DONNA, TEXAS 78537 510 N. SALINAS RD.



DEMOGRAPHICS

3 mile5 miles7 miles2021 Population52,308120,741193,805Daytime Population50,381117,022179,549Average HH Income\$50,837\$51,937\$51,799

\$18.00 - \$24.00 PSF NNN

*NNNs - \$4.20 PSF

(Estimate provided by Landlord and subject to change)

FULLY LEASED

PROPERTY HIGHLIGHTS

- 19,847 SF Building on a 1.85 AC 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

Interstate-2:123,386VPD Salinas Blvd: 22,928 VPD

(TXDOT 2021)

AREA RETAILERS

















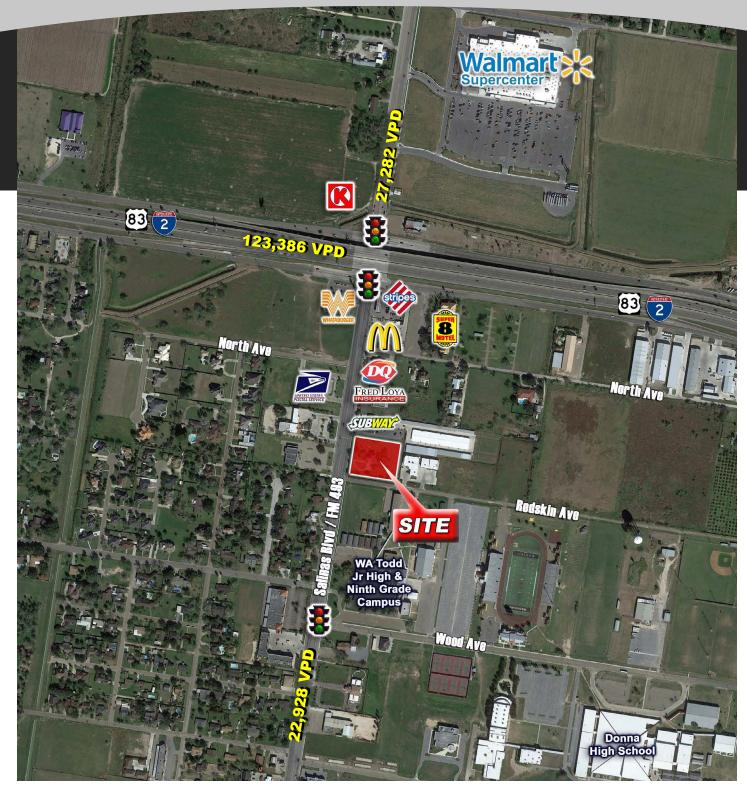
Sergio Adame, CCIM sergio@apirealtor.com 956.412.1412

DONNA CROSSING

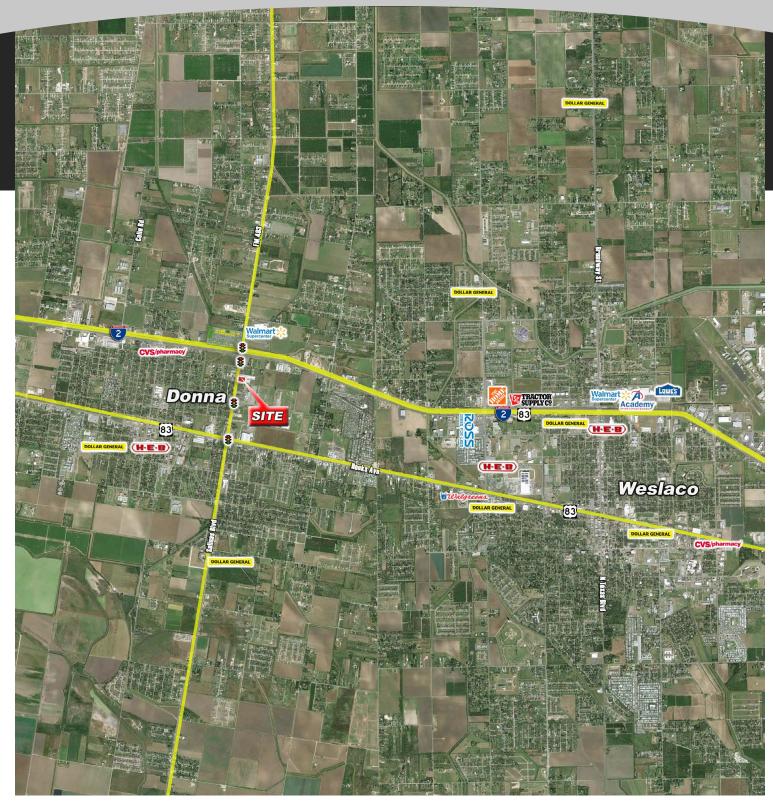
NEC OF SALINAS BLVD/FM 493 & REDSKIN AVE



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Population Summary	3 miles	5 miles	7 miles
-	36,012	81,078	125,146
2000 Total Population 2010 Total Population	45,439	102,714	162,781
2021 Total Population	52,308	120,741	193,805
2021 Group Quarters	108	654	720
2021 Group Quarters 2026 Total Population	56,096	129,058	207,984
2021-2026 Annual Rate	1.41%	1.34%	1.42%
2021 Total Daytime Population	49,488	117,022	178,891
Workers	15,456	38,937	53,015
Residents	34,032	78,085	125,876
Household Summary	34,032	76,065	123,870
2000 Households	9,994	22,668	33,842
2000 Households 2000 Average Household Size	3.60	3.56	3.69
2010 Households	12,666	28,821	43,899
2010 Households 2010 Average Household Size	3.58	3.54	3.69
2021 Households	14,583	33,539	51,829
2021 Average Household Size	3.58	3.58	3.73
2021 Average Household Size	15,625	35,770	55,510
2026 Average Household Size	3.58	33,770	33,310
2021-2026 Annual Rate	1.39%	1.30%	1.38%
2010 Families			
	10,520	23,888	37,123
2010 Average Family Size	3.98	3.95	4.07
2021 Families	12,039	27,723	43,704
2021 Average Family Size	3.99	3.99	4.11
2026 Families	12,883	29,541	46,767
2026 Average Family Size	4.00	4.01	4.12
2021-2026 Annual Rate	1.36%	1.28%	1.36%
Housing Unit Summary	10.770	20.650	44.606
2000 Housing Units	13,772	29,659	44,686
Owner Occupied Housing Units	54.1%	56.5%	58.2%
Renter Occupied Housing Units	18.5%	19.9%	17.5%
Vacant Housing Units	27.4%	23.6%	24.3%
2010 Housing Units	15,612	34,934	54,014
Owner Occupied Housing Units	58.8%	59.7%	60.7%
Renter Occupied Housing Units	22.3%	22.8%	20.6%
Vacant Housing Units	18.9%	17.5%	18.7%
2021 Housing Units	18,112	40,919	63,921
Owner Occupied Housing Units	59.1%	60.3%	61.4%
Renter Occupied Housing Units	21.4%	21.7%	19.7%
Vacant Housing Units	19.5%	18.0%	18.9%
2026 Housing Units	19,406	43,628	68,378
Owner Occupied Housing Units	60.1%	61.2%	62.4%
Renter Occupied Housing Units	20.5%	20.8%	18.8%
Vacant Housing Units	19.5%	18.0%	18.8%
Median Household Income			
2021	\$36,457	\$37,253	\$36,940
2026	\$40,600	\$42,203	\$41,457
Median Home Value			
2021	\$73,698	\$76,044	\$75,860
2026	\$147,034	\$148,753	\$149,496
Per Capita Income			
2021	\$14,193	\$14,395	\$13,903
2026	\$15,874	\$16,155	\$15,585
Median Age			
2010	28.4	28.9	27.8
2021	29.8	30.1	29.3
	31.2	31.4	30.4
2010	29.8	30.1	

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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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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/Ter	nant/Seller/Landlord	I Initials Date	-