

HWY 281 & VETERANS

EDINBURG, TEXAS 78539

S FRONTAGE 281 & SE VETERANS BLVD



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2022 Population	8,549	74,739	208,616
Daytime Population	10,440	84,270	219,423
Average HH Income	\$70,088	\$67,354	\$66,601

PROPERTY HIGHLIGHTS

- 1.96 Ac For Sale
- Located by Hwy 281 & North Veterans Blvd.
- Flexible retail space
- Fast Growing Area
- Easy Access
- Great Visibility
- High Traffic

TRAFFIC COUNTS

US Hwy 281: 87,160 VPD
 Veterans Blvd.: 5,241 VPD
 Wisconsin Rd.: 4,532 VPD

*Source:
 (TX DOT 2020)

AREA RETAILERS



FOR SALE:

(Call for Purchase Information)

AVAILABLE:

1.96 Ac

Sergio Adame, CCIM
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 956.412.1412

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87,160 VPD



S Frontage Rd.



1.96 Ac
85,377 SF



Veterans Blvd. 5,241 VPD



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API REAL ESTATE

Commercial • Residential • Industrial • Property Management

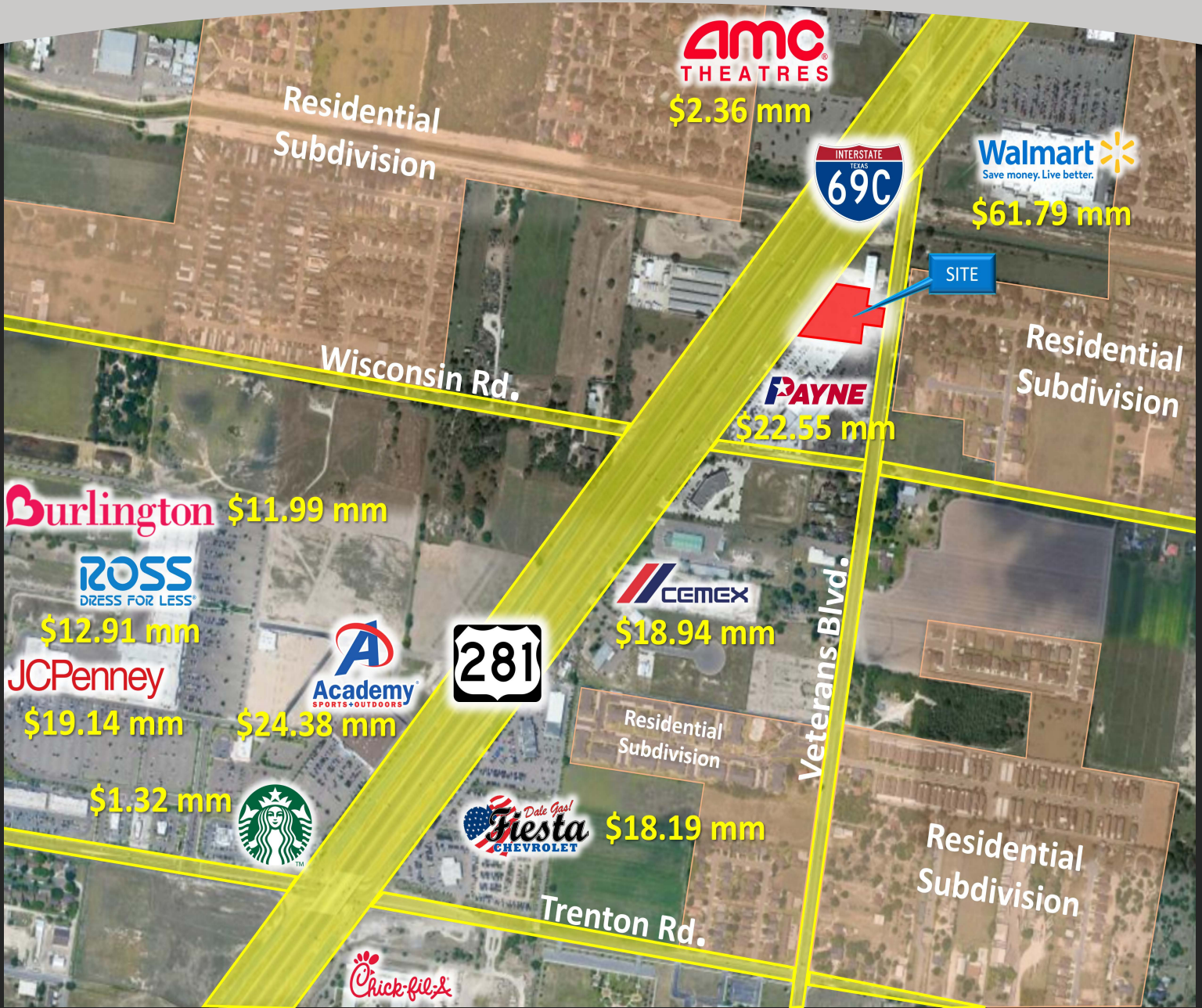
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,206	46,252	123,003
2010 Total Population	6,216	61,091	177,299
2021 Total Population	8,549	74,739	208,616
2021 Group Quarters	129	825	1,591
2026 Total Population	9,409	81,043	224,191
2021-2026 Annual Rate	1.94%	1.63%	1.45%
2021 Total Daytime Population	10,440	84,270	219,423
Workers	5,481	41,283	98,475
Residents	4,959	42,987	120,948
Household Summary			
2000 Households	1,017	13,114	35,279
2000 Average Household Size	3.61	3.42	3.44
2010 Households	1,738	18,213	52,397
2010 Average Household Size	3.51	3.31	3.36
2021 Households	2,360	22,337	61,826
2021 Average Household Size	3.57	3.31	3.35
2026 Households	2,599	24,241	66,443
2026 Average Household Size	3.57	3.31	3.35
2021-2026 Annual Rate	1.95%	1.65%	1.45%
2010 Families	1,500	14,508	41,456
2010 Average Family Size	3.78	3.76	3.80
2021 Families	2,026	17,701	48,565
2021 Average Family Size	3.86	3.76	3.81
2026 Families	2,227	19,175	52,098
2026 Average Family Size	3.87	3.77	3.81
2021-2026 Annual Rate	1.91%	1.61%	1.41%
Housing Unit Summary			
2000 Housing Units	1,082	15,177	41,551
Owner Occupied Housing Units	71.8%	56.3%	57.7%
Renter Occupied Housing Units	22.1%	30.1%	27.2%
Vacant Housing Units	6.1%	13.6%	15.1%
2010 Housing Units	1,870	19,905	57,493
Owner Occupied Housing Units	71.9%	58.2%	57.2%
Renter Occupied Housing Units	21.1%	33.3%	34.0%
Vacant Housing Units	7.1%	8.5%	8.9%
2021 Housing Units	2,526	24,530	68,243
Owner Occupied Housing Units	73.9%	59.0%	57.7%
Renter Occupied Housing Units	19.6%	32.1%	32.9%
Vacant Housing Units	6.6%	8.9%	9.4%
2026 Housing Units	2,783	26,620	73,384
Owner Occupied Housing Units	75.2%	60.3%	58.9%
Renter Occupied Housing Units	18.2%	30.7%	31.7%
Vacant Housing Units	6.6%	8.9%	9.5%
Median Household Income			
2021	\$56,622	\$50,185	\$48,844
2026	\$64,500	\$55,734	\$53,200
Median Home Value			
2021	\$163,218	\$150,615	\$139,775
2026	\$280,600	\$261,387	\$237,219
Per Capita Income			
2021	\$19,794	\$20,160	\$19,792
2026	\$22,311	\$22,899	\$22,157
Median Age			
2010	28.9	29.1	28.0
2021	30.5	31.1	30.0
2026	30.9	31.7	30.9



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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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	0534881	info@apire.us	(956)412-1412
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame, CCIM	0534881	sergio@apirealtor.com	(956)412-1412
Designated Broker of Firm	License No.	Email	Phone
Sergio A. Adame, CCIM	0534881	sergio@apirealtor.com	(965)412-1412
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sergio A. Adame, CCIM	0534881	sergio@apirealtor.com	(956)412-1412
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date