



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2018 Population	10,636	116,666	179,260
Daytime Population	16,429	124,033	182,997
Average HH Income	\$59,538	\$53,663	\$52,149

FOR LEASE

\$1.25 PSF NNN

***NNNs: Call for pricing**

(Estimate provided by Landlord and subject to change)

AVAILABLE

4,900 SF

PROPERTY HIGHLIGHTS

- Excellent location for Retail/ Office Business
- Visible from the Expressway
- High traffic flow
- Suitable for any Retail Business or Professional office.
- Great size for a church, gym or call center

TRAFFIC COUNTS

Expy 77/83 (N of site): 69,636 VPD

Expy 77/83 (S of site): 55,986 VPD

(TXDOT 2017)

AREA RETAILERS



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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HAYTER PLAZA

SWC OF EXPY 77/83 & BARNARD RD

1255 N. EXPRESSWAY 77/83
BROWNSVILLE, TEXAS 78520

Suite	Tenant	SF
1505	Golf Headquarters	4,200
1275	Bicycle World	3,750
1265	The Grafik	3,750
1255	AVAILABLE	4,900
1245	Boca Chica Animal Hospital	3,850



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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	10,554	90,721	138,278
2010 Total Population	10,595	110,032	166,327
2018 Total Population	10,636	116,666	179,260
2018 Group Quarters	227	1,488	1,854
2023 Total Population	10,779	121,269	187,265
2018-2023 Annual Rate	0.27%	0.78%	0.88%
2018 Total Daytime Population	16,429	124,033	182,997
Workers	10,295	51,534	68,733
Residents	6,134	72,499	114,264
Household Summary			
2000 Households	3,706	26,219	37,978
2000 Average Household Size	2.79	3.40	3.60
2010 Households	3,986	32,819	47,836
2010 Average Household Size	2.60	3.31	3.44
2018 Households	4,038	34,786	51,536
2018 Average Household Size	2.58	3.31	3.44
2023 Households	4,102	36,135	53,856
2023 Average Household Size	2.57	3.31	3.44
2018-2023 Annual Rate	0.31%	0.76%	0.88%
2010 Families	2,701	26,077	39,163
2010 Average Family Size	3.22	3.78	3.86
2018 Families	2,704	27,568	42,108
2018 Average Family Size	3.23	3.80	3.87
2023 Families	2,732	28,605	43,966
2023 Average Family Size	3.25	3.81	3.88
2018-2023 Annual Rate	0.21%	0.74%	0.87%
Housing Unit Summary			
2000 Housing Units	4,186	28,805	42,014
Owner Occupied Housing Units	41.7%	53.0%	54.9%
Renter Occupied Housing Units	46.8%	38.1%	35.4%
Vacant Housing Units	11.4%	9.0%	9.6%
2010 Housing Units	4,359	35,487	51,813
Owner Occupied Housing Units	38.8%	54.0%	56.1%
Renter Occupied Housing Units	52.7%	38.5%	36.3%
Vacant Housing Units	8.6%	7.5%	7.7%
2018 Housing Units	4,485	38,029	56,411
Owner Occupied Housing Units	36.5%	52.4%	54.9%
Renter Occupied Housing Units	53.5%	39.0%	36.5%
Vacant Housing Units	10.0%	8.5%	8.6%
2023 Housing Units	4,599	39,782	59,345
Owner Occupied Housing Units	37.4%	53.1%	55.5%
Renter Occupied Housing Units	51.8%	37.7%	35.2%
Vacant Housing Units	10.8%	9.2%	9.2%
Median Household Income			
2018	\$37,371	\$36,520	\$35,709
2023	\$42,109	\$41,127	\$40,166
Median Home Value			
2018	\$137,461	\$101,308	\$93,890
2023	\$164,097	\$128,637	\$118,033
Per Capita Income			
2018	\$22,703	\$16,319	\$15,216
2023	\$25,957	\$18,569	\$17,433
Median Age			
2010	33.7	30.3	29.5
2018	35.6	31.3	30.5
2023	36.7	32.0	31.3



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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