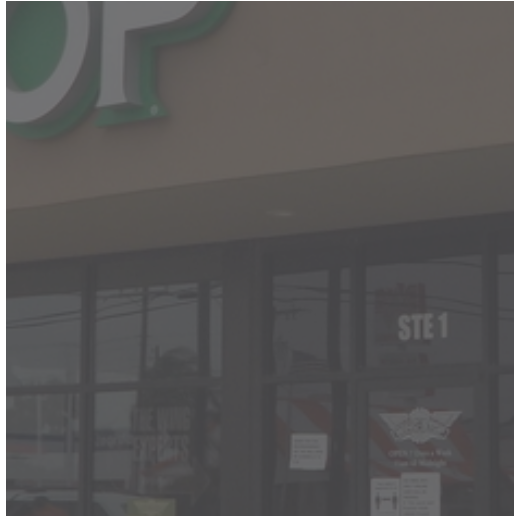


RETAIL PROPERTY FOR LEASE

# 994 E HIDALGO



**994**  
E HIDALGO  
RAYMONDVILLE, TX

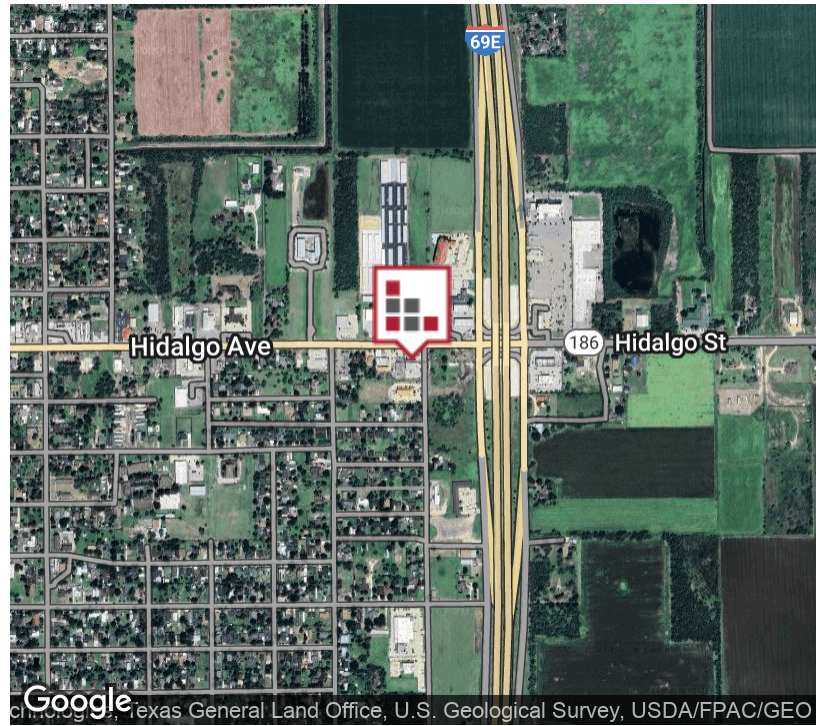


This Newly Renovated 3,800 sf Strip Center is located on the Prime Retail Corridor of Raymondville. 3 ingress/egress points, new signage and 40+ parking spaces. Currently under construction, this Redevelopment is in a Great location with visibility from the Expressway. Landlord will provide suites in Vanilla Box condition ready for tenants paint and flooring.



FOR LEASE  
994 E HIDALGO

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Lease Rate:** \$15.00 SF/yr  
[NNN \$4.00]

**Building Size:** 3,830 SF

**Available SF:** 1,350 SF

**Lot Size:** 1 Acres

**Zoning:** Commercial

**Market:** Rio Grande Valley

**Submarket:** Raymondville

### PROPERTY OVERVIEW

This Newly Renovated 3,800 sf Strip Center is located on the Prime Retail Corridor of Raymondville. 3 ingress/egress points, new signage and 40+ parking spaces. Currently under construction, this Redevelopment is in a Great location with visibility from the Expressway. Landlord will provide suites in Vanilla Box condition ready for tenants paint and flooring.

### PROPERTY HIGHLIGHTS

- Recently Renovated
- Expressway Visibility
- New Concrete Parking Lot
- 30' Pole Sign



FOR LEASE  
994 E HIDALGO

**ADDITIONAL PHOTOS**



Exterior Photo



30' Pole Sign Visible from Interstate 69



Available 1,350 sf For Lease



**CINDY HOPKINS REAL ESTATE**

222 E Van Buren, Suite 617 // Harlingen, TX 78550  
956.778.3255 // [cindy@chopkinsrealestate.com](mailto:cindy@chopkinsrealestate.com)

The information contained herein was obtained from sources deemed reliable; however, CHRE 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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ADDITIONAL PHOTOS



New 40+ Parking Field



Ample Parking



New 30' Pole Sign

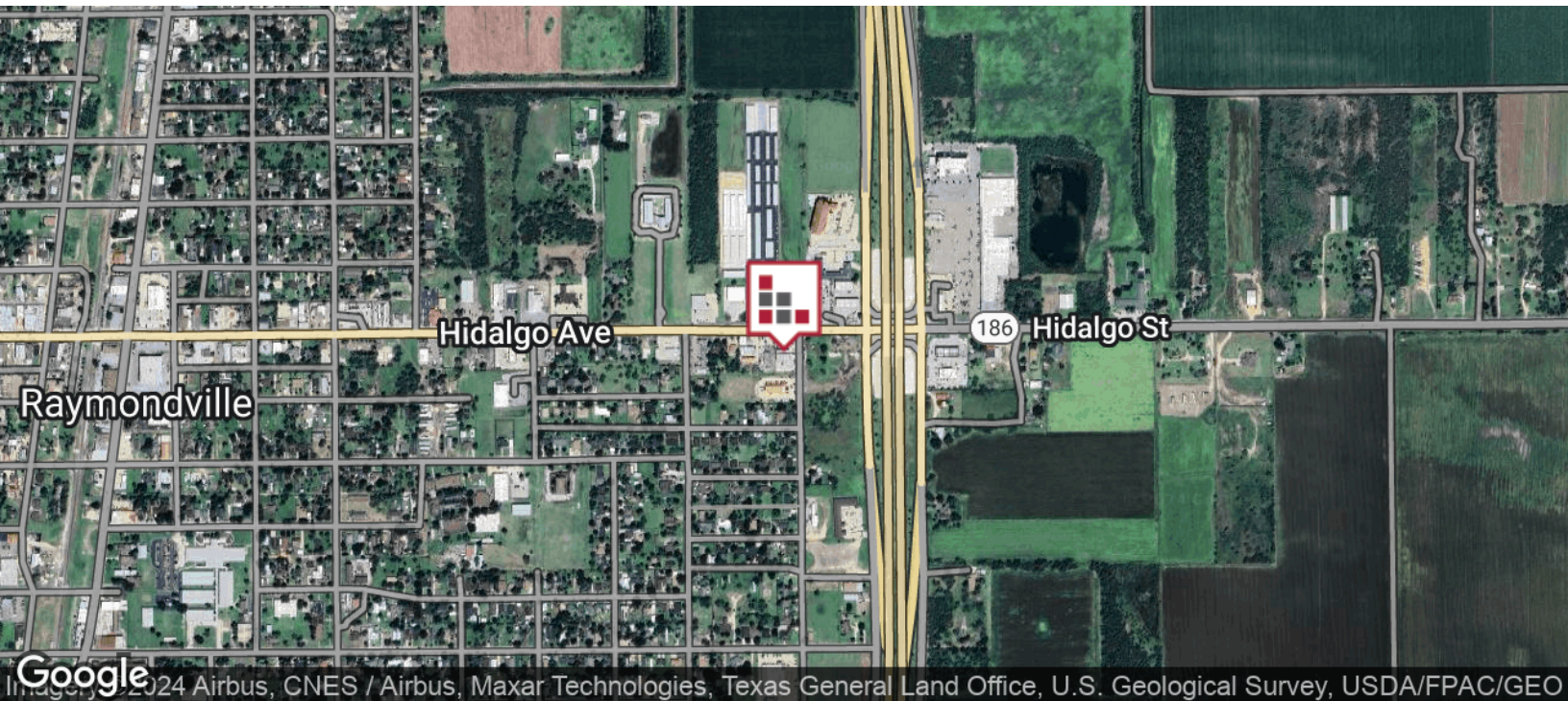


One of Three Ingress/Egress Points



FOR LEASE  
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LOCATION MAPS



**CINDY HOPKINS REAL ESTATE**

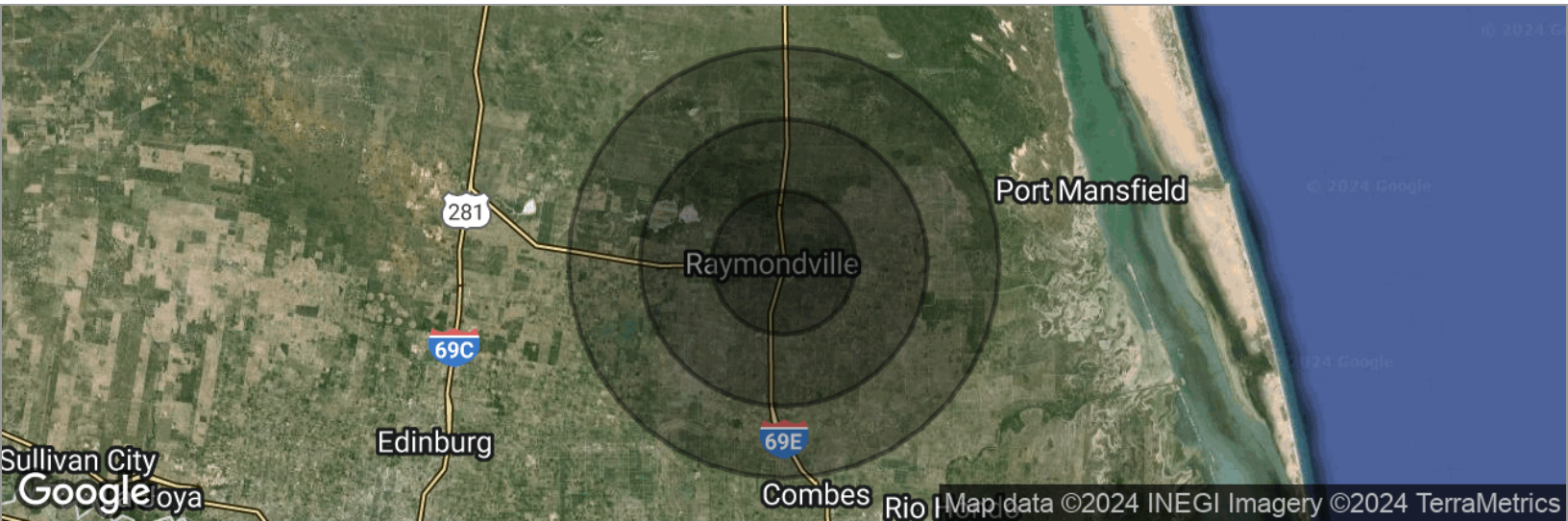
222 E Van Buren, Suite 617 // Harlingen, TX 78550  
956.778.3255 // [cindy@chopkinsrealestate.com](mailto:cindy@chopkinsrealestate.com)

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## DEMOGRAPHICS MAP



### POPULATION

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total population	13,256	20,104	30,549
Median age	30.4	30.8	30.9
Median age (Male)	29.9	29.8	29.4
Median age (Female)	31.6	32.3	32.6

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total households	3,268	5,013	7,789
# of persons per HH	4.1	4.0	3.9
Average HH income	\$35,607	\$35,932	\$35,949
Average house value	\$67,734	\$68,791	\$69,819

### ETHNICITY (%)

#### 5 MILES

#### 10 MILES

#### 15 MILES

Hispanic	87.1%	87.0%	88.4%
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### RACE (%)

White	85.1%	87.0%	84.3%
Black	2.6%	2.2%	1.5%
Asian	0.4%	0.3%	0.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.1%	0.1%
Other	11.3%	10.0%	13.5%

\* Demographic data derived from 2020 ACS - US Census



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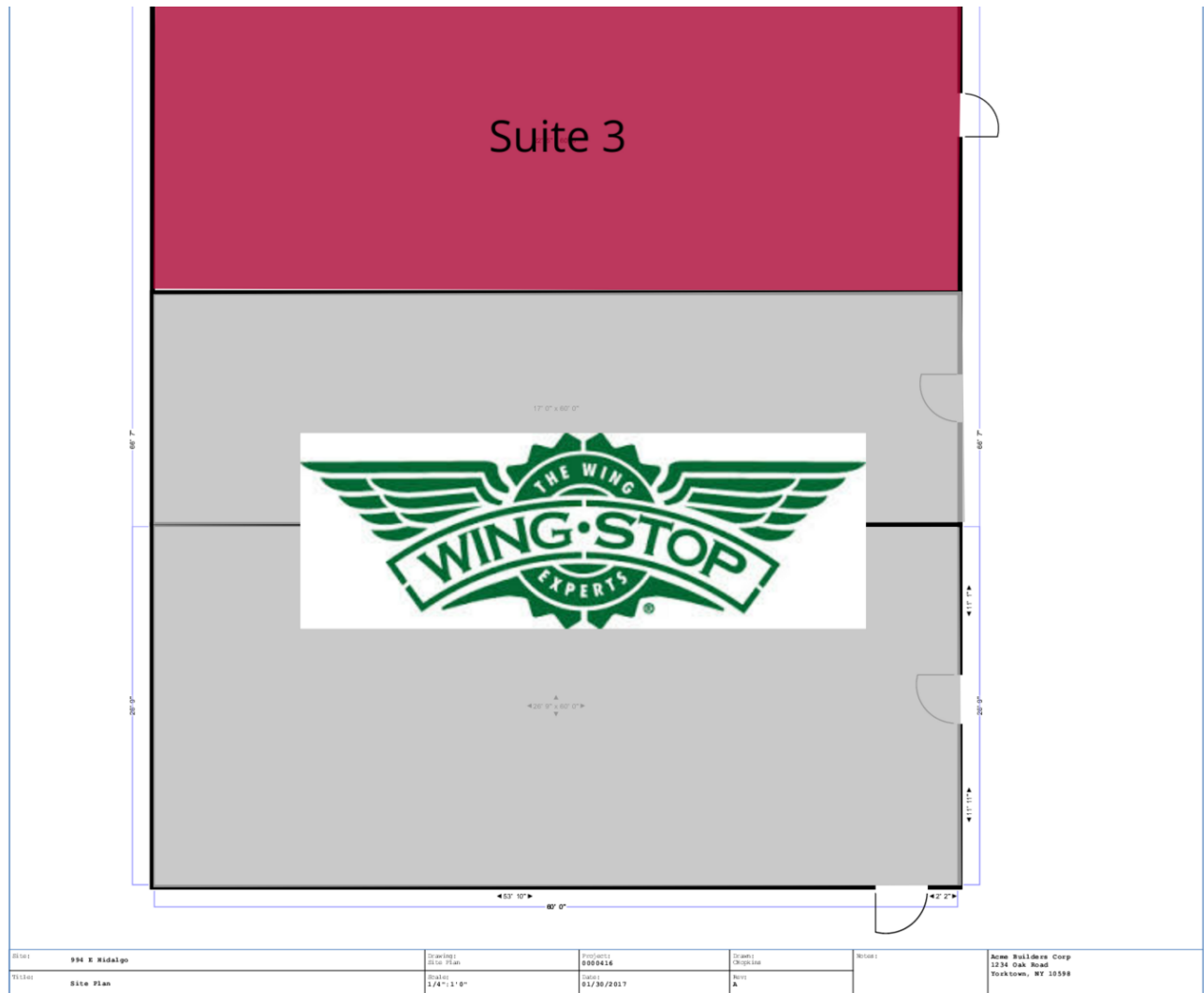
## AVAILABLE SPACES

LEASE TYPE | [NNN \$4.00 Estimated]

TOTAL SPACE | 1,350 SF

LEASE TERM | Negotiable

LEASE RATE | \$15.00 SF/yr



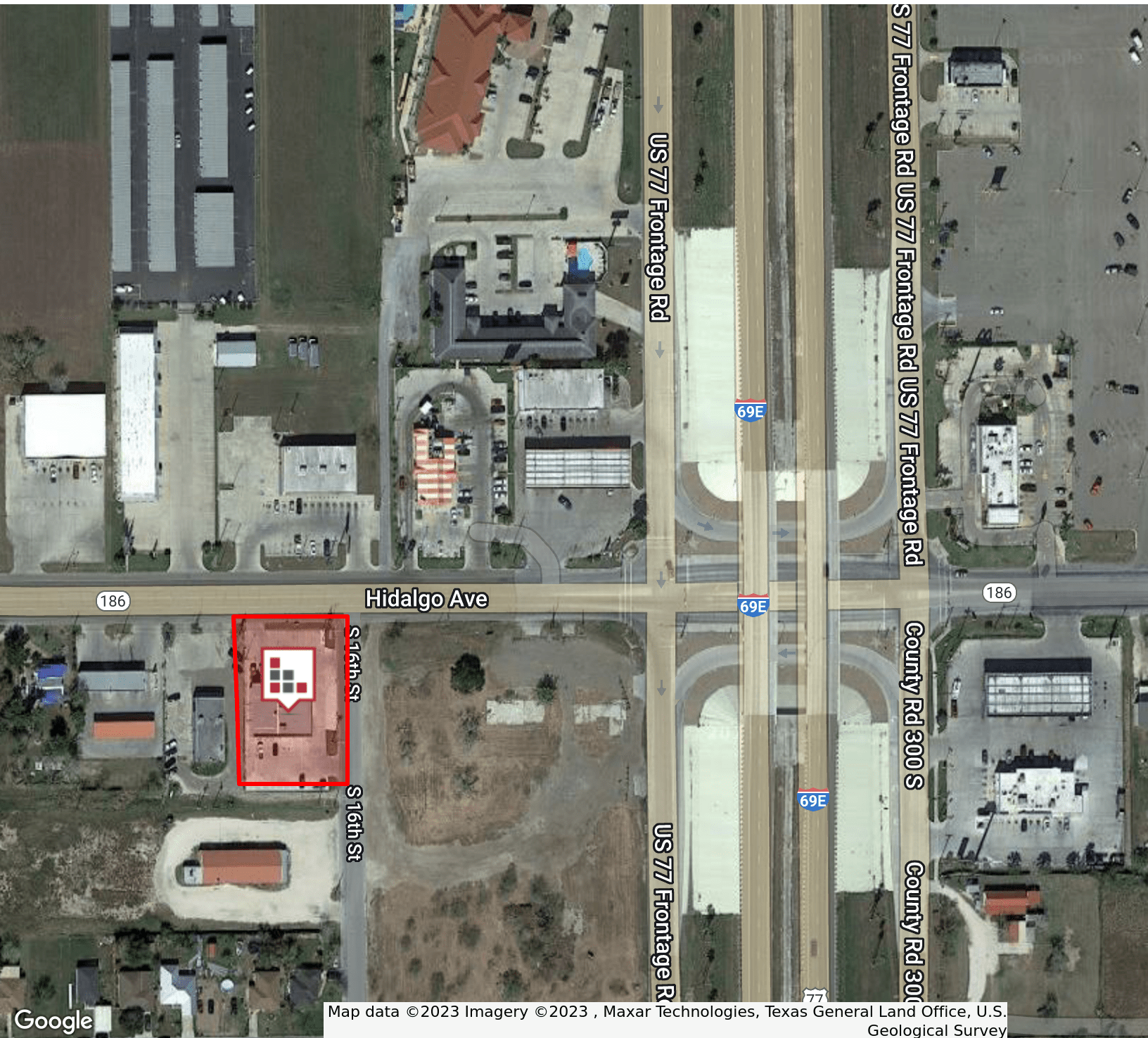
UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Wing Stop	-	1,460 - 3,830 SF	[NNN \$4.00 estimated]	-	Vanilla Box Delivery - Two entry doors
Wing Stop	-	1,460 - 3,830 SF	[NNN \$4.00 estimated]	-	Vanilla Box Delivery - Two entry doors
Suite 3	Available	1,350 SF	[NNN \$4.00 Estimated]	\$15.00 SF/yr	Vanilla Box Delivery

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## AERIAL MAP





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## RETAILER MAP

