



DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2019 Population	11,538	30,042	58,574
% Hispanic	96.7%	92.6%	88.8%
Average HH Income	\$39,872	\$46,774	\$52,176

FOR LEASE
\$1.00 PSF Gross

AVAILABLE SPACE
800 SF - 33,300 SF

FOR SALE
\$2,700,000

PROPERTY HIGHLIGHTS

- Shopping center is located at the Southeast corner of Expressway 83 & Sam Houston Blvd
- Great visibility with expressway frontage
- New facade
- 2nd Generation Gym
- 2nd Gen. Restaurant

TRAFFIC COUNTS

I-69 (Expy. 77): 73,547 VPD
Sam Houston Blvd: 8,438 VPD
(TXDOT 2017)

AREA RETAILERS



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The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

SAN BENITO RETAIL

SEC OF EXPRESSWAY 83 & SAM HOUSTON BLVD

875 S SAM HOUSTON BLVD

SAN BENITO, TEXAS 78586



A - Boost Mobile -	1,100 SF	K - Circle of Friends Adult Day Care -	4,000 SF
B-C Benchmark Wellness Clinic -	1,100 SF	L - Lolita's Café -	3,000 SF
D - AVAILABLE -	800 SF	M - LUPE -	1,800 SF
E - AVAILABLE -	800 SF	N - AVAILABLE -	5,000 SF
F - RGV Nutrition-	800 SF	O - AVAILABLE -	20,000 SF
G - King Kuts -	1,600 SF	P - AVAILABLE -	2,500 SF
H - Angeles Beauty Salon -	800 SF	Q - AVAILABLE -	7,000 SF
I - Gift Shop -	800 SF	R - AVAILABLE -	2,000 SF
J - Reyna's Alterations -	800 SF		



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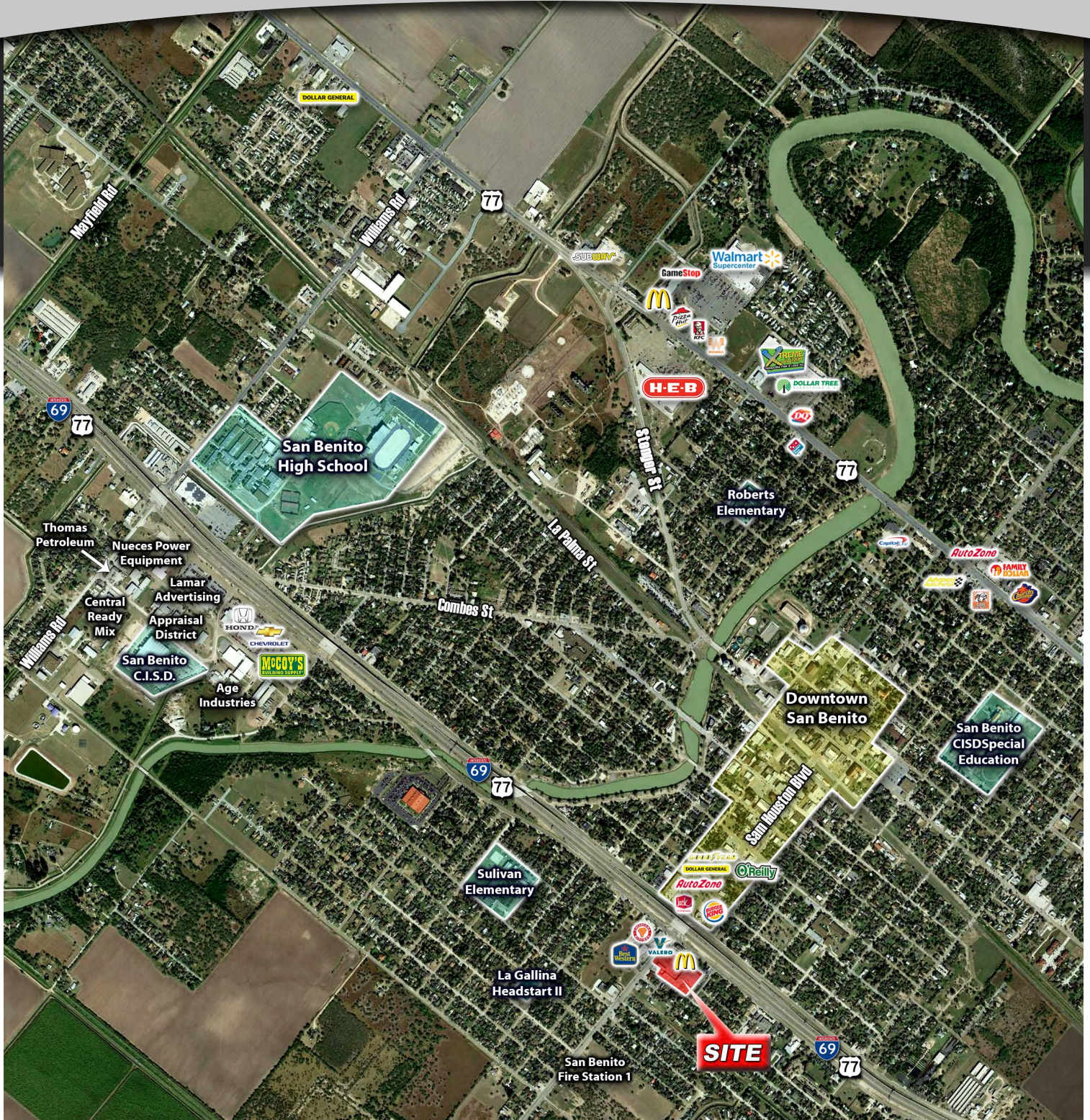
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,427	26,136	46,358
2010 Total Population	11,533	27,475	53,323
2019 Total Population	11,538	30,042	58,574
2019 Group Quarters	57	67	604
2024 Total Population	11,601	31,152	61,093
2019-2024 Annual Rate	0.11%	0.73%	0.85%
2019 Total Daytime Population	12,851	31,686	65,141
Workers	4,836	11,526	27,330
Residents	8,015	20,160	37,811
Household Summary			
2000 Households	3,191	7,755	14,052
2000 Average Household Size	3.56	3.35	3.24
2010 Households	3,198	8,123	15,980
2010 Average Household Size	3.59	3.37	3.30
2019 Households	3,208	8,829	17,487
2019 Average Household Size	3.58	3.40	3.32
2024 Households	3,228	9,145	18,219
2024 Average Household Size	3.58	3.40	3.32
2019-2024 Annual Rate	0.12%	0.71%	0.82%
2010 Families	2,634	6,519	12,575
2010 Average Family Size	3.99	3.81	3.77
2019 Families	2,621	7,062	13,716
2019 Average Family Size	4.01	3.85	3.80
2024 Families	2,630	7,300	14,269
2024 Average Family Size	4.01	3.86	3.81
2019-2024 Annual Rate	0.07%	0.67%	0.79%
Housing Unit Summary			
2000 Housing Units	3,508	9,853	16,980
Owner Occupied Housing Units	63.4%	55.5%	56.4%
Renter Occupied Housing Units	27.6%	23.2%	26.3%
Vacant Housing Units	9.0%	21.3%	17.2%
2010 Housing Units	3,578	9,387	18,137
Owner Occupied Housing Units	60.8%	60.7%	58.8%
Renter Occupied Housing Units	28.6%	25.9%	29.3%
Vacant Housing Units	10.6%	13.5%	11.9%
2019 Housing Units	3,673	10,332	20,058
Owner Occupied Housing Units	54.8%	55.7%	54.3%
Renter Occupied Housing Units	32.5%	29.8%	32.9%
Vacant Housing Units	12.7%	14.5%	12.8%
2024 Housing Units	3,738	10,779	21,031
Owner Occupied Housing Units	53.7%	54.9%	53.8%
Renter Occupied Housing Units	32.6%	29.9%	32.9%
Vacant Housing Units	13.6%	15.2%	13.4%
Median Household Income			
2019	\$28,530	\$33,063	\$37,937
2024	\$31,988	\$37,602	\$43,631
Median Home Value			
2019	\$46,448	\$70,020	\$89,228
2024	\$49,047	\$81,794	\$106,535
Per Capita Income			
2019	\$11,052	\$13,633	\$15,535
2024	\$12,474	\$15,401	\$17,470
Median Age			
2010	29.6	30.7	30.7
2019	31.2	31.2	31.2
2024	32.6	32.6	32.4



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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:
 - 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.

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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