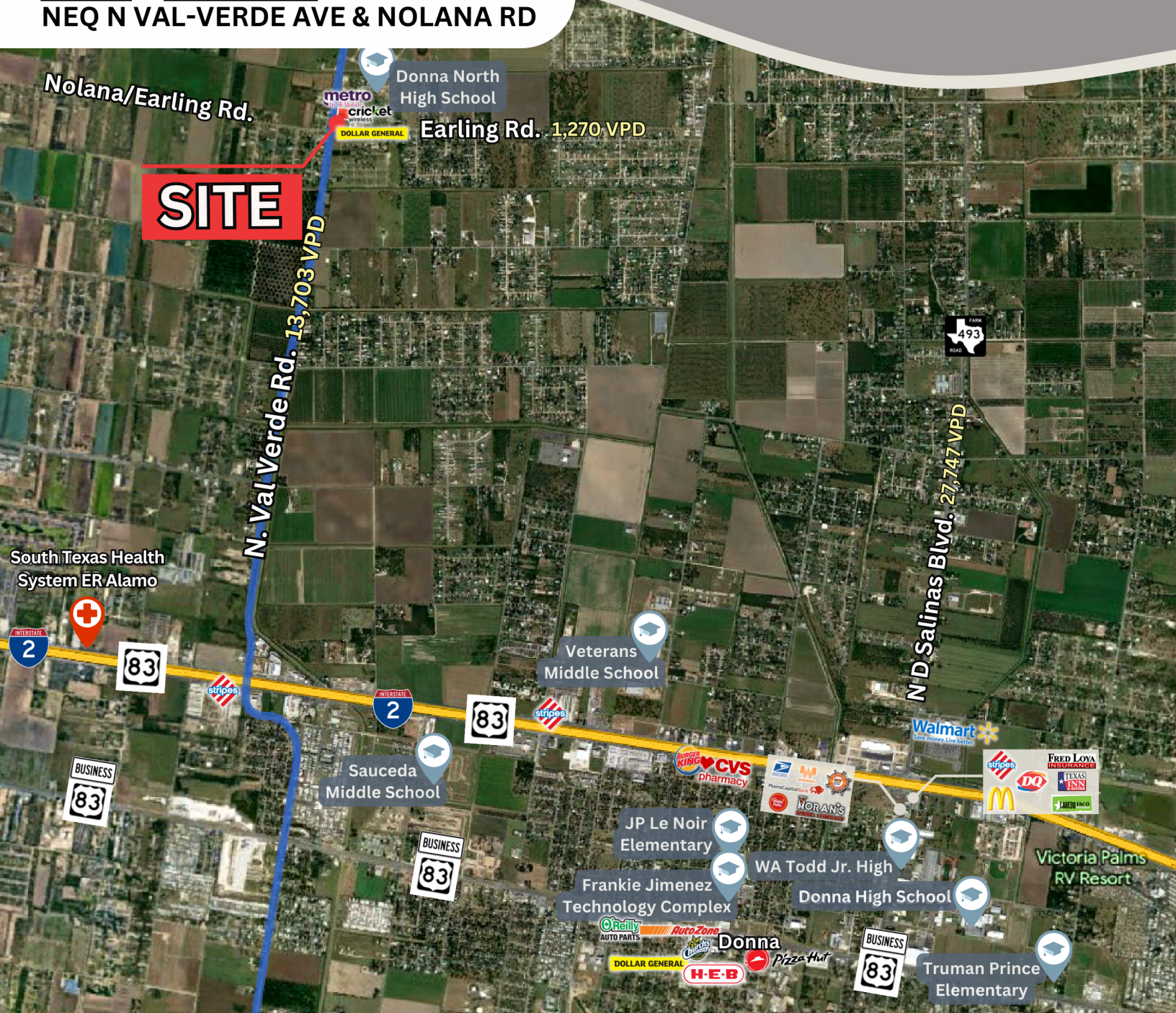
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	1,901	30,301	112,654
2020 Total Population	4,098	39,039	132,560
2020 Group Quarters	0	0	75
2023 Total Population	4,286	40,620	138,809
2023 Group Quarters	0	0	76
2028 Total Population	4,459	42,061	144,125
2023-2028 Annual Rate	0.79%	0.70%	0.75%
2023 Total Daytime Population	3,255	31,379	114,392
Workers	334	4,286	25,293
Residents	2,921	27,093	89,099
<b>Household Summary</b>			
2010 Households	407	7,542	29,173
2010 Average Household Size	4.67	4.02	3.86
2020 Total Households	922	9,986	36,228
2020 Average Household Size	4.44	3.91	3.66
2023 Households	977	10,509	38,225
2023 Average Household Size	4.39	3.87	3.63
2028 Households	1,034	11,027	40,324
2028 Average Household Size	4.31	3.81	3.57
2023-2028 Annual Rate	1.14%	0.97%	1.07%
2010 Families	372	6,597	25,341
2010 Average Family Size	4.84	4.32	4.18
2023 Families	886	9,118	32,821
2023 Average Family Size	4.58	4.18	3.96
2028 Families	937	9,565	34,605
2028 Average Family Size	4.50	4.12	3.90
2023-2028 Annual Rate	1.13%	0.96%	1.06%
<b>Housing Unit Summary</b>			
2000 Housing Units	147	6,725	28,295
Owner Occupied Housing Units	76.9%	64.2%	59.6%
Renter Occupied Housing Units	14.3%	13.3%	15.8%
Vacant Housing Units	8.8%	22.5%	24.6%
2010 Housing Units	429	9,265	34,916
Owner Occupied Housing Units	81.1%	66.5%	65.0%
Renter Occupied Housing Units	13.8%	14.9%	18.6%
Vacant Housing Units	5.1%	18.6%	16.4%
2020 Housing Units	1,004	12,072	42,319
Owner Occupied Housing Units	75.4%	67.1%	65.2%
Renter Occupied Housing Units	16.4%	15.6%	20.4%
Vacant Housing Units	8.5%	17.5%	14.4%
2023 Housing Units	1,067	12,671	44,629
Owner Occupied Housing Units	80.5%	69.4%	67.3%
Renter Occupied Housing Units	11.1%	13.5%	18.3%
Vacant Housing Units	8.4%	17.1%	14.3%
2028 Housing Units	1,118	13,150	46,625
Owner Occupied Housing Units	81.8%	70.5%	68.5%
Renter Occupied Housing Units	10.7%	13.3%	18.0%
Vacant Housing Units	7.5%	16.1%	13.5%

**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.



**API REAL ESTATE**

Commercial • Residential • Industrial • Property Management

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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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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