

VICTORIA PLAZA

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

520 HOOKS AVE.
DONNA, TEXAS 78537



DEMOGRAPHICS

	3 mile	5 miles	7 miles
2021 Population	10,889	44,536	122,217
Daytime Population	10,899	40,045	115,194
Average HH Income	\$42,886	\$46,193	\$51,604

FOR LEASE
\$18.00 - \$20.00 PSF NNN
***NNNs: \$4.20 PSF**
(Estimate provided by Landlord and subject to change)
AVAILABLE
800 SF - 3,200 SF

PROPERTY HIGHLIGHTS

- Brand New 4,000 SF Building Development
- High traffic flow
- Excellent visibility and access from Business 83
- Plaza is off Business 83
- Flexible retail space with strong potential
- Built to Suit Office/Retail Space Availability

TRAFFIC COUNTS

Hooks Ave/Bus 83: 16,951 VPD East of site
Hooks Ave/Bus 83: 15,427 VPD West of site
(TXDOT 2021)

AREA RETAILERS



DOLLAR GENERAL



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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Suite	Tenant	SF
A	AVAILABLE	800
B	AVAILABLE	800
C	Farmer's Insurance	800
D	AVAILABLE	800
E	AVAILABLE	800



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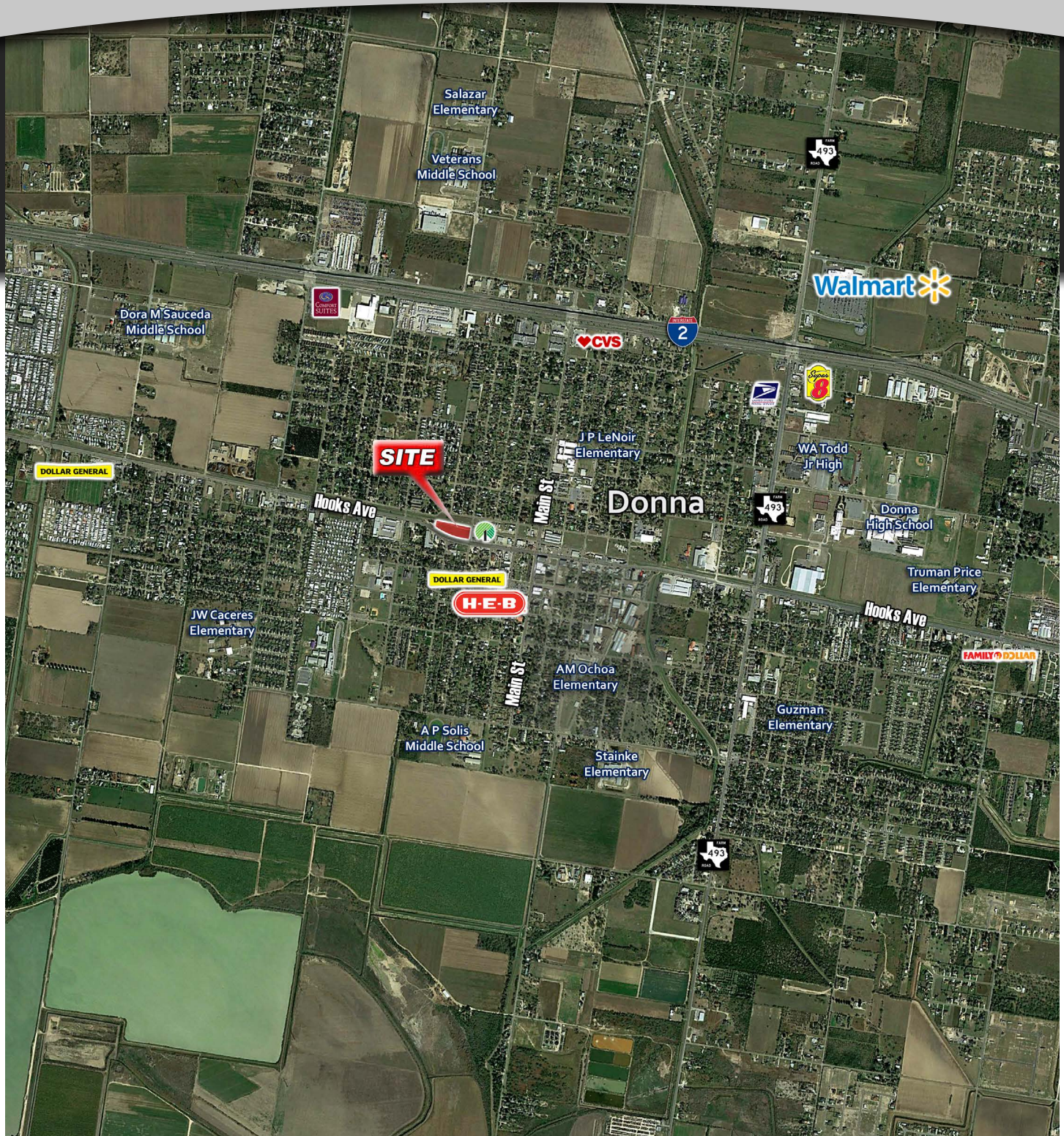
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	9,946	31,373	82,583
2010 Total Population	10,452	39,526	104,623
2021 Total Population	10,889	44,536	122,217
2021 Group Quarters	4	17	429
2026 Total Population	11,285	47,601	130,759
2021-2026 Annual Rate	0.72%	1.34%	1.36%
2021 Total Daytime Population	10,899	40,045	115,194
Workers	3,941	10,572	35,824
Residents	6,958	29,473	79,370
Household Summary			
2000 Households	2,677	8,421	23,096
2000 Average Household Size	3.72	3.72	3.57
2010 Households	2,984	10,660	29,133
2010 Average Household Size	3.50	3.71	3.58
2021 Households	3,131	12,049	33,714
2021 Average Household Size	3.48	3.69	3.61
2026 Households	3,257	12,874	36,001
2026 Average Household Size	3.46	3.70	3.62
2021-2026 Annual Rate	0.79%	1.33%	1.32%
2010 Families	2,414	9,005	24,169
2010 Average Family Size	3.95	4.08	3.99
2021 Families	2,510	10,116	27,854
2021 Average Family Size	3.94	4.08	4.03
2026 Families	2,602	10,793	29,709
2026 Average Family Size	3.94	4.08	4.04
2021-2026 Annual Rate	0.72%	1.30%	1.30%
Housing Unit Summary			
2000 Housing Units	3,322	12,474	30,407
Owner Occupied Housing Units	56.0%	52.1%	56.6%
Renter Occupied Housing Units	24.6%	15.4%	19.4%
Vacant Housing Units	19.4%	32.5%	24.0%
2010 Housing Units	3,483	13,689	35,497
Owner Occupied Housing Units	53.8%	58.1%	59.8%
Renter Occupied Housing Units	31.8%	19.8%	22.3%
Vacant Housing Units	14.3%	22.1%	17.9%
2021 Housing Units	3,732	15,644	41,489
Owner Occupied Housing Units	53.2%	58.1%	60.1%
Renter Occupied Housing Units	30.7%	18.9%	21.2%
Vacant Housing Units	16.1%	23.0%	18.7%
2026 Housing Units	3,887	16,714	44,321
Owner Occupied Housing Units	54.5%	58.9%	61.0%
Renter Occupied Housing Units	29.3%	18.1%	20.3%
Vacant Housing Units	16.2%	23.0%	18.8%
Median Household Income			
2021	\$28,896	\$33,666	\$37,093
2026	\$32,470	\$37,309	\$42,156
Median Home Value			
2021	\$59,317	\$63,405	\$75,045
2026	\$78,115	\$99,727	\$147,214
Per Capita Income			
2021	\$12,592	\$12,592	\$14,252
2026	\$13,956	\$14,110	\$15,983
Median Age			
2010	29.0	27.6	28.6
2021	30.2	29.2	29.8
2026	32.2	30.8	31.2



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