

DONNA CROSSING

NEC OF SALINAS BLVD/FM 493 & REDSKIN AVE

DONNA, TEXAS 78537

510 N. SALINAS RD.



DEMOGRAPHICS

	3 mile	5 miles	7 miles
2021 Population	52,308	120,741	193,805
Daytime Population	50,381	117,022	179,549
Average HH Income	\$50,837	\$51,937	\$51,799

FOR LEASE
\$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: 123,386 VPD
 Salinas Blvd: 22,928 VPD
 (TXDOT 2021)

AREA RETAILERS



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Suite	Tenant	SF
1	Muelle 37	3,283
2	Muelle 37	1,358
3A	Famsa Financial	1,153
3B	Bridge Point Insurance	2,535
3C	Gordita Dona Tota	1,420
3D	Nicky's Event Center	3,872
4	Nueve 30 Barbershop	1,191
5	Atlas Credit	1,068
6	Action Credit	1,406
7	Moran's Pizzeria	2,561



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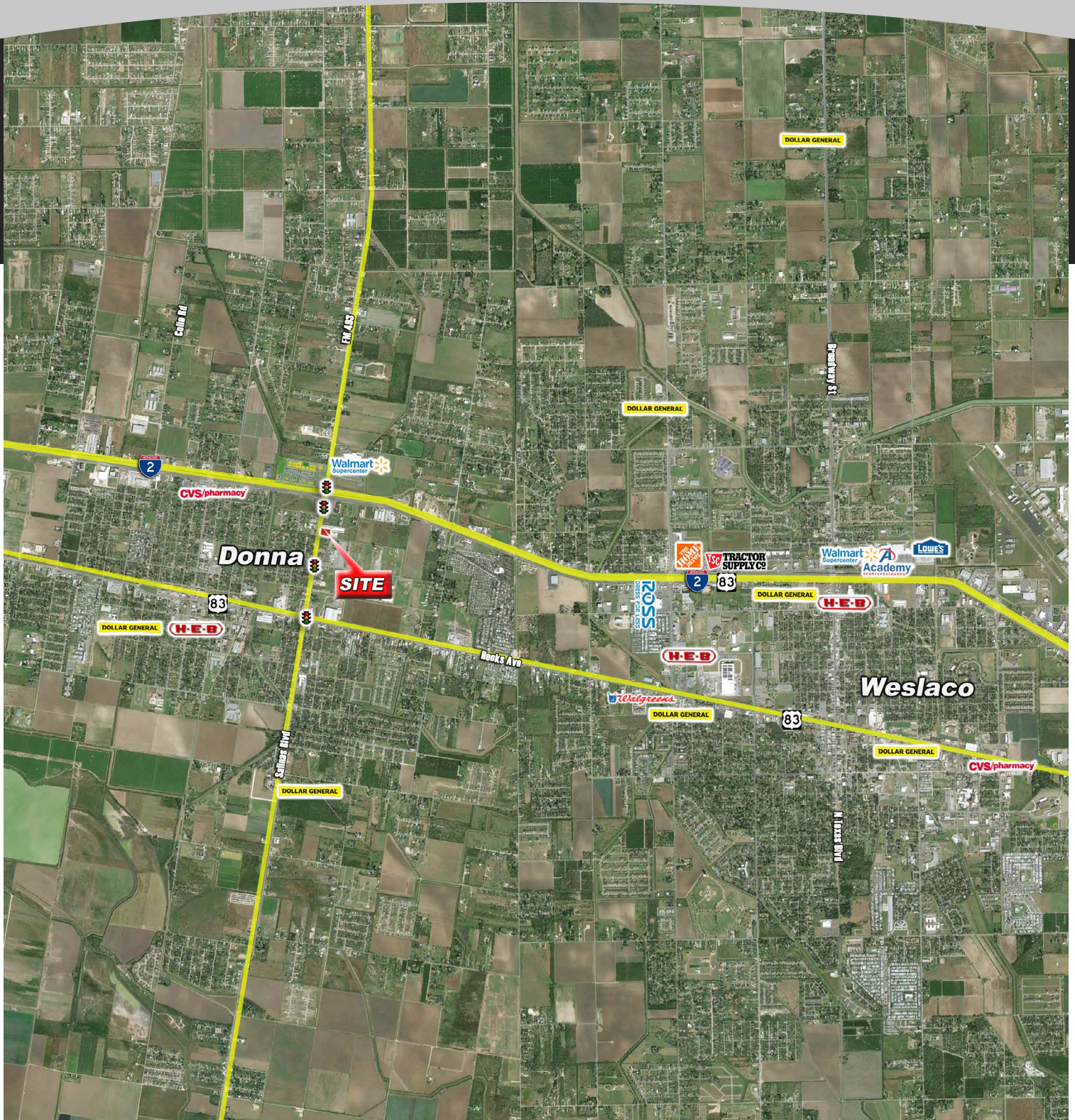
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Population Summary			
2000 Total Population	36,012	81,078	125,146
2010 Total Population	45,439	102,714	162,781
2021 Total Population	52,308	120,741	193,805
2021 Group Quarters	108	654	720
2026 Total Population	56,096	129,058	207,984
2021-2026 Annual 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			
2000 Households	9,994	22,668	33,842
2000 Average Household Size	3.60	3.56	3.69
2010 Households	12,666	28,821	43,899
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
2026 Households	15,625	35,770	55,510
2026 Average Household Size	3.58	3.59	3.73
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			
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
2026	31.2	31.4	30.4

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