

CLOSER BUSINESS PARK

EXPRESSWAY 83, WEST OF CANTU RD

2801 W EXPRESSWAY 83

LA FERIA, TEXAS 78559



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2023	991	12,008	37,650
Daytime Population	1,249	14,108	35,490
Average HH Income	\$54,057	\$64,844	\$66,119

FOR LEASE

\$14.00 PSF GROSS

AVAILABLE

2,000 SF (1,000 Min. SF)

PROPERTY HIGHLIGHTS

- 66,000 SF Business Park
- Warehouse and Office Spaces Available
- Off IH-2
- Frontage Access and Visibility
- Diverse Tenant Variety
- Ample Parking
- **Warehouse: Build to Suit**

TRAFFIC COUNTS

IH-2 (East of Site): 58,104 VPD

IH-2 (West of Site): 53,073 VPD

(TXDOT)

AREA RETAILERS



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

Listing Agent: Sergio A. Adame, CCIM

Broker/Owner

sergio@apirealtor.com

956.412.1412

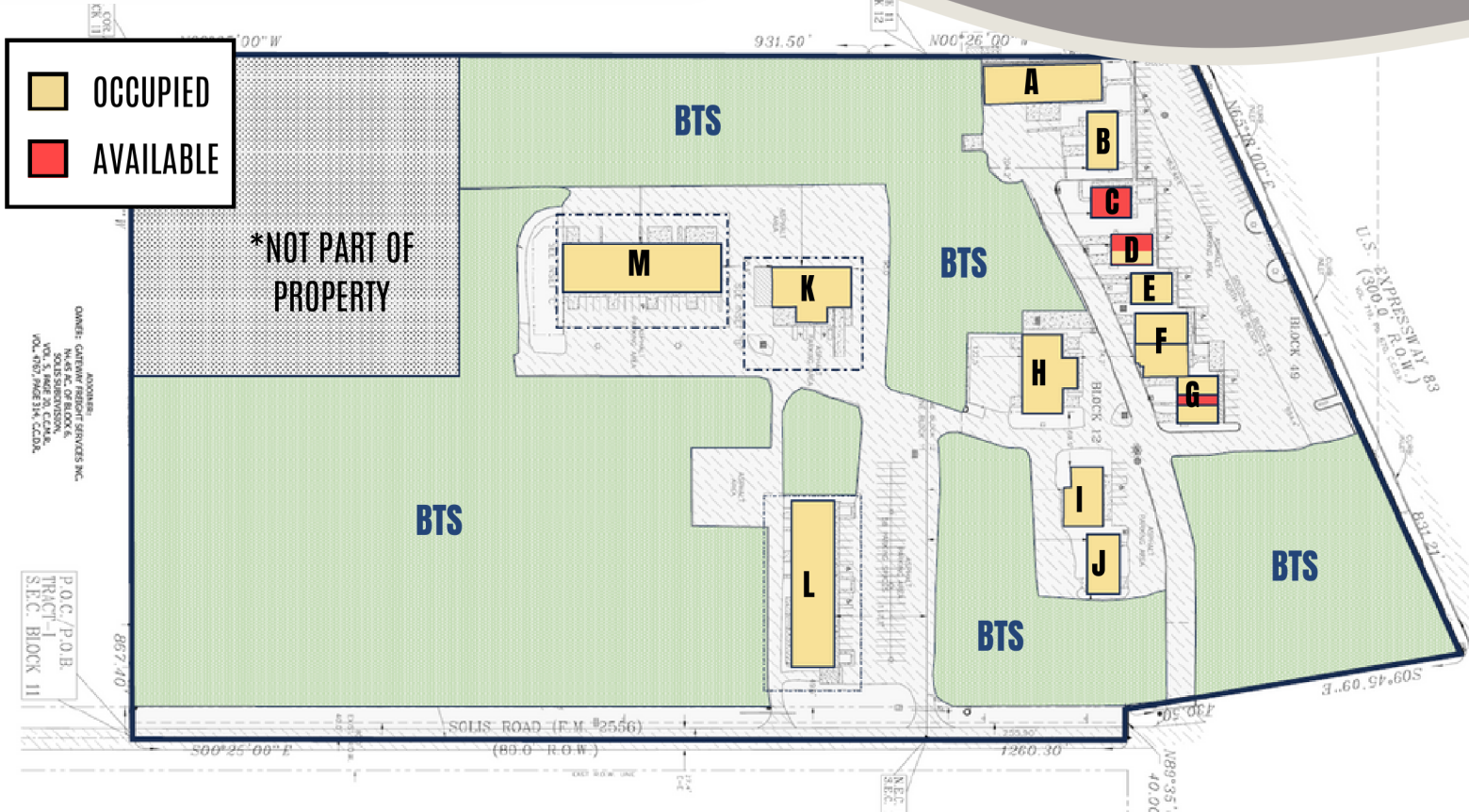
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<u>Space/Tenant</u>	<u>SF</u>	<u>Space/Tenant</u>	<u>SF</u>	<u>Space/Tenant</u>	<u>SF</u>
Building A - 2813 W. Expwy. 83		Building F - 2803 W. Expwy. 83		Building L - 2805 W. Memorial	
• A: DVR Mechanical	1,000	• A: Dragon King Jiu-Jitsu	2,300	• A: Mi Destino Adult Day Care	4,500
• B: WET Washing Equipment	7,500	• B: Eden Mexican Crafts	2,620	• B: Mt. Calvary Christian Church	1,500
Building B - 2811 W. Expwy. 83		Building G - 2801 W. Expwy. 83		• C&D: James Turner Construction	3,000
• A: Roofs, Inc.	1,500	• A: Alaniz Motorplex	1,000	• E: PFG Distribution	1,500
• B: Roofs, Inc.	1,500	• B: Available	1,000	Building M - 401 James Richard Closer	
Building C - 2809 W. Expwy. 83		• C: TWOC Baptist Church	1,000	• A: D&H United Fuel Solutions, Inc.	3,000
• A: Available	2,000	Building H - 2803 Zachary Rd		• B&C: South Texas Canteen	6,000
Building D - 2807 W. Expwy 83		• A: Houston-Stafford Electric	5,780	• D: Meyer's Logistics	3,000
• A: DVR Mechanical	1,000	Building I - 2801 Zachary Rd			
• B: Available	1,000	• A: Pro-Tech	3,500		
Building E - 2805 W. Expwy. 83		Building J - 2731 Zachary Rd			
• A: De La Cruz Security	1,000	• A: Source Free Refrigeration	3,000		
• B: De La Cruz Security	1,000	Building K			
		• A: Servpro	5,800		



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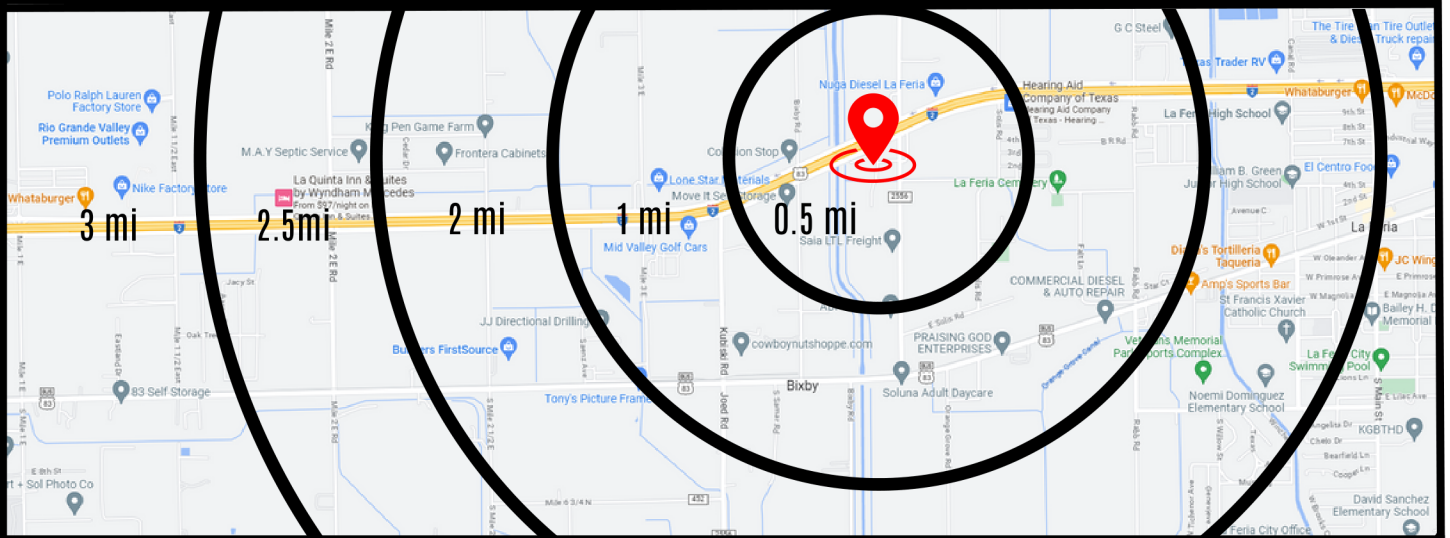
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*Approximate Distances



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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,143	12,025	36,596
2020 Total Population	1,022	11,575	36,414
2020 Group Quarters	0	0	0
2023 Total Population	991	12,008	37,650
2023 Group Quarters	0	0	0
2028 Total Population	992	12,207	38,559
2023-2028 Annual Rate	0.02%	0.33%	0.48%
2023 Total Daytime Population	1,249	14,108	35,490
Workers	578	6,540	11,693
Residents	671	7,568	23,797
Household Summary			
2010 Households	345	3,727	10,877
2010 Average Household Size	3.31	3.23	3.36
2020 Total Households	324	3,824	11,313
2020 Average Household Size	3.15	3.03	3.22
2023 Households	317	3,996	11,791
2023 Average Household Size	3.13	3.01	3.19
2028 Households	323	4,121	12,232
2028 Average Household Size	3.07	2.96	3.15
2023-2028 Annual Rate	0.38%	0.62%	0.74%
2010 Families	269	2,919	8,700
2010 Average Family Size	3.84	3.72	3.83
2023 Families	242	3,062	9,194
2023 Average Family Size	3.69	3.53	3.71
2028 Families	247	3,161	9,532
2028 Average Family Size	3.62	3.47	3.66
2023-2028 Annual Rate	0.41%	0.64%	0.72%
Housing Unit Summary			
2000 Housing Units	371	4,474	11,451
Owner Occupied Housing Units	60.6%	57.0%	59.3%
Renter Occupied Housing Units	16.4%	16.4%	20.2%
Vacant Housing Units	22.9%	26.5%	20.4%
2010 Housing Units	400	4,399	12,545
Owner Occupied Housing Units	63.2%	63.3%	63.5%
Renter Occupied Housing Units	23.0%	21.5%	23.2%
Vacant Housing Units	13.8%	15.3%	13.3%
2020 Housing Units	374	4,677	13,328
Vacant Housing Units	13.4%	18.2%	15.1%
2023 Housing Units	382	4,895	13,940
Owner Occupied Housing Units	58.1%	59.7%	62.1%
Renter Occupied Housing Units	24.9%	21.9%	22.5%
Vacant Housing Units	17.0%	18.4%	15.4%
2028 Housing Units	391	5,029	14,395
Owner Occupied Housing Units	58.8%	60.6%	63.3%
Renter Occupied Housing Units	23.8%	21.4%	21.7%
Vacant Housing Units	17.4%	18.1%	15.0%
Median Household Income			
2023	\$35,432	\$44,658	\$45,188
2028	\$39,194	\$52,189	\$52,372
Median Home Value			
2023	\$71,569	\$95,455	\$105,946
2028	\$125,000	\$154,059	\$176,837
Per Capita Income			
2023	\$17,288	\$21,329	\$20,707
2028	\$19,939	\$24,575	\$24,076
Median Age			
2010	33.0	32.1	30.7
2023	35.6	33.6	32.4
2028	37.1	35.3	33.7

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