

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

AREA RETAILERS

















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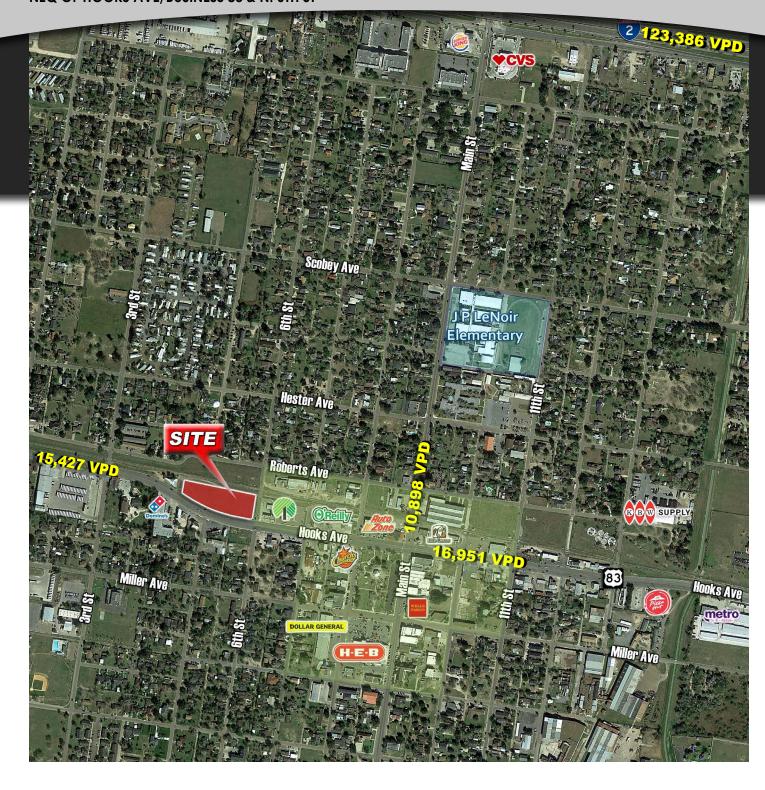
VICTORIA PLAZA NEQ OF HOOKS AVE/BUSINESS 83 & N. 6TH ST

Suite Tenant SF **AVAILABLE** 800 A **AVAILABLE** \mathbf{B} 800 E Roberts Ave Farmer's Insurance 800 \mathbf{C} D **AVAILABLE** 800 E **AVAILABLE** 800 SITE III PHASE III PHASE II PHASE II E HOOKS AVE



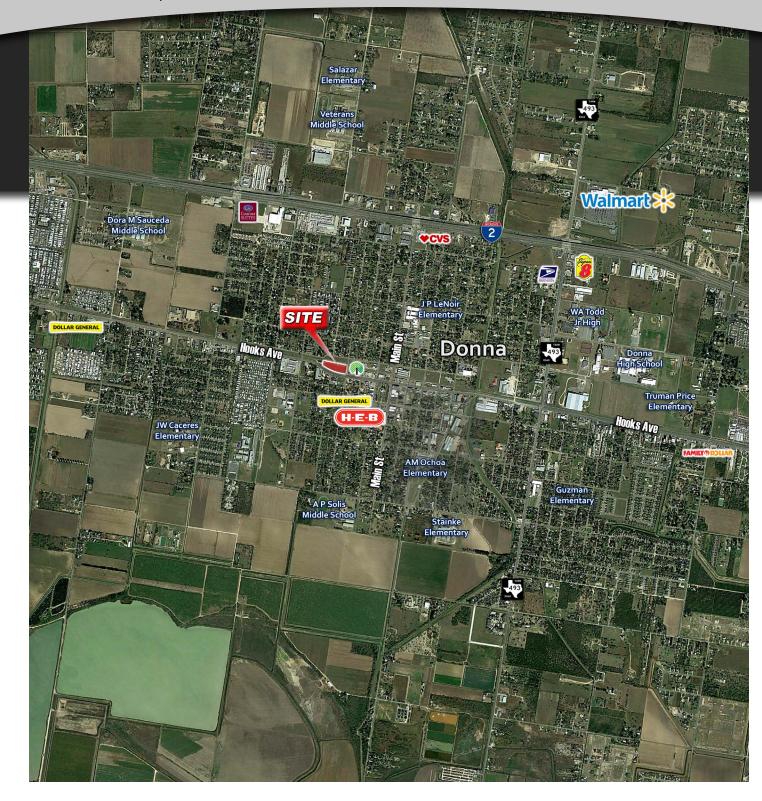
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	9,946	31,373	82,583
2010 Total Population	10,452	39,526	104,623
2021 Total Population	10,889	44,536	122,217
2021 Group Quarters	4	17	429
2026 Total Population	11,285	47,601	130,759
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	0.7270	1.30 %	1.50 /0
	3,322	12,474	30,407
2000 Housing Units 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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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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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/T	enant/Seller/Landlord	I Initials Date	_