

83 CITRUS GROVE PLAZA

SEQ OF EXPRESSWAY 83 & COTTON WOOD ST

4037 W. EXPRESSWAY 83
MCALLEN, TEXAS 78503



DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2018 Population	9,926	91,774	195,349
Daytime Population	11,158	112,294	240,092
Average HH Income	\$52,132	\$62,978	\$66,313

FOR SALE

5,647 SF Building

0.12 AC Land

CALL FOR PRICING

PROPERTY HIGHLIGHTS

- Huge Space in a fast-growing corridor
- Highly Visible on Frontage Rd.
- Located in a High Traffic area
- Close to restaurants, retail, and medical offices
- Suitable for many uses

TRAFFIC COUNTS

Expy 83/I-2: 128,205 VPD (TXDOT 2017)

Ware Rd: 30,384 VPD (TXDOT 2017)

AREA RETAILERS



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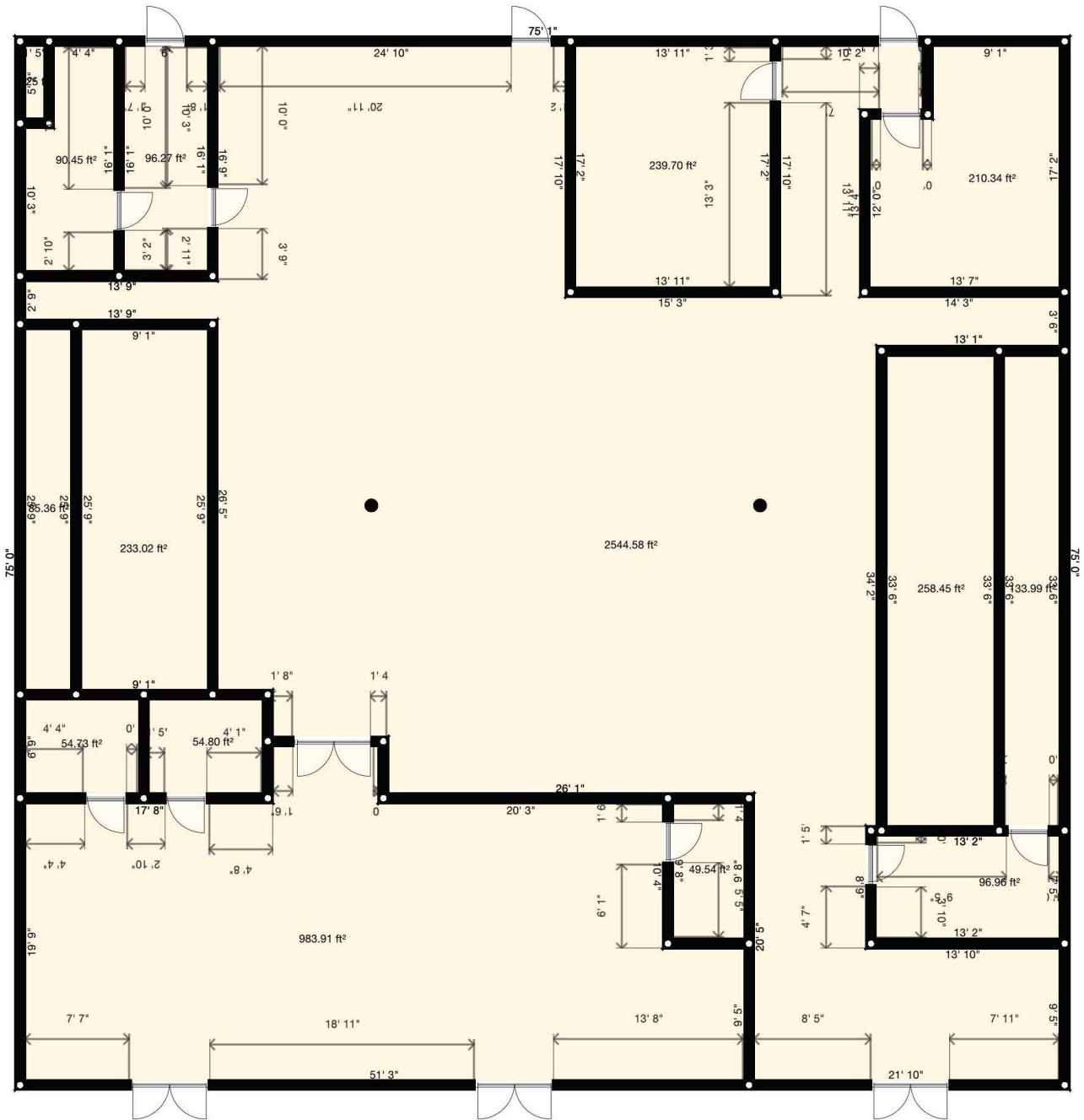
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Front Entry



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Commercial • Residential • Industrial • Property Management

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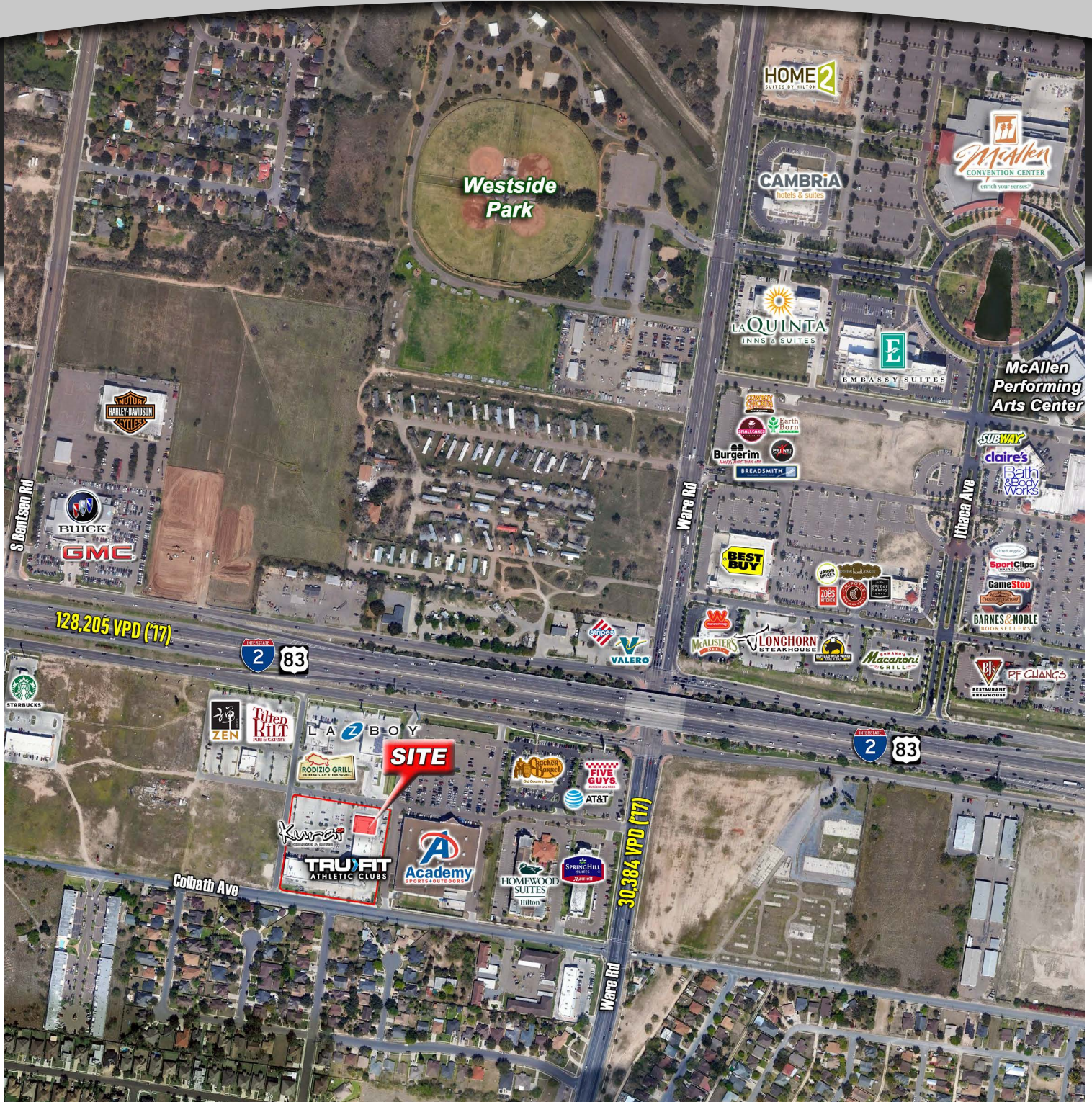
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Population Summary			
2000 Total Population	7,712	66,832	139,098
2010 Total Population	8,528	82,632	176,510
2018 Total Population	9,926	91,774	195,349
2018 Group Quarters	26	682	1,405
2023 Total Population	10,712	98,069	208,457
2018-2023 Annual Rate	1.54%	1.34%	1.31%
2018 Total Daytime Population	11,158	112,294	240,092
Workers	4,633	55,241	120,922
Residents	6,525	57,053	119,170
Household Summary			
2000 Households	2,006	20,203	43,400
2000 Average Household Size	3.84	3.28	3.18
2010 Households	2,448	25,892	56,376
2010 Average Household Size	3.47	3.17	3.11
2018 Households	2,872	28,641	62,074
2018 Average Household Size	3.45	3.18	3.12
2023 Households	3,101	30,567	66,116
2023 Average Household Size	3.45	3.19	3.13
2018-2023 Annual Rate	1.55%	1.31%	1.27%
2010 Families	1,933	20,141	43,415
2010 Average Family Size	3.97	3.64	3.59
2018 Families	2,249	22,166	47,531
2018 Average Family Size	3.97	3.68	3.63
2023 Families	2,419	23,602	50,501
2023 Average Family Size	3.98	3.69	3.65
2018-2023 Annual Rate	1.47%	1.26%	1.22%
Housing Unit Summary			
2000 Housing Units	2,509	24,312	51,946
Owner Occupied Housing Units	59.6%	54.8%	54.1%
Renter Occupied Housing Units	20.4%	28.2%	29.4%
Vacant Housing Units	20.0%	16.9%	16.5%
2010 Housing Units	2,802	29,866	64,178
Owner Occupied Housing Units	56.0%	54.5%	53.8%
Renter Occupied Housing Units	31.4%	32.2%	34.1%
Vacant Housing Units	12.6%	13.3%	12.2%
2018 Housing Units	3,300	33,125	70,966
Owner Occupied Housing Units	52.6%	52.6%	51.8%
Renter Occupied Housing Units	34.5%	33.8%	35.7%
Vacant Housing Units	13.0%	13.5%	12.5%
2023 Housing Units	3,569	35,371	75,679
Owner Occupied Housing Units	53.9%	53.6%	52.7%
Renter Occupied Housing Units	33.0%	32.8%	34.6%
Vacant Housing Units	13.1%	13.6%	12.6%
Median Household Income			
2018	\$38,084	\$40,346	\$42,978
2023	\$42,957	\$45,856	\$49,644
Median Home Value			
2018	\$90,007	\$116,250	\$132,967
2023	\$99,352	\$152,651	\$163,808
Per Capita Income			
2018	\$15,998	\$20,015	\$21,321
2023	\$18,577	\$22,856	\$24,390
Median Age			
2010	31.3	32.9	32.2
2018	32.8	33.9	33.3
2023	33.7	35.1	34.3



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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:
 - 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.

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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/Tenant/Seller/Landlord Initials

Date