

# VICTORIA PLAZA

NEQ OF HOOKS AVE/BUSINESS 83 & N 6TH ST

522 E. BUSINESS 83  
DONNA, TEXAS 78537



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,694	58,746	145,674
Daytime Population	10,894	51,637	129,340
Average HH Income	\$57,980	\$60,970	\$58,520

## FOR LEASE

**\$18 PSF + \$4.20 NNN**

(Estimate provided by Landlord and subject to change)

## AVAILABLE

**1,600 SF (Min: 800 SF)**

## PROPERTY HIGHLIGHTS

- 4,000 SF Development
- High Traffic Volume
- Excellent Visibility & Access from Bus. 83
- Flexible Retail Space
- Built to Suit Office/Retail Space Availability

## TRAFFIC COUNTS

Hooks Ave./Bus. 83: 14,498 VPD East of Site  
Hooks Ave./Bus. 83: 12,349 VPD West of Site (TXDOT)

## AREA RETAILERS



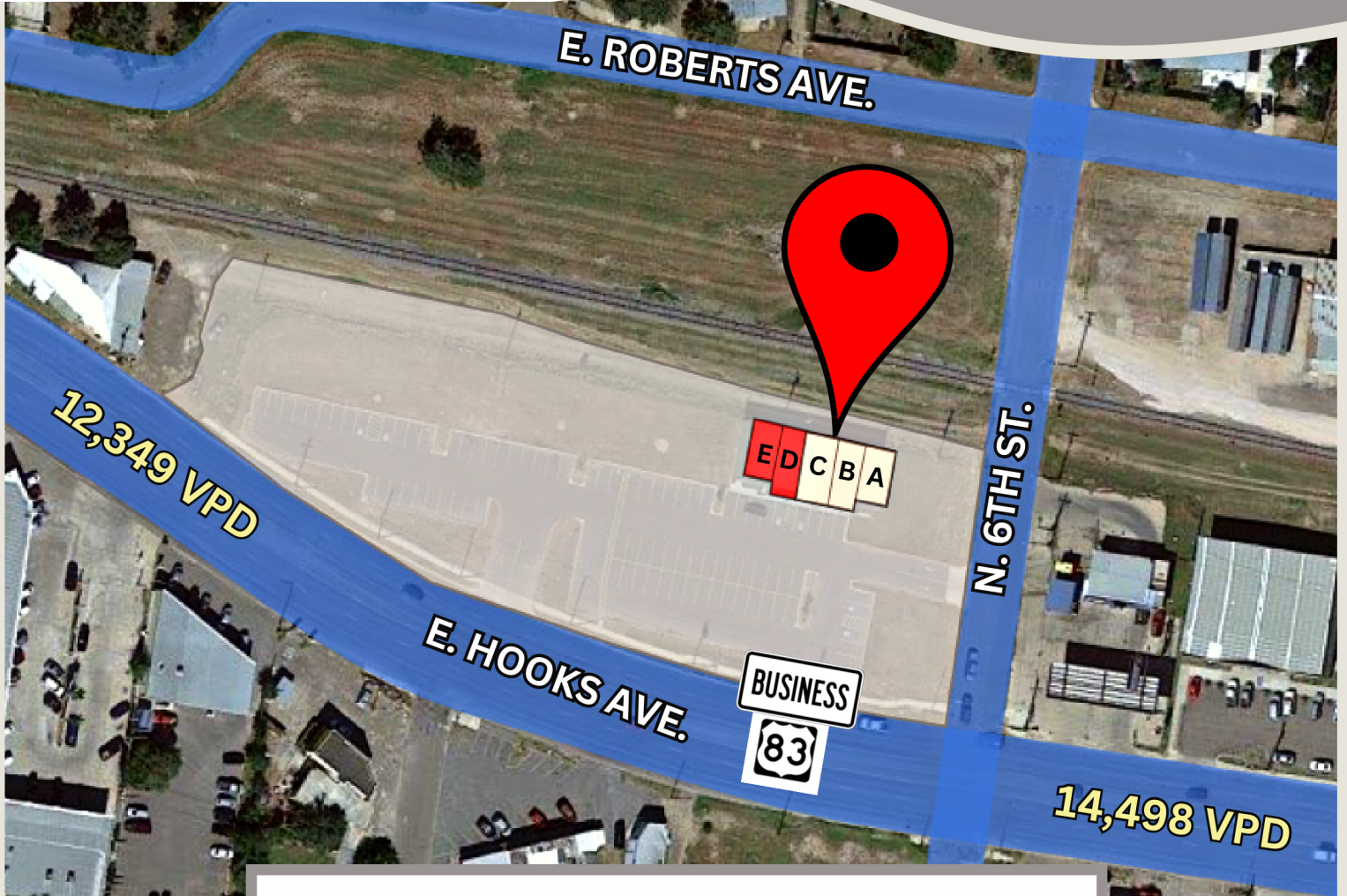
Listing Agent: Sergio A. Adame, CCIM  
Broker/Owner  
[sergio@apirealtor.com](mailto:sergio@apirealtor.com)  
956.412.1412

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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<u>SUITE</u>	<u>TENANT</u>	<u>SF</u>
A	A&A TRANSPORT	800
B	JAZMIN'S NAIL SALON	800
C	LERMA'S NOTARY	800
D	AVAILABLE	800
E	AVAILABLE	800



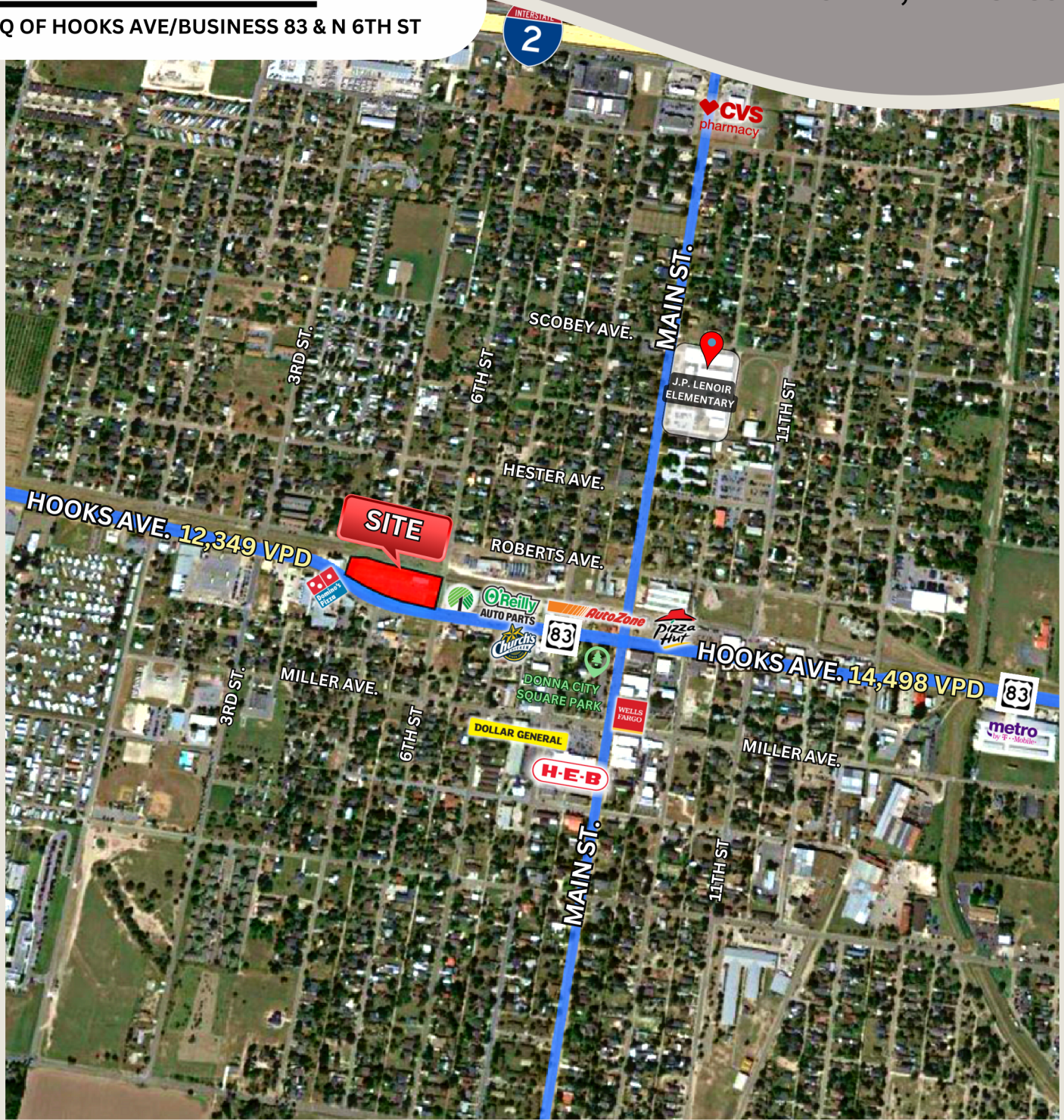
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# VICTORIA PLAZA

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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	9,764	53,211	129,534
2020 Total Population	9,485	56,921	141,037
2020 Group Quarters	0	143	254
2022 Total Population	9,694	58,746	145,674
2022 Group Quarters	0	143	254
2027 Total Population	10,228	60,708	150,782
2022-2027 Annual Rate	1.08%	0.66%	0.69%
2022 Total Daytime Population	10,894	51,637	129,340
Workers	4,489	13,985	37,100
Residents	6,405	37,652	92,240
<b>Household Summary</b>			
2010 Households	2,742	14,738	35,479
2010 Average Household Size	3.56	3.60	3.65
2020 Total Households	2,884	16,490	40,605
2020 Average Household Size	3.29	3.44	3.47
2022 Households	3,017	16,999	41,927
2022 Average Household Size	3.21	3.45	3.47
2027 Households	3,215	17,730	43,822
2027 Average Household Size	3.18	3.42	3.43
2022-2027 Annual Rate	1.28%	0.85%	0.89%
2010 Families	2,286	12,396	30,008
2010 Average Family Size	3.97	3.98	4.01
2022 Families	2,463	14,013	34,899
2022 Average Family Size	3.65	3.86	3.86
2027 Families	2,620	14,614	36,481
2027 Average Family Size	3.61	3.82	3.82
2022-2027 Annual Rate	1.24%	0.84%	0.89%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,812	16,806	35,762
Owner Occupied Housing Units	58.6%	54.9%	58.9%
Renter Occupied Housing Units	22.0%	13.9%	18.1%
Vacant Housing Units	19.3%	31.2%	23.0%
2010 Housing Units	3,139	19,051	42,827
Owner Occupied Housing Units	57.8%	60.0%	61.8%
Renter Occupied Housing Units	29.6%	17.4%	21.1%
Vacant Housing Units	12.6%	22.6%	17.2%
2020 Housing Units	3,283	20,770	48,174
Vacant Housing Units	12.2%	20.6%	15.7%
2022 Housing Units	3,417	21,444	49,853
Owner Occupied Housing Units	61.2%	62.6%	62.0%
Renter Occupied Housing Units	27.1%	16.7%	22.1%
Vacant Housing Units	11.7%	20.7%	15.9%
2027 Housing Units	3,654	22,425	52,267
Owner Occupied Housing Units	61.4%	62.8%	62.3%
Renter Occupied Housing Units	26.6%	16.2%	21.5%
Vacant Housing Units	12.0%	20.9%	16.2%
<b>Median Household Income</b>			
2022	\$47,379	\$44,141	\$40,955
2027	\$55,843	\$53,102	\$50,288
<b>Median Home Value</b>			
2022	\$86,667	\$90,883	\$89,494
2027	\$116,445	\$159,670	\$166,553
<b>Per Capita Income</b>			
2022	\$18,216	\$17,708	\$16,857
2027	\$21,677	\$20,993	\$20,101
<b>Median Age</b>			
2010	28.8	28.7	28.3
2022	29.4	31.1	30.1
2027	31.2	32.8	31.6

**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 2022 and 2027. 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.

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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