

## **DEMOGRAPHICS**

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2020 Population	2,684	14,378	56,418
Daytime Population	4,221	16,437	55,544
Average HH Income	\$47,466	\$53,087	\$53,534

## **PROPERTY HIGHLIGHTS**

- · Main Boulevard
- High Density Traffic
- Minutes away from McAllen/ Hidalgo International Bridge
- Possible Retail, Office use or storage
- · Easy access to major highway.

## **TRAFFIC COUNTS**

International Blvd: 16,407 VPD (TXDOT 2017) E. Coma Ave: 5,174 VPD (TXDOT 2017) FOR SALE

**\$450,000**BUILDING SF

4,026 SF

LAND SF

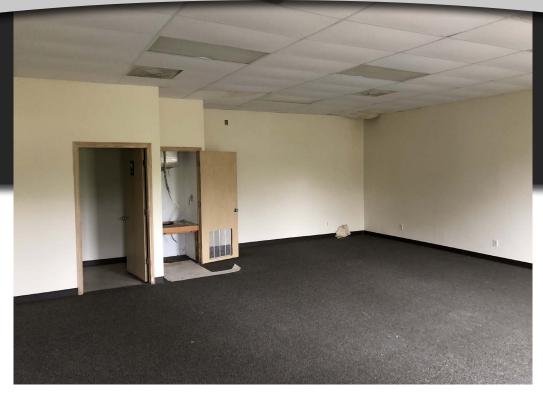
16,612 SF

FOR LEASE \$850 Per Suite

AVAILABLE SPACE
704 SF - 4,600 SF



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Suite A: AVAILABLE 2,617 SF

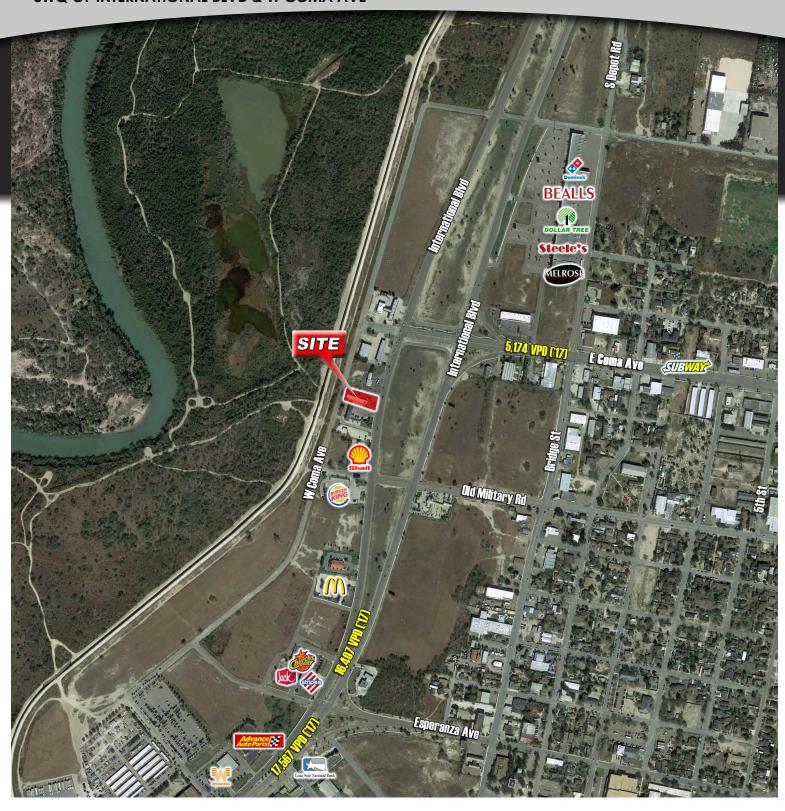
Suite B: AVAILABLE 704 SF

Suite C: AVAILABLE 705 SF



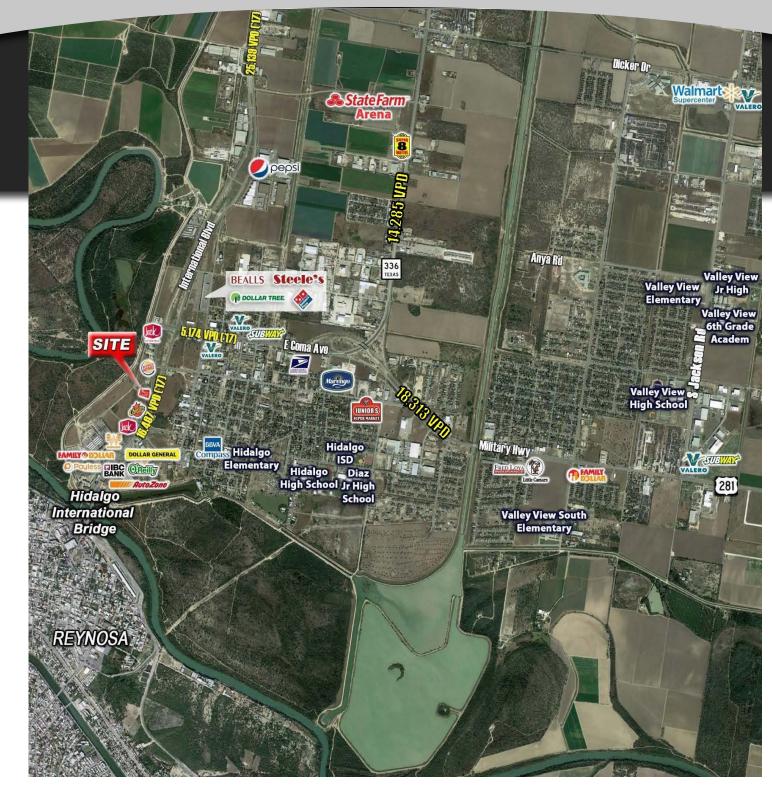


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### McAllen-Hidalgo International Bridge Hidalgo, Texas - Reynosa, Tamaulipas



The United States is shown at the bottom of the photo. (Photo Courtesy of the City of McAllen, 2011)

LOCAL NAMES: Hidalgo Bridge, Puente Reynosa and Puente Reynosa-McAllen I

LOCATION: TxDOT District: Pharr

> Texas County: Hidalgo U.S. City: Hidalgo Mexican City: Reynosa

DESCRIPTION: Two structures. The old four-lane bridge serves only southbound traffic. The

new four-lane bridge serves only northbound traffic.

Bridge length: 524 feet southbound span, 852 feet northbound span

Bridge identification numbers 21 109 G00090 001 01 southbound span, 21 109

G00090 002 01 northbound span. Source: Bridge Inventory and Inspection File, TxDOT

Beginning September 1, 1996, all northbound commercial traffic was directed from the McAllen-Hidalgo Bridge to the Pharr Bridge. Southbound commercial traffic was permitted to use either the Hidalgo or Pharr Bridge to enter Mexico.

Source: U.S. Customs and Border Protection

#### BRIDGE OWNER OR OPERATOR:

U.S.: City of McAllen

Mexican Owner: Government of Mexico

Mexican Operator: Caminos y Puentes Federales de Ingresos y Servicios

Conexos (CAPUFE)

### YEAR OF CONSTRUCTION:

The first four-lane bridge was built in 1965 replacing a two-lane suspension bridge. The second four-lane bridge was built in 1987.



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HOURS: 24 hours

Source: U.S. Customs and Border Protection, 2015

TOLL: Pedestrians \$1.00 Motorcycles \$3.50

Autos & Pickups \$3.50 2-Axle Buses \$7.00 2-Axle Trucks \$7.00 3-Axle Buses \$9.00

3-Axle Trucks \$9.00 4-Axle Trucks \$16.75 5-Axle Trucks \$21.75 6-Axle Trucks \$24.75 Source: City of McAllen, 2016

Source: Pharr District, TxDOT

#### U.S. PERMITS AND MEXICAN APPROVALS:

U.S.: The City of McAllen's Presidential Permit application was approved in August 1985.

#### LAND PORT OF ENTRY:

U.S.: The Hidalgo LPOE is leased by the United States and under the control of GSA which was completed in 1982, is owned by the City of McAllen. Source: General Services Administration

Mexico: The land port of entry, which has been in operation since 1965 was remodeled in 1988.

Source: Centro S.C.T. Tamaulipas

#### SENTRI PROGRAM:

The dedicated northbound commuter lane, Secure Electronic Network for Travelers' Rapid Inspection (SENTRI) became operational in August 2006. Source: McAllen-Hidalgo-Reynosa Bridge, Bridge Superintendent

## CONNECTING ROADWAY:

U.S.: Spur 600 from the bridge connects to Spur 241 which connects to US 281 and SH 336. Spur 115 connects from US 281 to US 83 Expressway.

Mexico: Near MEX 2, MEX 97 and MEX 40

### IMPROVEMENTS:

U.S.: A \$12.4 million contract was let in January 2009 to widen SP 115 and SP 241(main connecting roadway) from 4 to 6 lanes using \$8.4 million of Coordinated Border Infrastructure funds. The widening from FM 1016, south to the international bridge was completed in March 2011.

A \$1 million CBI funded project to reconstruct and widen International Boulevard southbound lanes from Bridge Street to the bridge, and a McAllen-Hidalgo International Bridge funded project to construct a canopy from the middle of the bridge to the CBP area are complete as of 2015.

Source: City of McAllen



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Population Summary				
2010 Total Population	Population Summary	1 mile	3 miles	5 miles
2010 Total Population	2000 Total Population	2,075	8,202	28,565
2020 Total Population   2,684   14,378   56,418   2020 Group Quarters   0		2.471	12,698	49,244
2020 Group Quarters	·		•	
2025 Total Pipulation   2,729   15,274   60,261   2020-2025 Annual Rate   0.33%   1.22%   1.33%   2020 Total Daytime Population   4,221   16,437   55,544   Workers   2,602   7,404   19,078   Residents   1,619   9,033   36,466   Workers   2,6002   7,404   19,078   Residents   1,619   9,033   36,466   Workers   2000 Average Household Size   3,65   4,16   4,47   2000 Households   567   1,968   6,382   2000 Average Household Size   3,65   4,16   4,47   2010 Households   729   3,148   12,008   2010 Average Household Size   3,39   4,03   4,10   2020 Average Household Size   3,42   4,03   4,08   2020 Average Household Size   3,42   4,03   4,08   2025 Households   800   3,786   14,789   2025 Average Household Size   3,41   4,03   4,07   2020-2025 Annual Rate   0,40%   1,20%   1,35%   2010 Families   625   2,866   10,805   2010 Average Family Size   3,72   4,26   4,35   2020 Families   671   3,235   12,389   2020 Average Family Size   3,75   4,27   4,34   2020-2025 Annual Rate   0,36%   1,18%   1,322%   2020-2025 Annual Rate   0,36%   1,18%   1,32%   2020-2025 Annual Rate   0,36%   1,18%   1,32%   2020 Average Family Size   3,75   4,27   4,34   2020-2025 Annual Rate   0,36%   1,18%   1,32%   2020 Average Family Size   3,75   4,27   4,34   2020-2025 Annual Rate   0,36%   1,18%   1,32%   2020 Average Family Size   3,75   4,27   4,34   2020-2025 Annual Rate   0,36%   1,18%   1,28%   2000 Housing Units   6,81   2,122   6,930   2004 Average Family Size   3,75   4,26   4,35   2005 Housing Units   3,400   3,355   1,284   2006 Housing Units   3,400   3,355   1,284   2007 Average Family Size   3,75   4,26   4,35   2008 Housing Units   3,400   3,355   1,284   2009 Housing Units   3,400   3,355   1,284   2009 Housing Units   3,400   3,355   1,284   2000 Housing Units   3,400   3,355   1,284   2000 Housing Units   3,400   3,355   1,284   2000 Housing Units   3,400   3,355   1,284   2001 Housing Units   3,68   2,000   2,75%   2021 Housing Units   3,68   3,900   1,4908   2021 Housing Units   3,68   3,900   1,4908   2022 Housing Uni	·	· · · · · · · · · · · · · · · · · · ·		
2020-2025 Annual Rate	. •			
2020 Total Daytime Population   4,221   16,437   55,544   19,078   Residents   1,619   9,033   36,466   1,619   9,033   36,466   1,619   9,033   36,466   1,619   9,033   36,466   1,619   9,033   36,466   1,619   9,033   36,466   1,619   9,033   36,466   1,619   9,034   1,619	·		•	
Workers         2,602         7,404         19,078           Residents         1,619         9,033         36,466           Household Summary         1         1,968         6,382           2000 Average Household Size         3.65         4.16         4,47           2010 Households         729         3,148         12,008           2010 Average Household Size         3,39         4,03         4,10           2020 Households         784         3,566         13,829           2025 Household Size         3,41         4,03         4,08           2025 Average Household Size         3,72         4,26         4,35           2010 Families         625         2,866         1,805           2010 Families         625         2,866         1,805           2020 Families         631 <td></td> <td></td> <td></td> <td></td>				
Residents	, .	•	•	
Notes   Part		•	•	
2000 Households		1,619	9,033	36,466
2000 Average Household Size   3.65   4.16   4.47   2010 Households   7729   3,148   12,008   2010 Average Household Size   3.39   4.03   4.10   2020 Households   784   3,566   13,829   2020 Average Household Size   3.42   4.03   4.08   2025 Households   800   3,786   14,789   2025 Average Household Size   3.41   4.03   4.07   2020-2025 Annual Rate   0.40%   1.20%   1.35%   2010 Families   625   2,866   10,805   2010 Average Family Size   3.77   4.26   4.35   2020 Average Family Size   3.77   4.26   4.35   2020 Average Family Size   3.76   4.27   4.34   2025 Families   683   3,430   13,226   2025 Average Family Size   3.75   4.27   4.34   2025 Families   683   3,430   13,226   2025 Average Family Size   3.75   4.27   4.34   2020-2025 Annual Rate   0.36%   1.18%   1.32%   2020 Average Family Size   3.75   4.27   4.34   2020-2025 Annual Rate   0.36%   1.18%   1.32%   2020 Housing Units   631   2,122   6,930   0 Morer Occupied Housing Units   49.8%   65.7%   70.8%   Renter Occupied Housing Units   40.1%   7.3%   7.3%   Vacant Housing Units   800   3,365   12,844   0 Morer Occupied Housing Units   54.0%   72.8%   67.1%   0 Average Housing Units   8.89%   6.4%   6.5%   0 Average Housing Units   53.6%   71.7%   65.3%   Renter Occupied Housing Units   53.8%   20.0%   27.5%   0 Average Housing Units   53.8%   20.0%   27.5%   0 Average Housing Units   53.7%   71.9%   64.7%   0 Average Housing Units   53.7%   71.9%   65.3%   0 Average Housing Units   53.7%   71.9%   64.7%   0 Average Housing Units   53.8%   20.0%   27.5%   0 Average Housing Units   53.8%   20.0%   27.5%   0 Average Housing Units   53.8%   20.0%   27.5%   0 Average Housing Units   53.8%   20.0	Household Summary			
2010 Households	2000 Households	567		6,382
2010 Average Household Size   3.39	2000 Average Household Size	3.65	4.16	4.47
2020 Households	2010 Households	729	3,148	12,008
2020 Average Household Size         3.42         4.03         4.08           2025 Households         800         3,786         14,789           2025 Average Household Size         3.41         4.03         4.07           2010 Families         625         2,866         10,805           2010 Average Family Size         3.72         4.26         4.35           2020 Families         671         3,235         12,389           2020 Average Family Size         3.76         4.27         4.34           2025 Families         683         3,430         13,226           2025 Average Family Size         3.75         4.27         4.34           2020 Average Family Size         3.75         4.27         4.34           40x00 Average Family Size         3.75         4.27         4.34           40x0 Average Famil	2010 Average Household Size	3.39	4.03	4.10
2025 Households	2020 Households	784	3,566	13,829
2025 Average Household Size         3.41         4.03         4.07           2020-2025 Annual Rate         0.40%         1.20%         1.35%           2010 Families         625         2,866         10,805           2010 Average Family Size         3.72         4.26         4.35           2020 Average Family Size         3.76         4.27         4.34           2025 Families         683         3,430         13,226           2025 Average Family Size         3.75         4.27         4.34           2020-2025 Annual Rate         0.36%         1.18%         1.32%           Housing Units Summary         631         2,122         6,930           0 wner Occupied Housing Units         49,8%         65,7%         70.8%           Renter Occupied Housing Units         40,1%         27,0%         21,3%           Vacant Housing Units         800         3,365         12,844           0 wner Occupied Housing Units         800         3,365         12,844           0 wre Occupied Housing Units         800         3,365         12,844           0 wre Occupied Housing Units         8,9%         6,4%         6,5%           0 wre Occupied Housing Units         8,9%         6,4%         6,5%	2020 Average Household Size	3.42	4.03	4.08
2025 Average Household Size         3.41         4.03         4.07           2020-2025 Annual Rate         0.40%         1.20%         1.35%           2010 Families         625         2,866         10,805           2010 Average Family Size         3.72         4.26         4.35           2020 Average Family Size         3.76         4.27         4.34           2025 Families         683         3,430         13,226           2025 Average Family Size         3.75         4.27         4.34           2020-2025 Annual Rate         0.36%         1.18%         1.32%           Housing Units Summary         631         2,122         6,930           0 wner Occupied Housing Units         49,8%         65,7%         70.8%           Renter Occupied Housing Units         40,1%         27,0%         21,3%           Vacant Housing Units         800         3,365         12,844           0 wner Occupied Housing Units         800         3,365         12,844           0 wre Occupied Housing Units         800         3,365         12,844           0 wre Occupied Housing Units         8,9%         6,4%         6,5%           0 wre Occupied Housing Units         8,9%         6,4%         6,5%	2025 Households	800	3.786	14,789
2020-2025 Annual Rate	2025 Average Household Size		•	
2010 Familles         625         2,866         10,805           2010 Average Family Size         3.72         4.26         4.35           2020 Average Family Size         3.76         4.27         4.34           2025 Families         683         3,430         13,226           2025 Average Family Size         3.75         4.27         4.34           2020-2025 Annual Rate         0.36%         1.18%         1.32%           Housing Unit Summary         2000 Housing Units         631         2,122         6,930           Owner Occupied Housing Units         49.8%         65.7%         70.8%           Renter Occupied Housing Units         40.1%         7.0%         21.3%           Vacant Housing Units         800         3,365         12,844           Owner Occupied Housing Units         80         3,365         12,844           Owner Occupied Housing Units         8,9%         6,4%         6,5%           2020 Housing Units         8,8%         4,150<	3			
2010 Average Family Size   3.72   4.26   4.35				
2020 Famillies         671         3,235         12,389           2020 Average Family Size         3.76         4.27         4.34           2025 Average Family Size         3.75         4.27         4.34           2020-2025 Annual Rate         0.36%         1.18%         1.32%           Housing Unit Summary         ***Color Housing Units         631         2,122         6,930           Owner Occupied Housing Units         49.8%         65.7%         70.8%           Renter Occupied Housing Units         49.8%         65.7%         7.9%           2010 Housing Units         40.1%         27.0%         21.3%           Vacant Housing Units         800         3,365         12,844           Owner Occupied Housing Units         54.0%         72.8%         67.1%           Renter Occupied Housing Units         8.9%         6.4%         6.5%           Vacant Housing Units         8.8%         3,890         14,908           Owner Occupied Housing Units         868         3,890         14,908           Owner Occupied Housing Units         53.6%         71.7%         65.3%           Renter Occupied Housing Units         88         4,150         16,003           Owner Occupied Housing Units			·	
2020 Average Family Size     3.76     4.27     4.34       2025 Families     683     3,430     13,226       2025 Average Family Size     3.75     4.27     4.34       2020-2025 Annual Rate     0.36%     1.18%     1.32%       Housing Units Summary       2000 Housing Units     631     2,122     6,930       Owner Occupied Housing Units     49.8%     65.7%     70.8%       Renter Occupied Housing Units     40.1%     27.0%     21.3%       Vacant Housing Units     800     3,365     12,844       Owner Occupied Housing Units     54.0%     72.8%     67.1%       Renter Occupied Housing Units     8.9%     6.4%     6.5%       Vacant Housing Units     8.9%     6.4%     6.5%       Vacant Housing Units     36.8%     20.0%     27.5%       Renter Occupied Housing Units     36.8%     20.0%     27.5%       Vacant Housing Units     9.7%     8.3%     7.2%       Vacant Housing Units     36.8%     20.0%     27.5%       Vacant Housing Units     9.7%     8.3%     7.2%       Vacant Housing Units     36.8%     19.7%     64.7%       Renter Occupied Housing Units     9.9%     8.8%     7.6%       Acant Housing Units <td< td=""><td>- '</td><td></td><td></td><td></td></td<>	- '			
2025 Families         683         3,430         13,226           2025 Average Family Size         3.75         4.27         4.34           2020-2025 Annual Rate         0.36%         1.18%         1.32%           Housing Units Summary           2000 Housing Units         631         2,122         6,930           Owner Occupied Housing Units         49.8%         65.7%         70.8%           Renter Occupied Housing Units         40.1%         27.0%         21.3%           Vacant Housing Units         800         3,365         12,844           Owner Occupied Housing Units         54.0%         72.8%         67.1%           Renter Occupied Housing Units         800         3,365         12,844           Owner Occupied Housing Units         81,9%         6.4%         6.5%           Renter Occupied Housing Units         868         3,890         14,908           Owner Occupied Housing Units         868         3,890         14,908           Owner Occupied Housing Units         9.7%         8.3%         7.2%           Vacant Housing Units         9.8         4,150         16,003           Owner Occupied Housing Units         88         4,150         16,003           Owner Occu			,	•
2025 Average Family Size       3.75       4.27       4.34         2020-2025 Annual Rate       0.36%       1.18%       1.32%         Housing Units Summary       631       2,122       6,930         Owner Occupied Housing Units       49.8%       65.7%       70.8%         Renter Occupied Housing Units       40.1%       27.0%       21.3%         Vacant Housing Units       800       3,365       12,844         Owner Occupied Housing Units       54.0%       72.8%       67.1%         Query Occupied Housing Units       800       3,365       12,844         Owner Occupied Housing Units       8.9%       6.4%       6.5%         Vacant Housing Units       8.9%       6.4%       6.5%         2020 Housing Units       8.8%       3,890       14,908         Renter Occupied Housing Units       53.6%       71.7%       65.3%         Renter Occupied Housing Units       88       4,150       16.003         Vacant Housing Units       88       4,150       16.003         Owner Occupied Housing Units       53.7%       71.6%       64.7%         Renter Occupied Housing Units       36.8%       20.0%       27.5%         Vacant Housing Units       36.4%       19.7% </td <td></td> <td></td> <td></td> <td></td>				
2020-2025 Annual Rate   0.36%   1.18%   1.32%			,	•
Housing Unit Summary   2000 Housing Units   631   2,122   6,930     Owner Occupied Housing Units   49.8%   65.7%   70.8%     Renter Occupied Housing Units   40.1%   27.0%   21.3%     Vacant Housing Units   10.1%   7.3%   7.9%     2010 Housing Units   800   3,365   12,844     Owner Occupied Housing Units   54.0%   72.8%   67.1%     Renter Occupied Housing Units   37.1%   20.8%   26.4%     Vacant Housing Units   8.9%   6.4%   6.5%     Vacant Housing Units   8.9%   6.4%   6.5%     Vacant Housing Units   868   3,890   14,908     2020 Housing Units   53.6%   71.7%   65.3%     Renter Occupied Housing Units   36.8%   20.0%   27.5%     Vacant Housing Units   9.7%   8.3%   7.2%     Vacant Housing Units   888   4,150   16,003     Owner Occupied Housing Units   36.4%   19.7%   27.8%     Renter Occupied Housing Units   36.4%   19.7%   27.8%     Vacant Housing Units   9.9%   8.8%   7.6%     Median Household Income   337,629   \$41,323   \$37,770     2025   \$39,321   \$44,092   \$39,823     Median Home Value   2020   \$108,784   \$99,711   \$93,337     2025   \$115,333   \$106,742   \$97,064     Per Capita Income   2020   \$12,614   \$13,202   \$13,322     2025   \$13,573   \$14,258   \$14,477     Median Age   2010   28.2   26.6   25.8     2020   2020   \$12,614   \$13,202   \$13,322     2025   \$13,573   \$14,258   \$14,477     Median Age   2010   28.2   26.6   25.8     2020   2020   30.5   28.3   27.3     2020   2020   26.6   25.8     2020   26.6   25.8     2020   26.6   25.8     2020   26.6   26.8     2020   26.6   26.8     2020   26.6   26.8     2020   26.6   26.8     2020   26.6   26.8     2020   26.6   26.8     2020   26.6   26.8     2020   26.6   26.8     2020   26.6   26.8     2020   26.6   26.8     2020   26.6   26.8     2020   26.6   26.8     2020   26.6   26.8     2020   26.6   26.8     2020   26.8   26.6   26.8     2020   26.8   26.6   26.8     2020   26.8   26.6   26.8     2020   26.8   26.6   26.8     2020   26.8   26.6   26.8     2020   26.8   26.8     2020   26.8   26.8     2020   26.8   26.6   26.8     2020   26.8   26.8     20	<u> </u>			
2000 Housing Units         631         2,122         6,930           Owner Occupied Housing Units         49.8%         65.7%         70.8%           Renter Occupied Housing Units         40.1%         27.0%         21.3%           Vacant Housing Units         800         3,365         12,844           Owner Occupied Housing Units         54.0%         72.8%         67.1%           Renter Occupied Housing Units         8.9%         6.4%         6.5%           Vacant Housing Units         8.88         3,890         14,908           2020 Housing Units         55.6%         71.7%         65.3%           2020 Housing Units         868         3,890         14,908           Owner Occupied Housing Units         36.8%         71.7%         65.3%           Renter Occupied Housing Units         36.8%         20.0%         27.5%           Vacant Housing Units         53.7%         71.6%         64.7%           Renter Occupied Housing Units         53.7%         71.6%         64.7%           Renter Occupied Housing Units         36.4%         19.7%         27.8%           Vacant Housing Units         36.4%         19.7%         27.8%           Vacant Housing Units         39.4%         59.7%		0.36%	1.18%	1.32%
Owner Occupied Housing Units         49.8%         65.7%         70.8%           Renter Occupied Housing Units         40.1%         27.0%         21.3%           Vacant Housing Units         10.1%         7.3%         7.9%           2010 Housing Units         800         3,365         12,844           Owner Occupied Housing Units         54.0%         72.8%         67.1%           Renter Occupied Housing Units         8.6%         6.4%         6.5%           Vacant Housing Units         868         3,890         14,908           Owner Occupied Housing Units         53.6%         71.7%         65.3%           Renter Occupied Housing Units         36.8%         20.0%         27.5%           Vacant Housing Units         9.7%         8.3%         7.2%           2025 Housing Units         53.7%         71.6%         64.7%           Renter Occupied Housing Units         9.9%         8.8%         7.6%           Wedian Household Income         37,629 <t< td=""><td>Housing Unit Summary</td><td></td><td></td><td></td></t<>	Housing Unit Summary			
Renter Occupied Housing Units         40.1%         27.0%         21.3%           Vacant Housing Units         10.1%         7.3%         7.9%           2010 Housing Units         800         3,365         12,844           Owner Occupied Housing Units         54.0%         72.8%         67.1%           Renter Occupied Housing Units         8.9%         6.4%         65.5%           Vacant Housing Units         8.88         3,890         14,908           2020 Housing Units         36.8%         20.0%         27.5%           Renter Occupied Housing Units         36.8%         20.0%         27.5%           Vacant Housing Units         9.7%         8.3%         7.2%           2025 Housing Units         888         4,150         16,003           Owner Occupied Housing Units         36.4%         19.7%         27.8%           Vacant Housing Units         9.9%         8.8%         7.6%           Median Household Income         337,629         \$41,323         \$37,770           2025         \$39,321         \$44,092         \$39,823           Median Home Value         2020         \$108,784         \$99,711         \$93,337           2025         \$13,573         \$14,258         \$14,477 <td>2000 Housing Units</td> <td>631</td> <td>2,122</td> <td>6,930</td>	2000 Housing Units	631	2,122	6,930
Vacant Housing Units         10.1%         7.3%         7.9%           2010 Housing Units         800         3,365         12,844           Owner Occupied Housing Units         54.0%         72.8%         67.1%           Renter Occupied Housing Units         8.9%         6.4%         6.5%           Vacant Housing Units         8.9%         6.4%         6.5%           2020 Housing Units         868         3,890         14,908           Owner Occupied Housing Units         53.6%         71.7%         65.3%           Vacant Housing Units         36.8%         20.0%         27.5%           Vacant Housing Units         9.7%         8.3%         7.2%           2025 Housing Units         53.7%         71.6%         64.7%           Owner Occupied Housing Units         53.7%         71.6%         64.7%           Renter Occupied Housing Units         36.4%         19.7%         27.8%           Vacant Housing Units         9.9%         8.8%         7.6%           Median Household Income         337,629         \$41,323         \$37,770         2025         \$39,321         \$44,092         \$39,823           Median Home Value         2020         \$10,87,84         \$99,711         \$93,337 <td< td=""><td>Owner Occupied Housing Units</td><td>49.8%</td><td>65.7%</td><td>70.8%</td></td<>	Owner Occupied Housing Units	49.8%	65.7%	70.8%
2010 Housing Units       800       3,365       12,844         Owner Occupied Housing Units       54.0%       72.8%       67.1%         Renter Occupied Housing Units       37.1%       20.8%       26.4%         Vacant Housing Units       8.9%       6.4%       6.5%         2020 Housing Units       868       3,890       14,908         Owner Occupied Housing Units       53.6%       71.7%       65.3%         Renter Occupied Housing Units       36.8%       20.0%       27.5%         Vacant Housing Units       9.7%       8.3%       7.2%         2025 Housing Units       53.7%       71.6%       64.7%         Renter Occupied Housing Units       53.7%       71.6%       64.7%         Renter Occupied Housing Units       36.4%       19.7%       27.8%         Vacant Housing Units       36.4%       19.7%       27.8%         Wedian Household Income       2020       \$37,629       \$41,323       \$37,770         2025       \$39,321       \$44,092       \$39,823         Median Home Value       2025       \$115,333       \$106,742       \$97,064         Per Capita Income       2020       \$12,614       \$13,202       \$13,322         2025       \$1	Renter Occupied Housing Units	40.1%	27.0%	21.3%
Owner Occupied Housing Units         54.0%         72.8%         67.1%           Renter Occupied Housing Units         37.1%         20.8%         26.4%           Vacant Housing Units         8.9%         6.4%         6.5%           2020 Housing Units         868         3,890         14,908           Owner Occupied Housing Units         53.6%         71.7%         65.3%           Renter Occupied Housing Units         36.8%         20.0%         27.5%           Vacant Housing Units         9.7%         8.3%         7.2%           2025 Housing Units         53.7%         71.6%         64.7%           Renter Occupied Housing Units         36.4%         19.7%         27.8%           Vacant Housing Units         36.4%         19.7%         27.8%           Vacant Housing Units         9.9%         8.8%         7.6%           Median Household Income         9.9%         8.8%         7.6%           Median Home Value         2020         \$37,629         \$41,323         \$37,770           2025         \$115,333         \$106,742         \$97,064           Per Capita Income         2020         \$12,614         \$13,202         \$13,322           2025         \$13,573         \$14,258	Vacant Housing Units	10.1%	7.3%	7.9%
Owner Occupied Housing Units         54.0%         72.8%         67.1%           Renter Occupied Housing Units         37.1%         20.8%         26.4%           Vacant Housing Units         8.9%         6.4%         6.5%           2020 Housing Units         868         3,890         14,908           Owner Occupied Housing Units         53.6%         71.7%         65.3%           Renter Occupied Housing Units         36.8%         20.0%         27.5%           Vacant Housing Units         9.7%         8.3%         7.2%           2025 Housing Units         888         4,150         16,003           Owner Occupied Housing Units         36.4%         19.7%         27.8%           Vacant Housing Units         36.4%         19.7%         27.8%           Vacant Housing Units         9.9%         8.8%         7.6%           Median Household Income         9.9%         8.8%         7.6%           Median Home Value         2020         \$37,629         \$41,323         \$37,770           2025         \$115,333         \$106,742         \$97,064           Per Capita Income         2020         \$12,614         \$13,202         \$13,322           2025         \$13,573         \$14,258	2010 Housing Units	800	3,365	12,844
Renter Occupied Housing Units         37.1%         20.8%         26.4%           Vacant Housing Units         8.9%         6.4%         6.5%           2020 Housing Units         868         3,890         14,908           Owner Occupied Housing Units         53.6%         71.7%         65.3%           Renter Occupied Housing Units         36.8%         20.0%         27.5%           Vacant Housing Units         9.7%         8.3%         7.2%           2025 Housing Units         888         4,150         16,003           Owner Occupied Housing Units         53.7%         71.6%         64.7%           Renter Occupied Housing Units         36.4%         19.7%         27.8%           Vacant Housing Units         9.9%         8.8%         7.6%           Median Household Income         39.9%         8.8%         7.6%           Median Home Value         2020         \$37,629         \$41,323         \$37,770           2025         \$115,333         \$106,742         \$97,064           Per Capita Income         2020         \$115,333         \$106,742         \$97,064           Per Capita Income         \$13,573         \$14,258         \$14,477           Median Age         2010         28.2 <td></td> <td>54.0%</td> <td>72.8%</td> <td></td>		54.0%	72.8%	
Vacant Housing Units       8.9%       6.4%       6.5%         2020 Housing Units       868       3,890       14,908         Owner Occupied Housing Units       53.6%       71.7%       65.3%         Renter Occupied Housing Units       36.8%       20.0%       27.5%         Vacant Housing Units       9.7%       8.3%       7.2%         2025 Housing Units       888       4,150       16,003         Owner Occupied Housing Units       53.7%       71.6%       64.7%         Renter Occupied Housing Units       36.4%       19.7%       27.8%         Vacant Housing Units       9.9%       8.8%       7.6%         Median Household Income       337,629       \$41,323       \$37,770         2025       \$39,321       \$44,092       \$39,823         Median Home Value       2020       \$108,784       \$99,711       \$93,337         2025       \$115,333       \$106,742       \$97,064         Per Capita Income       \$12,614       \$13,202       \$13,322         2025       \$13,573       \$14,258       \$14,477         Median Age       2020       \$28.2       26.6       25.8         2020       30.5       28.3       27.3   <	, -	37.1%		
2020 Housing Units       868       3,890       14,908         Owner Occupied Housing Units       53.6%       71.7%       65.3%         Renter Occupied Housing Units       36.8%       20.0%       27.5%         Vacant Housing Units       9.7%       8.3%       7.2%         2025 Housing Units       888       4,150       16,003         Owner Occupied Housing Units       53.7%       71.6%       64.7%         Renter Occupied Housing Units       36.4%       19.7%       27.8%         Vacant Housing Units       9.9%       8.8%       7.6%         Median Household Income       \$37,629       \$41,323       \$37,770         2020       \$39,321       \$44,092       \$39,823         Median Home Value       \$202       \$108,784       \$99,711       \$93,337         2020       \$115,333       \$106,742       \$97,064         Per Capita Income         2020       \$12,614       \$13,202       \$13,322         2025       \$313,573       \$14,258       \$14,477         Median Age       2010       28.2       26.6       25.8         2020       30.5       28.3       27.3				
Owner Occupied Housing Units         53.6%         71.7%         65.3%           Renter Occupied Housing Units         36.8%         20.0%         27.5%           Vacant Housing Units         9.7%         8.3%         7.2%           2025 Housing Units         888         4,150         16,003           Owner Occupied Housing Units         53.7%         71.6%         64.7%           Renter Occupied Housing Units         36.4%         19.7%         27.8%           Vacant Housing Units         9.9%         8.8%         7.6%           Median Household Income         37,629         \$41,323         \$37,770           2020         \$37,629         \$41,323         \$37,770           2025         \$39,321         \$44,092         \$39,823           Median Home Value         \$108,784         \$99,711         \$93,337           2025         \$115,333         \$106,742         \$97,064           Per Capita Income         \$12,614         \$13,202         \$13,322           2025         \$13,573         \$14,258         \$14,477           Median Age         2010         28.2         26.6         25.8           2020         30.5         28.3         27.3				
Renter Occupied Housing Units       36.8%       20.0%       27.5%         Vacant Housing Units       9.7%       8.3%       7.2%         2025 Housing Units       888       4,150       16,003         Owner Occupied Housing Units       53.7%       71.6%       64.7%         Renter Occupied Housing Units       36.4%       19.7%       27.8%         Vacant Housing Units       9.9%       8.8%       7.6%         Median Household Income         2020       \$37,629       \$41,323       \$37,770         2025       \$39,321       \$44,092       \$39,823         Median Home Value         2020       \$108,784       \$99,711       \$93,337         2025       \$115,333       \$106,742       \$97,064         Per Capita Income         2020       \$12,614       \$13,202       \$13,322         2025       \$13,573       \$14,258       \$14,477         Median Age         2010       28.2       26.6       25.8         2020       30.5       28.3       27.3				
Vacant Housing Units       9.7%       8.3%       7.2%         2025 Housing Units       888       4,150       16,003         Owner Occupied Housing Units       53.7%       71.6%       64.7%         Renter Occupied Housing Units       36.4%       19.7%       27.8%         Vacant Housing Units       9.9%       8.8%       7.6%         Median Household Income         2020       \$37,629       \$41,323       \$37,770         2025       \$39,321       \$44,092       \$39,823         Median Home Value         2020       \$108,784       \$99,711       \$93,337         2025       \$115,333       \$106,742       \$97,064         Per Capita Income         2020       \$12,614       \$13,202       \$13,322         2025       \$13,573       \$14,258       \$14,477         Median Age         2010       28.2       26.6       25.8         2020       30.5       28.3       27.3	-			
2025 Housing Units       888       4,150       16,003         Owner Occupied Housing Units       53.7%       71.6%       64.7%         Renter Occupied Housing Units       36.4%       19.7%       27.8%         Vacant Housing Units       9.9%       8.8%       7.6%         Median Household Income         2020       \$37,629       \$41,323       \$37,770         2025       \$39,321       \$44,092       \$39,823         Median Home Value         2020       \$108,784       \$99,711       \$93,337         2025       \$115,333       \$106,742       \$97,064         Per Capita Income         2020       \$12,614       \$13,202       \$13,322         2025       \$13,573       \$14,258       \$14,477         Median Age         2010       28.2       26.6       25.8         2020       30.5       28.3       27.3	·			
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Renter Occupied Housing Units       36.4%       19.7%       27.8%         Vacant Housing Units       9.9%       8.8%       7.6%         Median Household Income         2020       \$37,629       \$41,323       \$37,770         2025       \$39,321       \$44,092       \$39,823         Median Home Value         2020       \$108,784       \$99,711       \$93,337         2025       \$115,333       \$106,742       \$97,064         Per Capita Income         2020       \$12,614       \$13,202       \$13,322         2025       \$13,573       \$14,258       \$14,477         Median Age         2010       28.2       26.6       25.8         2020       30.5       28.3       27.3			·	
Vacant Housing Units       9.9%       8.8%       7.6%         Median Household Income       37,629       \$41,323       \$37,770         2025       \$39,321       \$44,092       \$39,823         Median Home Value         2020       \$108,784       \$99,711       \$93,337         2025       \$115,333       \$106,742       \$97,064         Per Capita Income         2020       \$12,614       \$13,202       \$13,322         2025       \$13,573       \$14,258       \$14,477         Median Age         2010       28.2       26.6       25.8         2020       30.5       28.3       27.3				
Median Household Income         2020       \$37,629       \$41,323       \$37,770         2025       \$39,321       \$44,092       \$39,823         Median Home Value         2020       \$108,784       \$99,711       \$93,337         2025       \$115,333       \$106,742       \$97,064         Per Capita Income         2020       \$12,614       \$13,202       \$13,322         2025       \$13,573       \$14,258       \$14,477         Median Age         2010       28.2       26.6       25.8         2020       30.5       28.3       27.3	· · · · · · · · · · · · · · · · · · ·			
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2025       \$39,321       \$44,092       \$39,823         Median Home Value         2020       \$108,784       \$99,711       \$93,337         2025       \$115,333       \$106,742       \$97,064         Per Capita Income         2020       \$12,614       \$13,202       \$13,322         2025       \$13,573       \$14,258       \$14,477         Median Age         2010       28.2       26.6       25.8         2020       30.5       28.3       27.3	Median Household Income			
Median Home Value         2020       \$108,784       \$99,711       \$93,337         2025       \$115,333       \$106,742       \$97,064         Per Capita Income         2020       \$12,614       \$13,202       \$13,322         2025       \$13,573       \$14,258       \$14,477         Median Age         2010       28.2       26.6       25.8         2020       30.5       28.3       27.3	2020	\$37,629	\$41,323	\$37,770
Median Home Value         2020       \$108,784       \$99,711       \$93,337         2025       \$115,333       \$106,742       \$97,064         Per Capita Income         2020       \$12,614       \$13,202       \$13,322         2025       \$13,573       \$14,258       \$14,477         Median Age         2010       28.2       26.6       25.8         2020       30.5       28.3       27.3	2025	\$39,321	\$44,092	\$39,823
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Per Capita Income         2020       \$12,614       \$13,202       \$13,322         2025       \$13,573       \$14,258       \$14,477         Median Age         2010       28.2       26.6       25.8         2020       30.5       28.3       27.3			, ,	
2020       \$12,614       \$13,202       \$13,322         2025       \$13,573       \$14,258       \$14,477         Median Age         2010       28.2       26.6       25.8         2020       30.5       28.3       27.3		Ψ113/333	Ψ100/, 12	φ37,700 1
2025     \$13,573     \$14,258     \$14,477       Median Age       2010     28.2     26.6     25.8       2020     30.5     28.3     27.3	•	\$12.614	¢13 202	\$13 377
Median Age       2010     28.2     26.6     25.8       2020     30.5     28.3     27.3				
2010       28.2       26.6       25.8         2020       30.5       28.3       27.3		\$13,373	<b>Ψ14,230</b>	<b>φ14,4/</b> /
2020 30.5 28.3 27.3	_	20.2	20.0	35.0
2025 31.8 29.4 28.7				
	2025	31.8	29.4	28./



Sergio Adame, CCIM sergio@apire.us 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:
  - 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.

<b>API Real Estate</b>	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@apire.us	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/Ter	nant/Seller/Landlord	I Initials Date	_