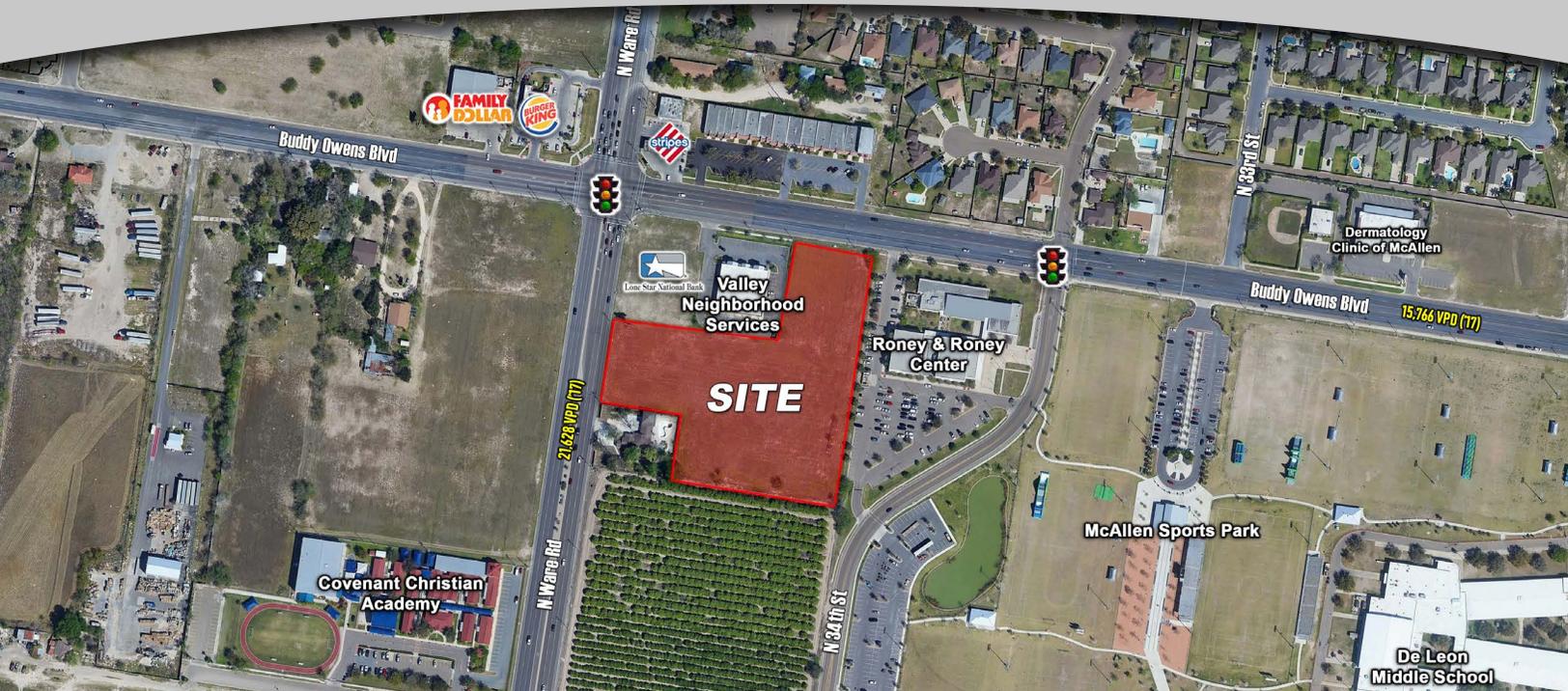


WARE CROSSING

SEQ OF WARE RD & BUDDY OWENS BLVD

MCALLEN, TEXAS 78504



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	14,837	112,466	265,511
Daytime Population	14,837	112,466	265,511
Average HH Income	\$78,644	\$78,775	\$73,819

PROPERTY HIGHLIGHTS

- A total of 5.63 Acres
- Buddy Owens Blvd & Ware Rd Frontage
- Brand New Plaza to be constructed
- Just north of Target
- Easy Access
- Great Visibility
- Signalized Intersection

TRAFFIC COUNTS

Ware Rd: 21,823 VPD
Buddy Owens Blvd: 20,739 VPD
(TX DOT 2021)

AREA RETAILERS



FOR SALE

\$2,452,000.00
5.63 AC

Lot 1: 28,334 SF
\$22.00 PSF
Lot 2: 150,270 SF
\$10.00 PSF
Lot 3: UNDER CONTRACT



Commercial • Residential • Industrial • Property Management

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WARE CROSSING

SEQ OF WARE RD & BUDDY OWENS BLVD

MCALLEN, TEXAS 78504

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	7,396	73,226	149,814
2010 Total Population	13,853	95,241	194,813
2021 Total Population	14,825	104,829	225,590
2021 Group Quarters	179	315	1,145
2026 Total Population	15,528	110,773	240,390
2021-2026 Annual Rate	0.93%	1.11%	1.28%
2021 Total Daytime Population	14,837	112,466	265,511
Workers	5,939	52,630	133,908
Residents	8,898	59,836	131,603
Household Summary			
2000 Households	2,058	23,463	46,434
2000 Average Household Size	3.50	3.10	3.20
2010 Households	3,886	30,541	61,793
2010 Average Household Size	3.52	3.11	3.14
2021 Households	4,172	33,603	71,663
2021 Average Household Size	3.51	3.11	3.13
2026 Households	4,377	35,499	76,397
2026 Average Household Size	3.51	3.11	3.13
2021-2026 Annual Rate	0.96%	1.10%	1.29%
2010 Families	3,342	23,832	48,330
2010 Average Family Size	3.80	3.55	3.58
2021 Families	3,563	26,016	55,683
2021 Average Family Size	3.80	3.57	3.59
2026 Families	3,730	27,434	59,244
2026 Average Family Size	3.80	3.57	3.59
2021-2026 Annual Rate	0.92%	1.07%	1.25%
Housing Unit Summary			
2000 Housing Units	2,234	26,325	55,339
Owner Occupied Housing Units	67.5%	58.2%	56.7%
Renter Occupied Housing Units	24.6%	30.9%	27.2%
Vacant Housing Units	7.9%	10.9%	16.1%
2010 Housing Units	4,043	32,936	69,162
Owner Occupied Housing Units	70.3%	59.7%	57.7%
Renter Occupied Housing Units	25.8%	33.1%	31.7%
Vacant Housing Units	3.9%	7.3%	10.7%
2021 Housing Units	4,404	36,499	80,632
Owner Occupied Housing Units	70.8%	60.3%	58.3%
Renter Occupied Housing Units	23.9%	31.8%	30.6%
Vacant Housing Units	5.3%	7.9%	11.1%
2026 Housing Units	4,628	38,603	86,035
Owner Occupied Housing Units	72.0%	61.5%	59.5%
Renter Occupied Housing Units	22.6%	30.5%	29.3%
Vacant Housing Units	5.4%	8.0%	11.2%
Median Household Income			
2021	\$60,508	\$55,904	\$51,567
2026	\$67,277	\$61,459	\$56,372
Median Home Value			
2021	\$166,499	\$178,689	\$165,223
2026	\$231,685	\$261,454	\$251,781
Per Capita Income			
2021	\$22,364	\$25,346	\$23,407
2026	\$25,509	\$28,559	\$26,455
Median Age			
2010	29.8	32.0	31.8
2021	31.6	33.6	33.3
2026	32.1	34.6	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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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