

MERCEDES PLAZA

NWC OF BUSINESS 83 & TEXAS AVE

109 S TEXAS AVE - MERCEDES, TEXAS 78570



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2022 Population	9,937	22,180	62,709
Daytime Population	9,635	23,183	66,208
HH	\$44,868	\$51,040	\$51,810

PROPERTY HIGHLIGHTS

- This 25,388 SF Building is located at a signalized hard corner
- Great visibility & access
- Current tenants include T-Mobile, World Finance, Little Caesars, and more.

TRAFFIC COUNTS

Texas Ave: 12,691 VPD
Business 83: 9,655 VPD
(TX DOT 22)

AREA RETAILERS



\$15-18 PSF NNN

***NNNs - \$3.75 PSF**

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,388-2,015 SF

***In-line 2nd Gen Restaurant Occupied but Available**



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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Occupied but AVAILABLE
Ste. 103 - 2,051 SF
2nd Gen Restaurant

Suite	Tenant	SF	Suite	Tenant	SF
425	Little Caesar's Pizza	1,519	109	World Finance	1,500
103	Papa Joe's Cafe	2,015	Ste. G	AVAILABLE	1,388
105	Dollar Tree	12,917	Ste. F	AVAILABLE	2,000
107	Texan Credit	2,650			



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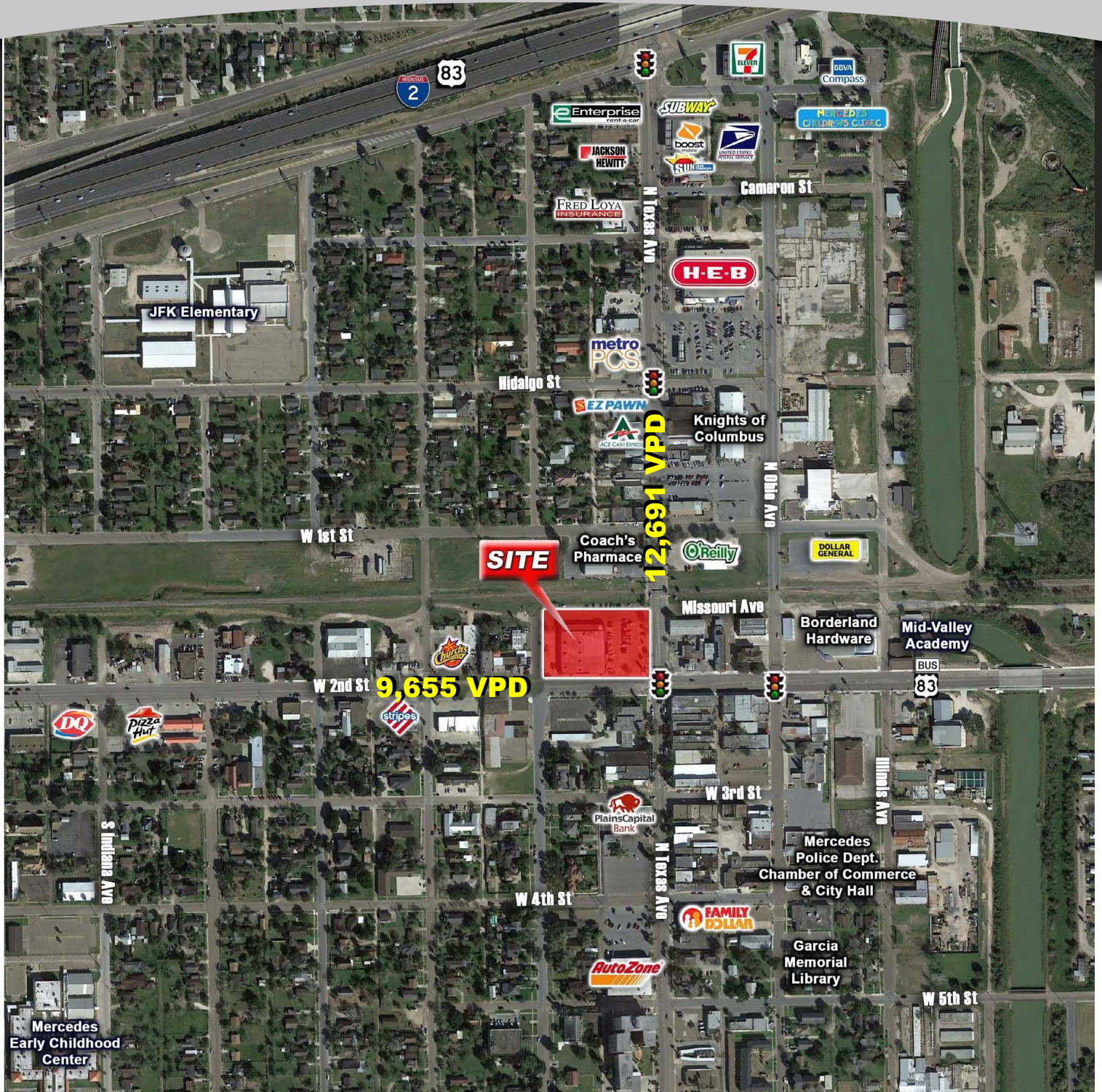
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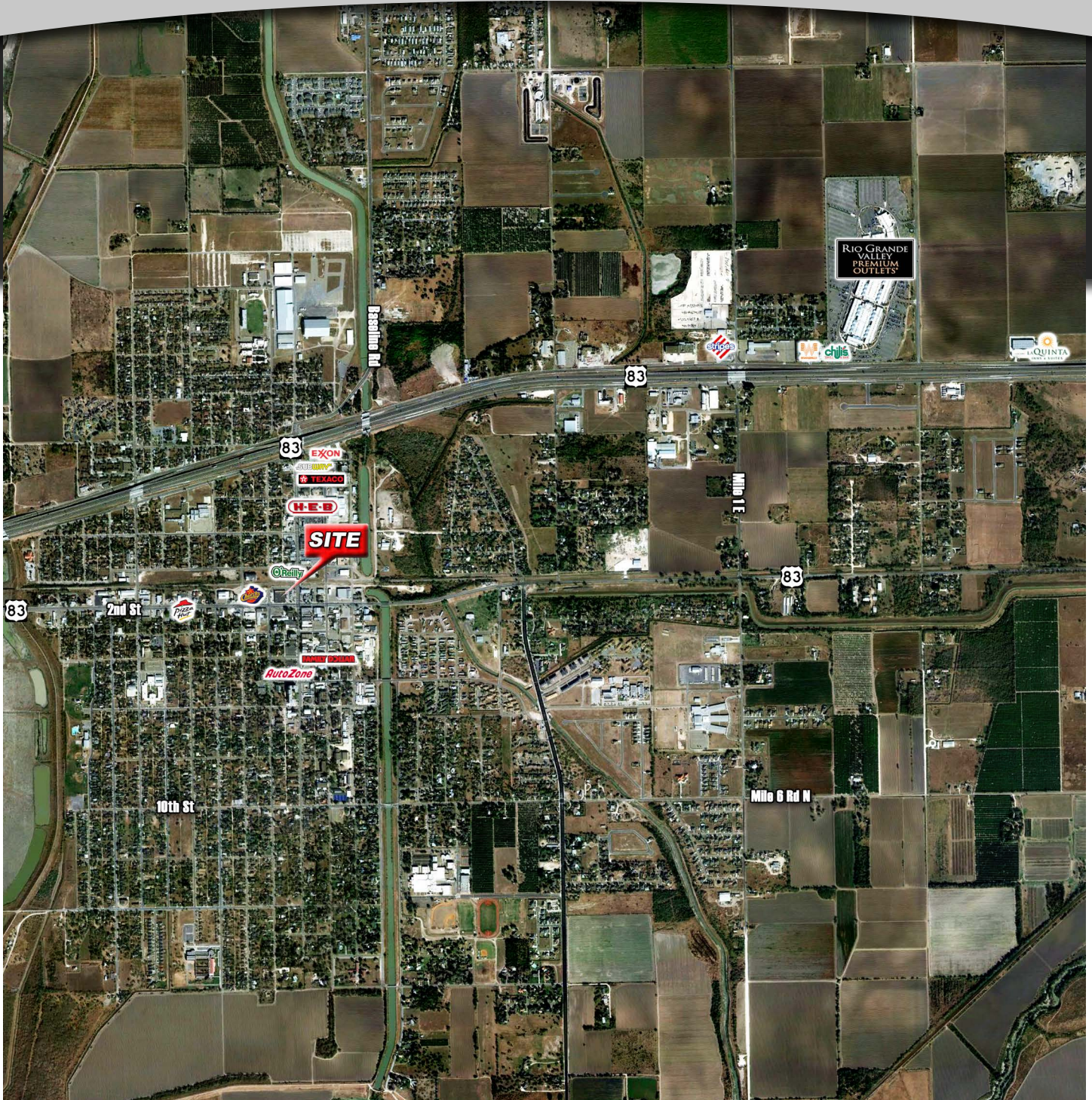
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	9,545	17,280	48,557
2010 Total Population	9,359	19,661	55,754
2021 Total Population	9,937	22,180	62,709
2021 Group Quarters	0	19	472
2026 Total Population	10,276	23,452	66,034
2021-2026 Annual Rate	0.67%	1.12%	1.04%
2021 Total Daytime Population	9,635	23,183	66,208
Workers	3,020	9,367	26,621
Residents	6,615	13,816	39,587
Household Summary			
2000 Households	2,813	5,177	13,777
2000 Average Household Size	3.39	3.34	3.51
2010 Households	2,804	5,835	16,048
2010 Average Household Size	3.34	3.37	3.45
2021 Households	2,992	6,575	17,967
2021 Average Household Size	3.32	3.37	3.46
2026 Households	3,099	6,948	18,894
2026 Average Household Size	3.32	3.37	3.47
2021-2026 Annual Rate	0.71%	1.11%	1.01%
2010 Families	2,169	4,738	13,136
2010 Average Family Size	3.87	3.78	3.87
2021 Families	2,276	5,292	14,628
2021 Average Family Size	3.89	3.81	3.90
2026 Families	2,344	5,577	15,358
2026 Average Family Size	3.89	3.81	3.91
2021-2026 Annual Rate	0.59%	1.05%	0.98%
Housing Unit Summary			
2000 Housing Units	3,125	6,876	17,950
Owner Occupied Housing Units	54.6%	52.6%	56.2%
Renter Occupied Housing Units	35.5%	22.7%	20.5%
Vacant Housing Units	10.0%	24.7%	23.2%
2010 Housing Units	3,167	7,985	20,488
Owner Occupied Housing Units	51.4%	48.2%	54.7%
Renter Occupied Housing Units	37.1%	24.8%	23.7%
Vacant Housing Units	11.5%	26.9%	21.7%
2021 Housing Units	3,416	8,986	23,010
Owner Occupied Housing Units	51.6%	49.4%	55.3%
Renter Occupied Housing Units	35.9%	23.8%	22.8%
Vacant Housing Units	12.4%	26.8%	21.9%
2026 Housing Units	3,539	9,462	24,156
Owner Occupied Housing Units	53.3%	51.0%	56.6%
Renter Occupied Housing Units	34.3%	22.5%	21.6%
Vacant Housing Units	12.4%	26.6%	21.8%
Median Household Income			
2021	\$30,673	\$38,685	\$37,726
2026	\$34,667	\$43,163	\$42,109
Median Home Value			
2021	\$61,166	\$73,207	\$67,087
2026	\$85,811	\$105,093	\$97,318
Per Capita Income			
2021	\$13,597	\$14,890	\$14,878
2026	\$15,018	\$16,616	\$16,654
Median Age			
2010	30.2	29.0	29.8
2021	31.4	30.5	31.2
2026	33.2	31.8	32.6



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