

SALINAS BLVD RETAIL

NEC OF SALINAS BLVD/FM 493 & REDSKIN AVE

510 N. SALINAS RD.
DONNA, TEXAS 78537



DEMOGRAPHICS

	<u>3 mile</u>	<u>5 miles</u>	<u>7 miles</u>
2015 Population	\$43,477	\$44,491	\$44,643
Daytime Population	43,841	106,635	159,515
Average HH Income	\$43,477	\$44,491	\$44,643

FOR LEASE

\$18.00-\$24.00 PSF NNN

***NNNs- \$3.97 PSF**

(Estimate provided by Landlord and subject to change)

AVAILABLE

1,275 SF - 10,000 SF

PROPERTY HIGHLIGHTS

- New Development
- 18,450 SF total proposed construction
- Close proximity to Donna High School & WA Todd Jr High & 9th Grade Campus
- High Population Density and Moderate Incomes

TRAFFIC COUNTS

Interstate 2: 90,764 VPD
Salinas Blvd: 18,624
(TXDOT 2014)

AREA RETAILERS

Walmart
Supercenter

H-E-B

DOLLAR GENERAL

CVS/pharmacy

WHATABURGER

McDonald's

DQ

FRED LOYA INSURANCE



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

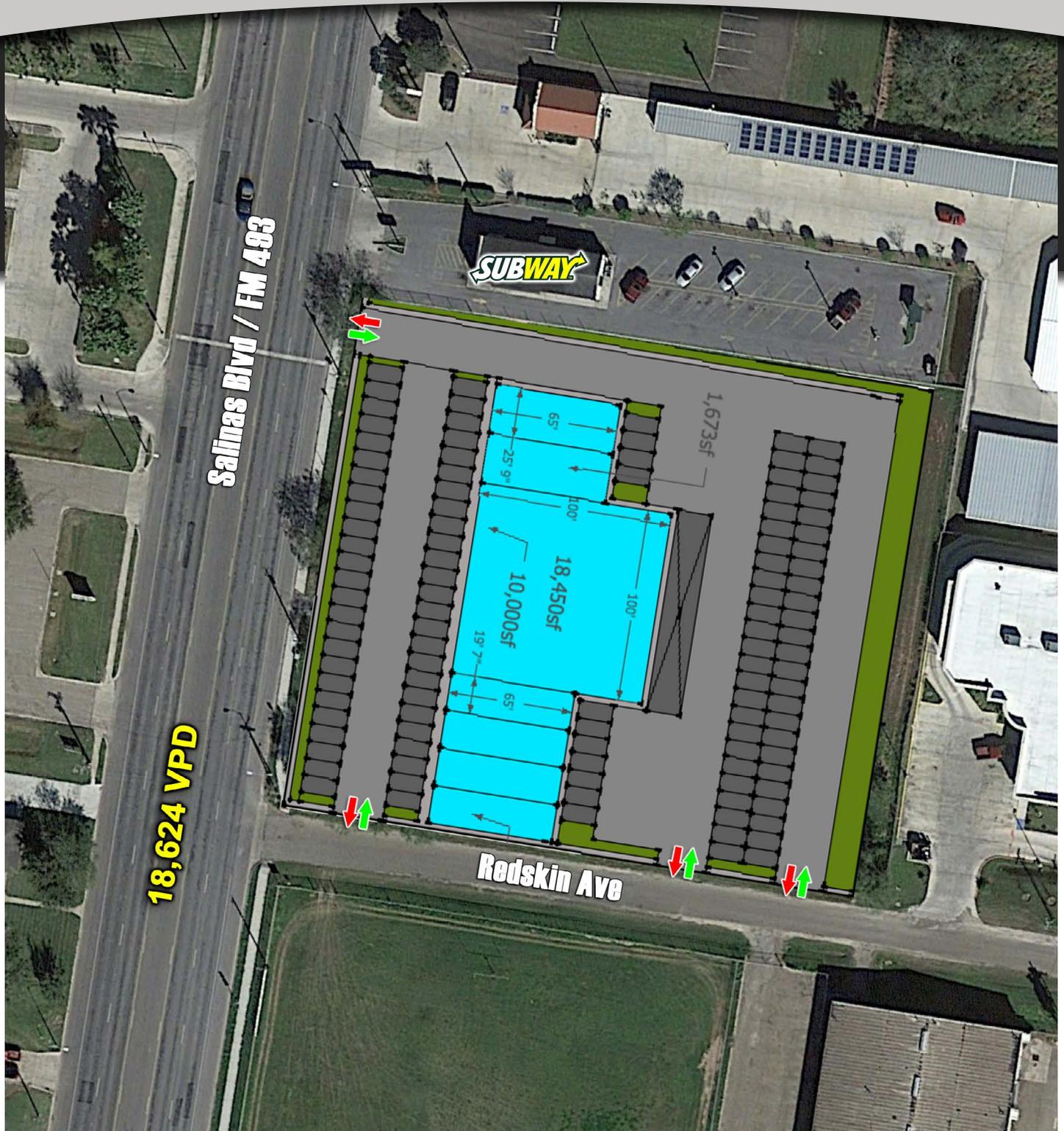
Sergio Adame, CCIM
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The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate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

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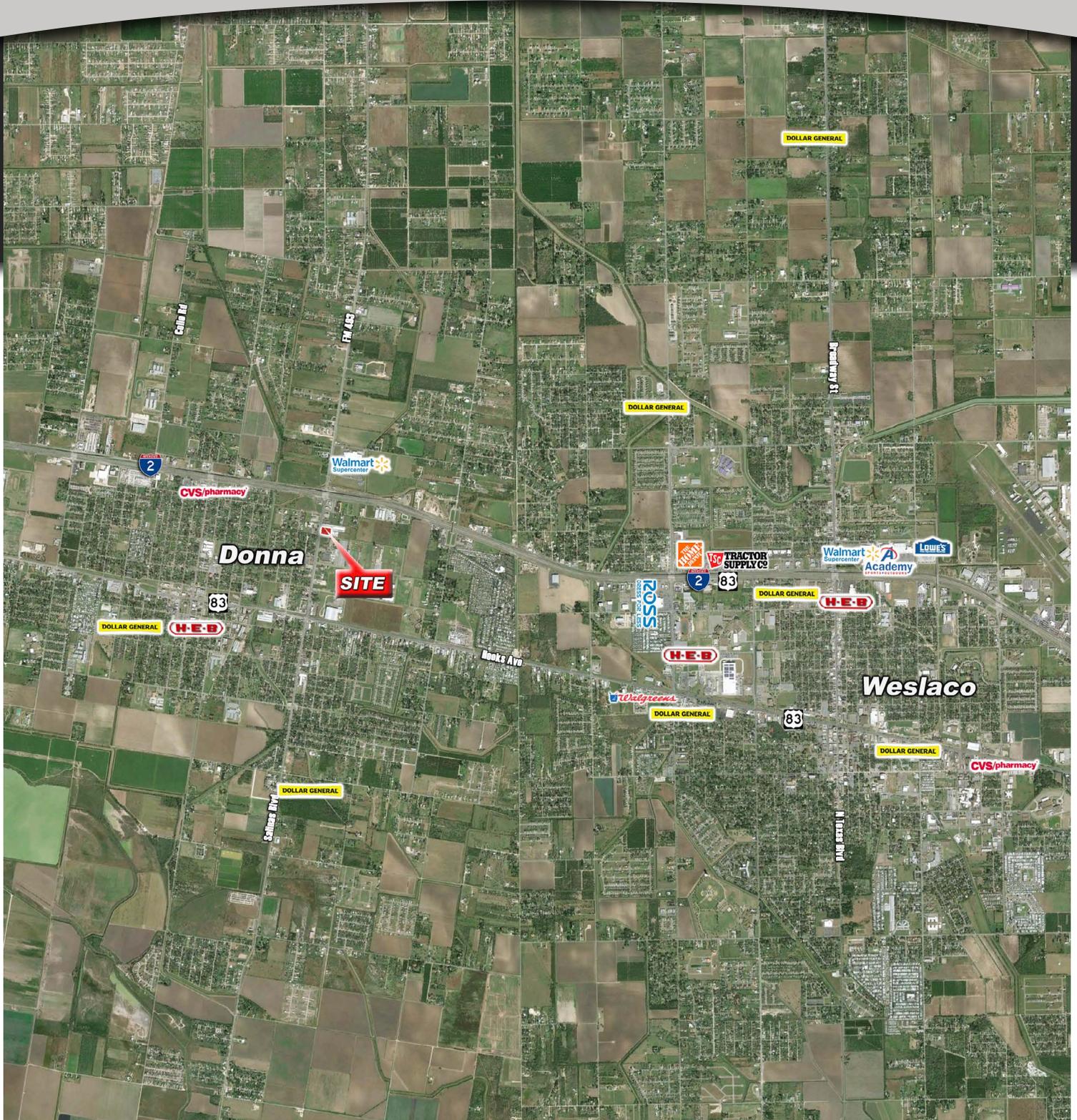
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	1 mi Ring	3 mi Ring	5 mi Ring	7 mi Ring
Population Trend				
2000 Total Population	6,173	35,900	81,309	124,826
2010 Total Population	6,206	45,341	102,984	161,638
2015 Total Population	7,096	50,123	111,519	173,897
2020 Total Population	7,410	53,859	118,723	184,985
Households Trend				
2000 Total Households	1,739	9,986	22,720	33,832
2010 Total Households	1,768	12,650	28,892	43,733
2015 Total Households	2,050	13,911	31,042	46,645
2020 Total Households	2,126	14,907	32,974	49,503
Population Change Trend				
2000 to 2010 Population Change	.5%	26.3%	26.7%	29.5%
2000 to 2015 Population Change	15.0%	39.6%	37.2%	39.3%
2010 to 2020 Population Change	19.4%	18.8%	15.3%	14.4%
2015 to 2020 Population Change	4.4%	7.5%	6.5%	6.4%
Household Change Trend				
2000 to 2010 Household Change	1.7%	26.7%	27.2%	29.3%
2000 to 2015 Household Change	17.9%	39.3%	36.6%	37.9%
2010 to 2020 Household Change	20.2%	17.8%	14.1%	13.2%
2015 to 2020 Household Change	3.7%	7.2%	6.2%	6.1%
2015 Race				
White alone	86.9%	85.4%	86.1%	87.0%
Black or African American alone	.5%	.6%	.5%	.4%
American Indian and Alaska Native alone	.4%	.4%	.4%	.4%
Asian alone	.1%	.3%	.5%	.4%
Native Hawaiian and OPI alone	.0%	.0%	.0%	.0%
Some Other Race alone	10.6%	11.3%	10.7%	10.2%
Two or More Races	1.6%	2.0%	1.8%	1.6%
2015 Income				
Per Capita Income	\$12,699	\$12,004	\$12,412	\$12,042
Household Income: Median	\$30,112	\$30,603	\$31,978	\$32,348
Household Income: Average	\$42,960	\$43,477	\$44,491	\$44,643
Average household size	3.4	3.6	3.6	3.7
Total Daytime Population	7,448	43,841	106,635	159,515
Total Employee Population	2,536	10,334	30,488	40,428
Total Daytime at Home Population	4,912	33,507	76,147	119,087
Total Employee Population (% of Daytime Population)	34.0%	23.6%	28.6%	25.3%
Total Daytime at Home Population (% of Daytime Population)	66.0%	76.4%	71.4%	74.7%



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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.

API Real Estate	534881	info@apire.us	956.412.1412
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