

# VICTORIA PLAZA

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

522 E BUS 83.  
DONNA, TEXAS 78537



## DEMOGRAPHICS

	3 mile	5 miles	7 miles
2022 Population	10,672	44,344	121,116
Daytime Population	10,542	40,663	115,536
Average HH Income	\$42,886	\$45,260	\$48,747

**FOR LEASE**  
**\$18.00 - \$20.00 PSF NNN**  
**\*NNNs: \$4.20 PSF**  
(Estimate provided by Landlord and subject to change)  
**AVAILABLE**  
**800 SF - 2,400 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 2019)

## AREA RETAILERS



Julio Davalos      Sergio Adame, CCIM  
[julio@apirealtor.com](mailto:julio@apirealtor.com)      [sergio@apirealtor.com](mailto:sergio@apirealtor.com)  
956.412.1412      956.412.1412

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# VICTORIA PLAZA

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

522 E BUS 83.  
DONNA, TEXAS 78537

<u>STE</u>	<u>TENANT</u>	<u>SF</u>
A	A&A Transport	800
B	<b>AVAILABLE</b>	<b>800</b>
C	Lerma's Notary	800
D	<b>AVAILABLE</b>	<b>800</b>
E	<b>AVAILABLE</b>	<b>800</b>



## API REAL ESTATE

Commercial • Residential • Industrial • Property Management

Julio Davalos  
[julio@apirealtor.com](mailto:julio@apirealtor.com)  
956.412.1412

Sergio Adame, CCIM  
[sergio@apirealtor.com](mailto:sergio@apirealtor.com)  
956.412.1412

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# VICTORIA PLAZA

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

522 E BUS 83.  
DONNA, TEXAS 78537



**API** REAL ESTATE  
Commercial • Residential • Industrial • Property Management

Julio Davalos  
[julio@apirealtor.com](mailto:julio@apirealtor.com)  
956.412.1412

Sergio Adame, CCIM  
[sergio@apirealtor.com](mailto:sergio@apirealtor.com)  
956.412.1412

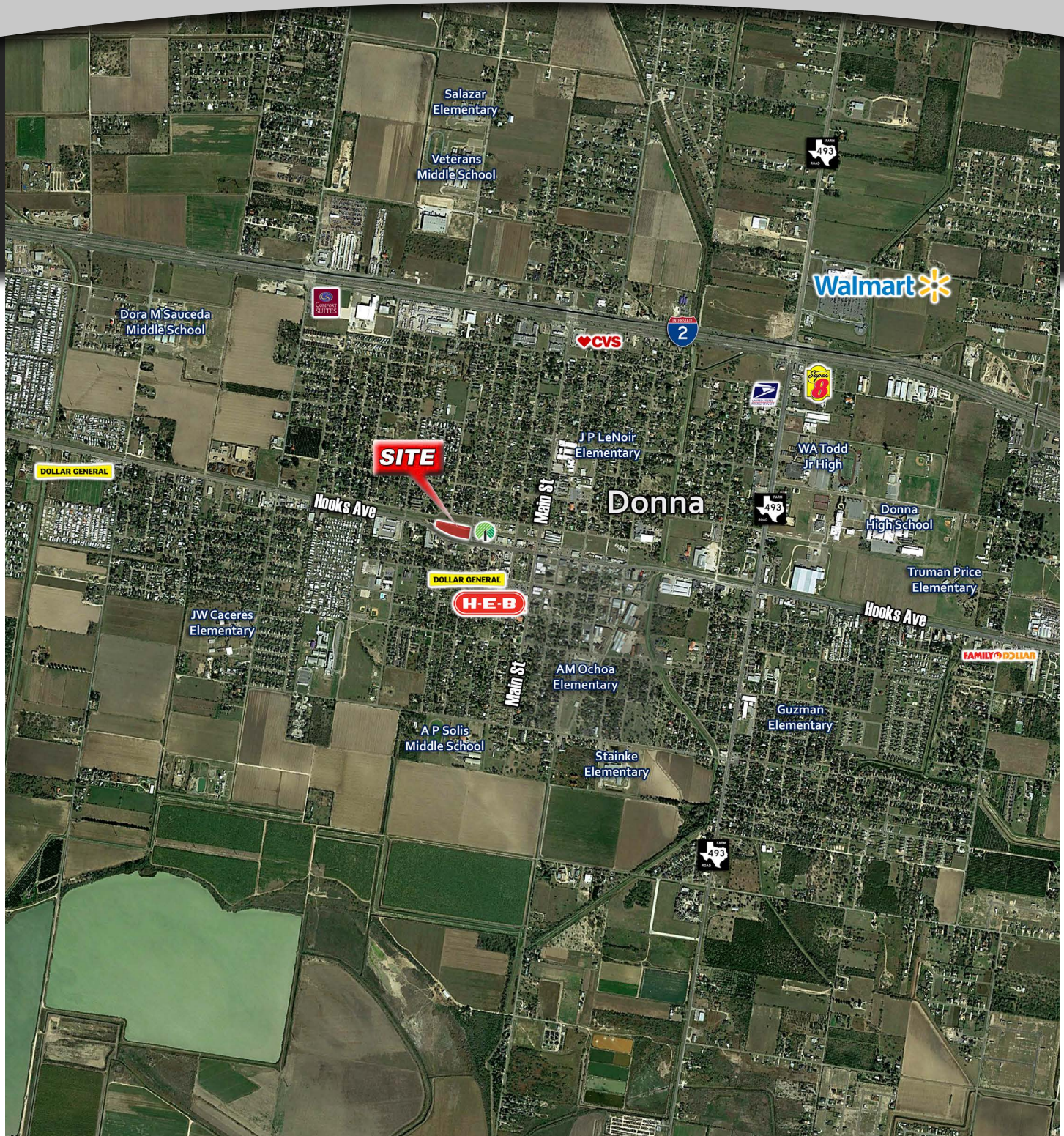
The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# VICTORIA PLAZA

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

522 E BUS 83.

DONNA, TEXAS 78537



**API** REAL ESTATE

Commercial • Residential • Industrial • Property Management

Julio Davalos  
[julio@apirealtor.com](mailto:julio@apirealtor.com)  
956.412.1412

Sergio Adame, CCIM  
[sergio@apirealtor.com](mailto:sergio@apirealtor.com)  
956.412.1412

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# VICTORIA PLAZA

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

522 E BUS 83.  
DONNA, TEXAS 78537

<b>Population Summary</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2000 Total Population	9,946	31,373	82,583
2010 Total Population	10,452	39,526	104,623
2020 Total Population	10,672	44,344	121,116
2020 Group Quarters	4	17	429
2025 Total Population	11,031	47,451	129,693
2020-2025 Annual Rate	0.66%	1.36%	1.38%
2020 Total Daytime Population	10,542	40,663	115,536
Workers	3,574	10,737	35,358
Residents	6,968	29,926	80,178
<b>Household Summary</b>			
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
2020 Households	3,049	11,952	33,392
2020 Average Household Size	3.50	3.71	3.61
2025 Households	3,156	12,773	35,664
2025 Average Household Size	3.49	3.71	3.62
2020-2025 Annual Rate	0.69%	1.34%	1.33%
2010 Families	2,414	9,005	24,169
2010 Average Family Size	3.95	4.08	3.99
2020 Families	2,448	10,045	27,597
2020 Average Family Size	3.97	4.09	4.04
2025 Families	2,525	10,721	29,436
2025 Average Family Size	3.97	4.10	4.05
2020-2025 Annual Rate	0.62%	1.31%	1.30%
<b>Housing Unit Summary</b>			
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%
2020 Housing Units	3,652	15,534	41,082
Owner Occupied Housing Units	50.4%	56.2%	58.3%
Renter Occupied Housing Units	33.1%	20.7%	23.0%
Vacant Housing Units	16.5%	23.1%	18.7%
2025 Housing Units	3,795	16,626	43,977
Owner Occupied Housing Units	50.1%	56.1%	58.1%
Renter Occupied Housing Units	33.0%	20.8%	23.0%
Vacant Housing Units	16.8%	23.2%	18.9%
<b>Median Household Income</b>			
2020	\$29,073	\$31,807	\$34,363
2025	\$30,873	\$33,689	\$36,328
<b>Median Home Value</b>			
2020	\$62,273	\$66,195	\$76,263
2025	\$63,907	\$69,476	\$81,197
<b>Per Capita Income</b>			
2020	\$12,586	\$12,295	\$13,448
2025	\$13,358	\$13,181	\$14,490
<b>Median Age</b>			
2010	29.0	27.6	28.6
2020	29.6	28.9	29.5
2025	31.7	30.5	31.1



**API** REAL ESTATE

Commercial • Residential • Industrial • Property Management

Julio Davalos  
[julio@apirealtor.com](mailto:julio@apirealtor.com)  
956.412.1412

Sergio Adame, CCIM  
[sergio@apirealtor.com](mailto:sergio@apirealtor.com)  
956.412.1412



# 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.

API Real Estate	534881	info@apire.us	956.412.1412
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame	534881	sergio@apirealtor.com	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