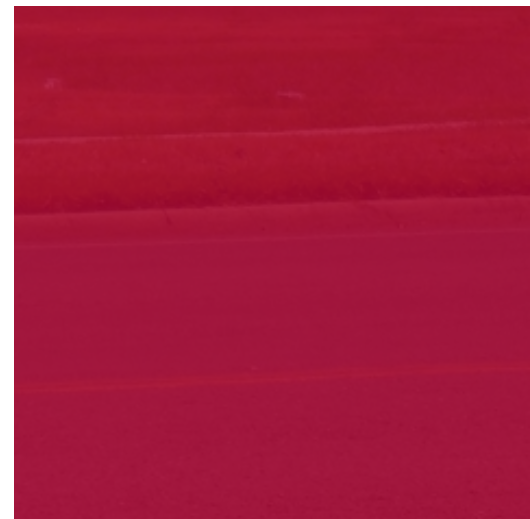
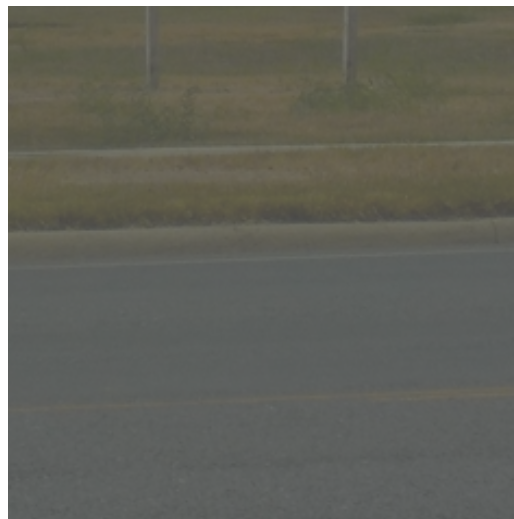


LAND FOR LEASE

HEB PAD SITE



1095
W BUSINESS 77
SAN BENITO, TX

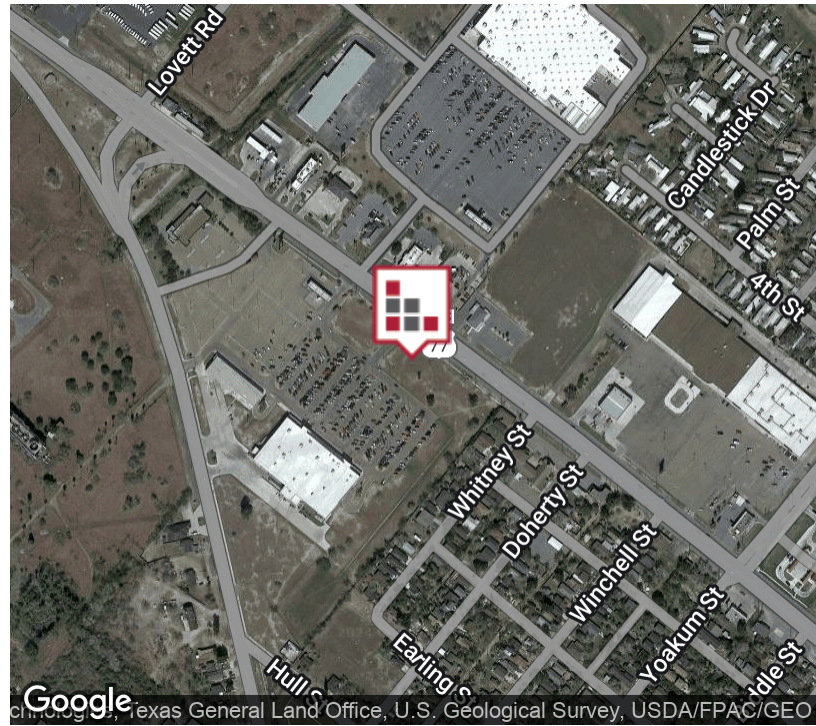


Join Rodeo Dental, TMobile and Wing Stop at this HEB-Anchored Shopping Center with available +/- 1 Acre Retail Parcel front US Highway 77. Cross access and shared parking can be negotiated for your new build at this great location in HEB's parking field with ingress . WalMart is directly across the street of this San Benito Retail Corridor.



FOR LEASE HEB PAD SITE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$90,000.00 SF/yr (Ground)
Available SF:	1 Acres
Lot Size:	+/- 43,560 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	San Benito

PROPERTY OVERVIEW

Join Rodeo Dental, TMobile, Wing Stop and Valley VBPN Family Care Clinic at this HEB-Anchored Shopping Center with available +/- 1 Acre Retail Parcel front US Highway 77. Cross access and shared parking can be negotiated for your new build at this great location in HEB's parking field with ingress . WalMart is directly across the street of this San Benito Retail Corridor.

PROPERTY HIGHLIGHTS

- HEB Anchored Retail Pad
- WalMart across the street
- Signalized Intersection

FOR LEASE
HEB PAD SITE

ADDITIONAL PHOTOS



HEB Anchored Retail Strip



Join TMobile, Valley Baptist Medical, Rodeo Dental and Wing Stop



1 Acre Pad Site Available



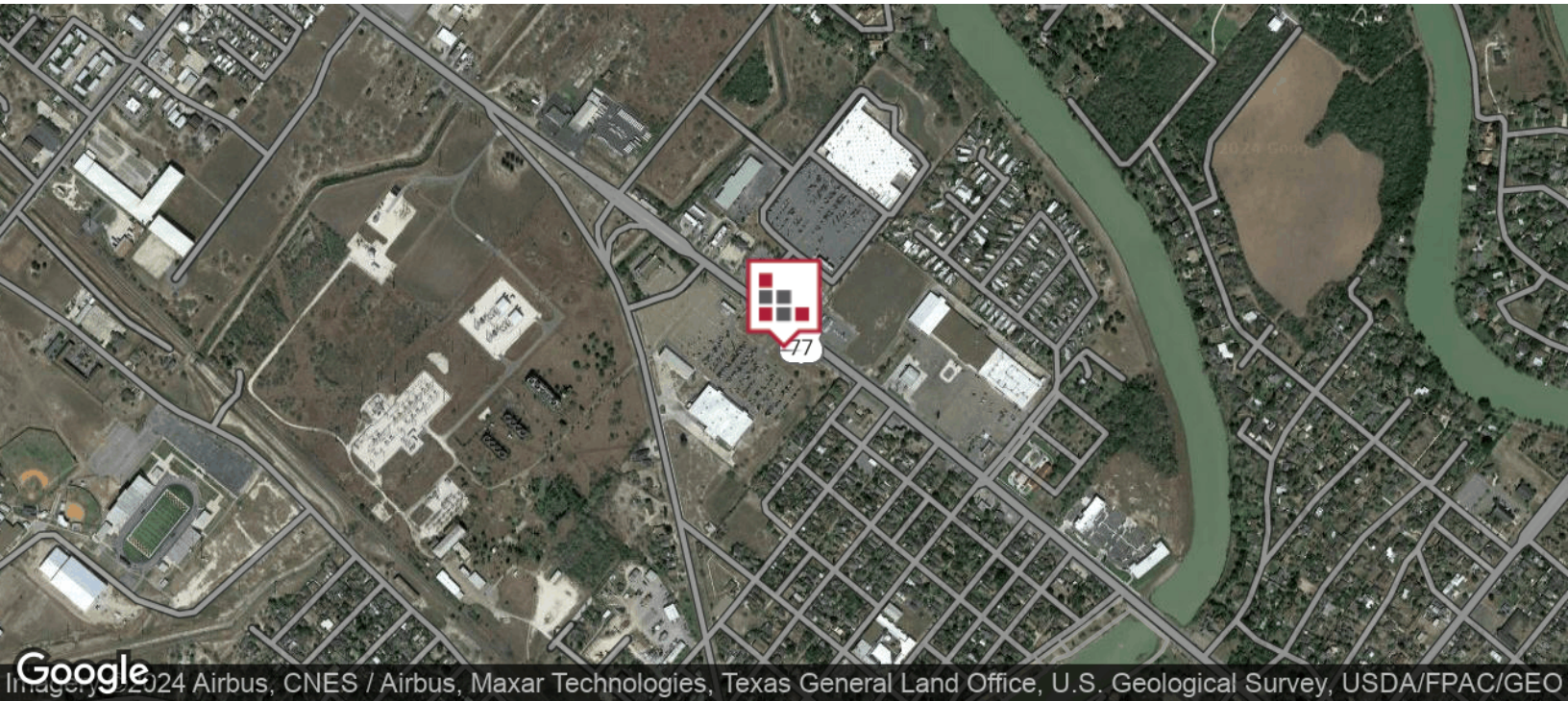
CINDY HOPKINS REAL ESTATE

222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

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FOR LEASE
HEB PAD SITE

LOCATION MAPS



FOR LEASE
HEB PAD SITE

AERIAL MAP



FOR LEASE
HEB PAD SITE

RETAILER MAP



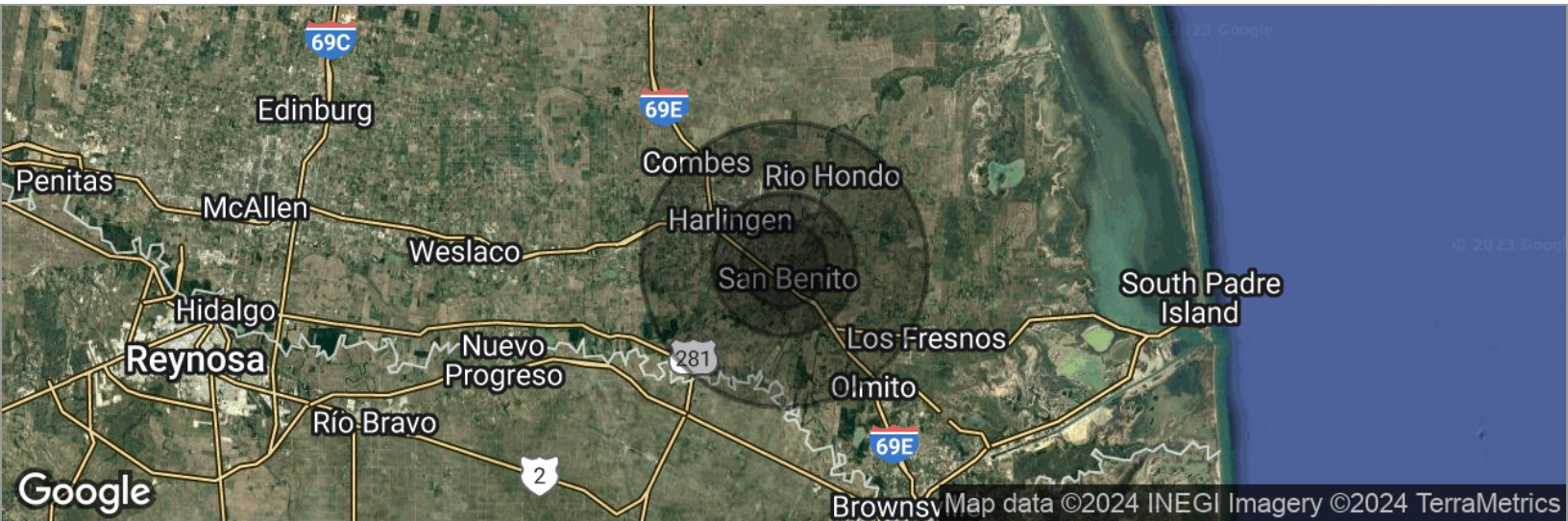
FOR LEASE
HEB PAD SITE

SITE PLAN



FOR LEASE HEB PAD SITE

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	22,700	44,438	142,066
Median age	32.0	32.2	32.6
Median age (Male)	30.6	31.1	31.0
Median age (Female)	34.1	33.7	34.2

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	6,420	13,086	43,392
# of persons per HH	3.5	3.4	3.3
Average HH income	\$40,744	\$48,819	\$48,192
Average house value	\$72,940	\$82,908	\$95,025

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	92.5%	87.2%	84.0%
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RACE (%)

White	83.6%	85.1%	89.2%
Black	0.3%	0.5%	0.6%
Asian	0.4%	1.1%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.2%	0.2%
Other	13.9%	11.6%	7.7%

* Demographic data derived from 2020 ACS - US Census