WESTGATE & 83 LAND SEQ OF WESTGATE DR & HIGHWAY 83



DEMOGRAPHICS

1 mile 3 miles 5 miles 2019 Population 8,631 61,784 111,414 Daytime Population 13,723 68,021 107,698 \$54,079 \$48,799 Average HH Income \$53,298

PROPERTY HIGHLIGHTS TRAFFIC COUNTS

2.372 Acres Available

Highway 83 Frontage

Across from Office Depot & Home Depot

- **Easy Access**
- **Great Visibility**
- **High Traffic**

Highway 83: 104,407 VPD

(TXDOT 2015)

N. Westgate: 17,143 VPD S. Westgate: 22,218 VPD

AREA RETAILERS











FOR SALE:

2.37 Acres

\$18.00 PSF

AVAILABLE

























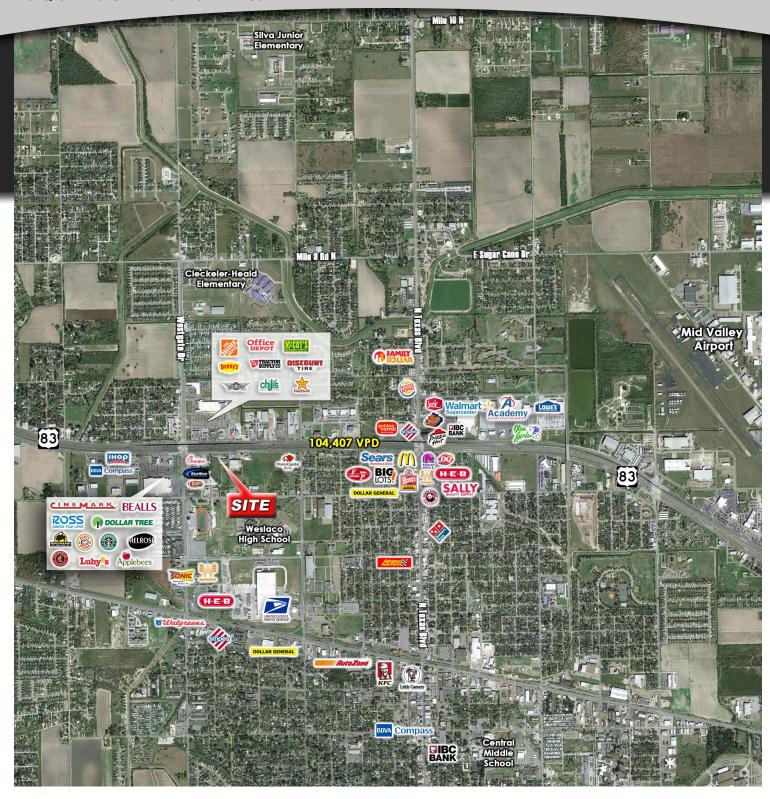


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Population Summary	1 mile	3 miles	5 miles
2000 Total Population	6,551	46,066	78,019
2010 Total Population	7,722	54,273	96,711
2019 Total Population	8,361	61,784	111,414
2019 Group Quarters	17	649	699
2024 Total Population	8,917	66,191	119,989
2019-2024 Annual Rate	1.30%	1.39%	1.49%
2019 Total Daytime Population	13,723	68,021	107,698
Workers	8,577	28,834	36,274
Residents	5,146	39,187	71,424
Household Summary			
2000 Households	1,896	13,285	21,544
2000 Average Household Size	3.45	3.44	3.60
2010 Households	2,305	16,008	27,034
2010 Average Household Size	3.34	3.35	3.55
2019 Households	2,528	18,086	30,798
2019 Average Household Size	3.30	3.38	3.59
2024 Households	2,690	19,331	33,041
2024 Average Household Size	3.31	3.39	3.61
2019-2024 Annual Rate	1.25%	1.34%	1.42%
2010 Families	1,867	12,976	22,430
2010 Average Family Size	, 3.78	3.79	3.96
2019 Families	2,029	14,633	25,527
2019 Average Family Size	3.76	3.82	4.01
2024 Families	2,159	15,631	27,378
2024 Average Family Size	3.77	3.84	4.03
2019-2024 Annual Rate	1.25%	1.33%	1.41%
Housing Unit Summary			
2000 Housing Units	2,300	16,897	28,384
Owner Occupied Housing Units	58.6%	55.9%	56.2%
Renter Occupied Housing Units	23.8%	22.7%	19.7%
Vacant Housing Units	17.6%	21.4%	24.1%
2010 Housing Units	2,707	19,648	33,630
Owner Occupied Housing Units	57.9%	56.2%	57.7%
Renter Occupied Housing Units	27.3%	25.3%	22.7%
Vacant Housing Units	14.9%	18.5%	19.6%
2019 Housing Units	2,996	22,372	38,513
Owner Occupied Housing Units	54.5%	53.3%	55.2%
Renter Occupied Housing Units	29.9%	27.6%	24.8%
Vacant Housing Units	15.6%	19.2%	20.0%
2024 Housing Units	3,188	23,881	41,237
Owner Occupied Housing Units	53.9%	53.0%	55.1%
Renter Occupied Housing Units	30.5%	27.9%	25.0%
Vacant Housing Units	15.6%	19.1%	19.9%
Median Household Income	20,0,0	25.2 %	25.5 %
2019	\$36,312	\$37,303	\$33,358
2024	\$42,223	\$43,088	\$38,494
Median Home Value	¥ :=/==5	4 .5/555	φοσγισι
2019	\$87,161	\$89,988	\$79,324
2024	\$100,781	\$101,038	\$87,256
Per Capita Income	Ψ100/, 01	Ψ101/030	ψ07,230
2019	\$15,905	\$15,574	\$13,524
2024	\$18,499	\$17,903	\$15,487
Median Age	Ψ10,193	Ψ1,7505	Ψ13,107
2010	29.9	30.9	28.9
2019	30.9	31.8	29.9
2019	31.7	33.1	31.2
2021	51.7	55.1	31.2





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 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	_