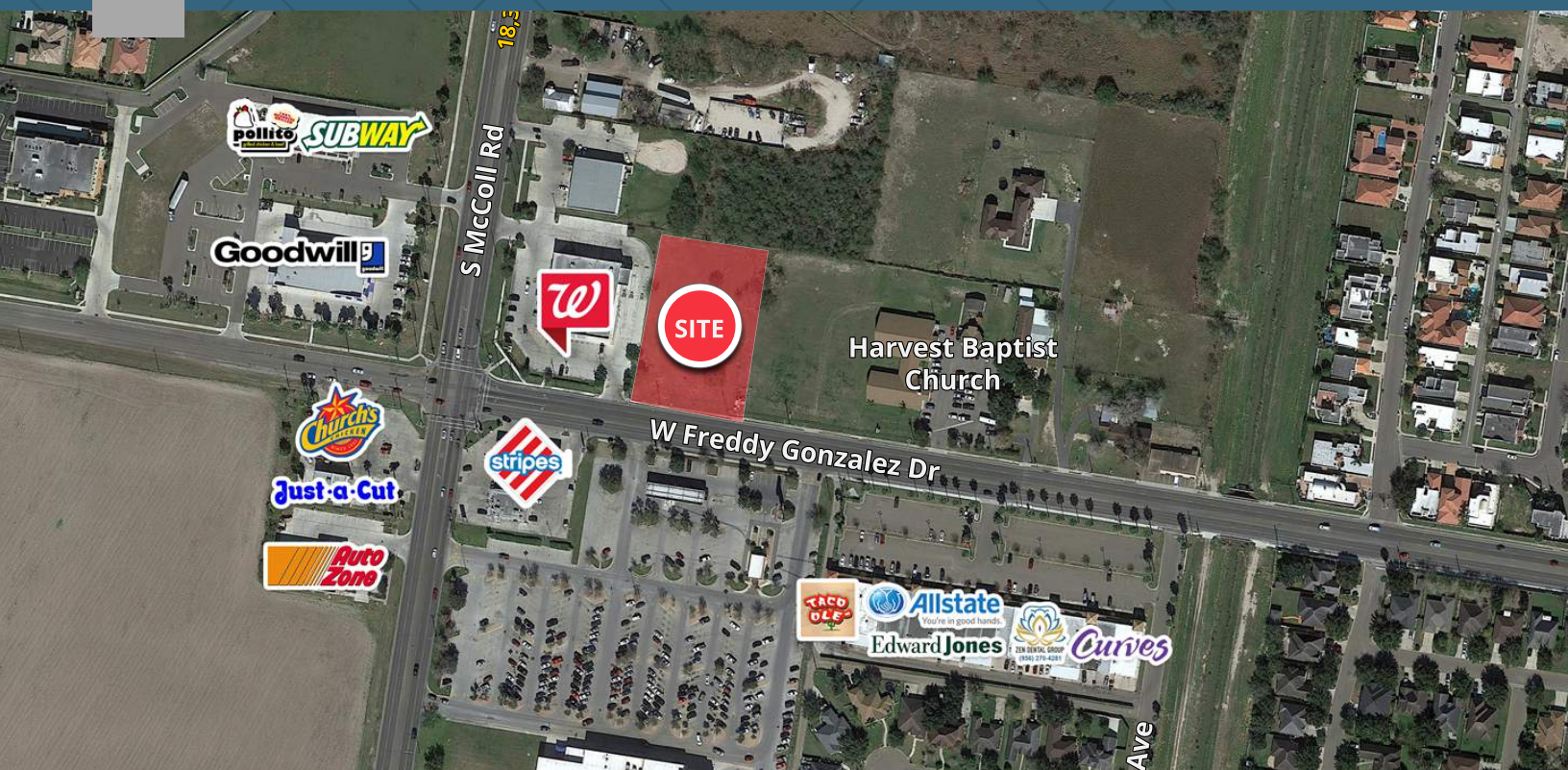


FOR SALE

Edinburg Pad Site

NEC of W Freddy Gonzalez & S McColl Rd | Edinburg, TX



Overview

AVAILABLE

1.3 AC Pad Site

SALE PRICE

\$1.1 Million

Nearby Retailers



Demographics

	1 MILE	3 MILE	5 MILE
2016 Population	9,514	75,252	173,740
2016 Total Households	3,256	24,500	54,137
Average HH Income	\$88,644	\$69,424	\$65,661

Year: 2017 | Source: Esri

Traffic Counts

S McColl Rd & W Freddy Gonzalez Dr	18,304 AADT
W Freddy Gonzalez Dr & Post Oak Dr	16,139 AADT
W Freddy Gonzalez Dr & River Oak Dr	12,946 AADT
W Freddy Gonzalez Dr & San Raul Ave	13,420 AADT

Year: 2017 | Source: Esri

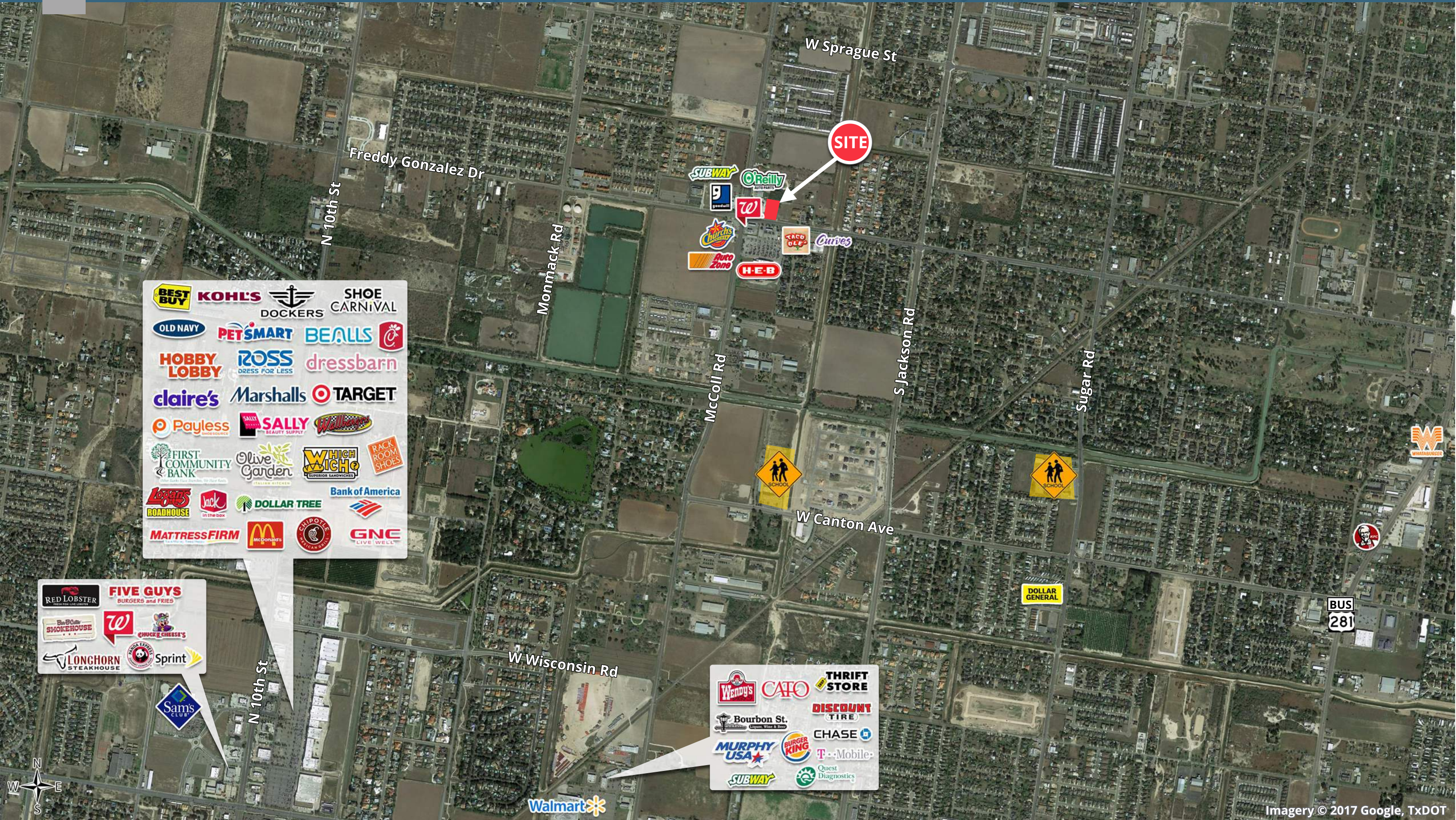
Contact

WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

DREW ALLEN

210.827.4097 | drew.allen@srsre.com



BEST BUY **KOHL'S** **SHOE CARNIVAL**
OLD NAVY **PETSMART** **BEALLS**
HOBBY LOBBY **ROSS DRESS FOR LESS** **dressbarn**
claire's **Marshalls** **TARGET**
Payless **SALLY BEAUTY SUPPLY** **Walgreens**
FIRST COMMUNITY BANK **Olive Garden** **WHICH Wicho** **RACK ROOM SHOES**
Logan's ROADHOUSE **Jack In the Box** **DOLLAR TREE** **Bank of America**
MATTRESS FIRM **McDonald's** **CHIPOTLE MEXICAN GRILL** **GNC LIVE WELL**

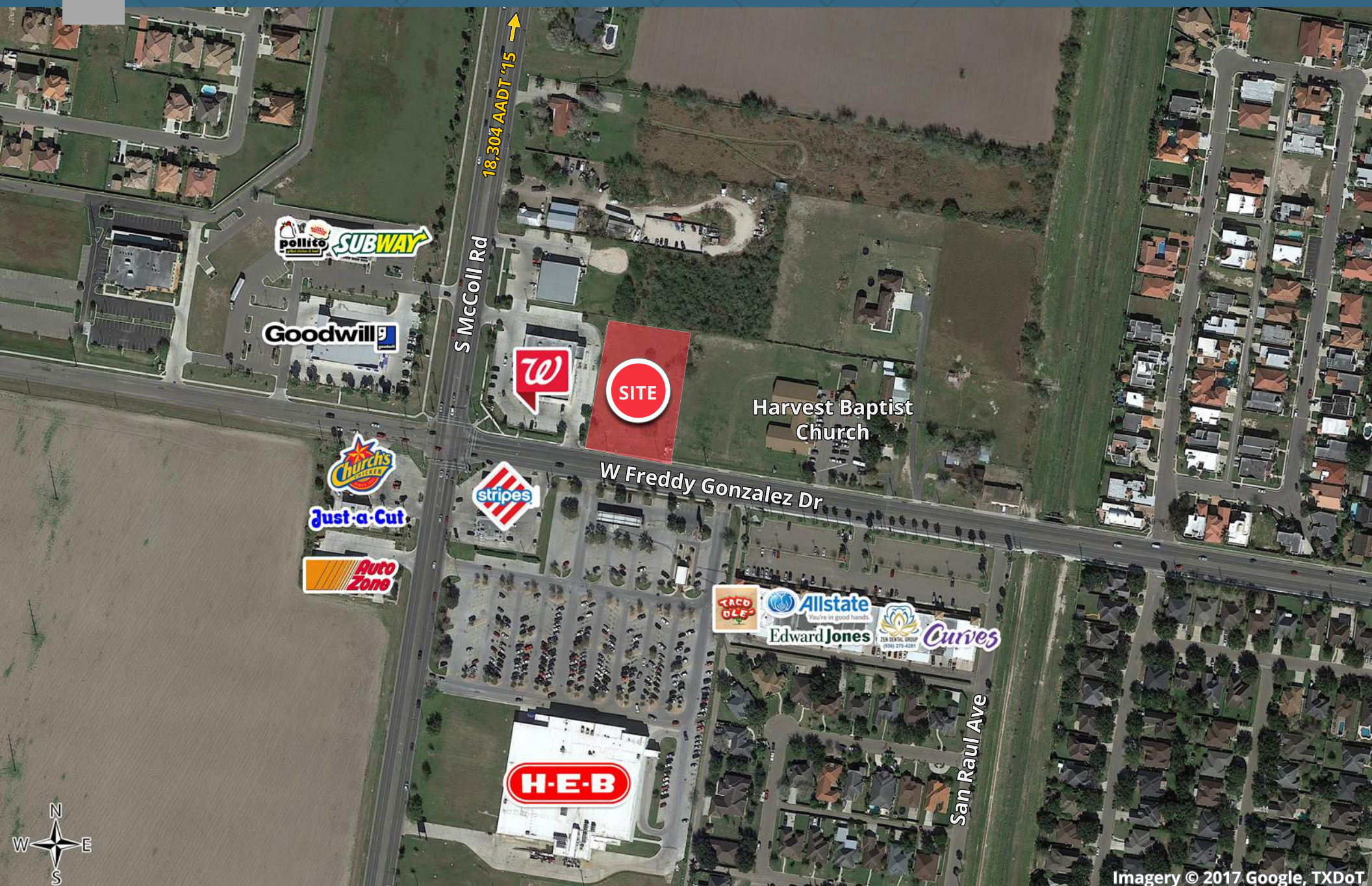
RED LOBSTER **FIVE GUYS BURGERS and FRIES**
Bojangles' SMOKEHOUSE **Wendy's** **CHUCK E. CHEESE'S**
LONGHORN STEAKHOUSE **Sprint**

Sam's CLUB

Wendy's **CATO** **THRIFT STORE**
Bourbon St. **DISCOUNT TIRE**
MURPHY USA **BURGER KING** **CHASE**
SUBWAY **T-Mobile** **Quest Diagnostics**

Edinburg

NEC of W Freddy Gonzalez & S McColl Rd | Edinburg, TX



Executive Summary

NEC of W Freddy Gonzalez & S McColl Rd | Edinburg, TX



	1 mile	3 miles	5 miles
Population			
2000 Population	4,853	44,660	107,048
2010 Population	8,847	68,101	157,405
2016 Population	9,514	75,252	173,740
2021 Population	10,231	81,801	188,971
2000-2010 Annual Rate	6.19%	4.31%	3.93%
2010-2016 Annual Rate	1.17%	1.61%	1.59%
2016-2021 Annual Rate	1.46%	1.68%	1.69%
2016 Male Population	47.1%	47.9%	48.2%
2016 Female Population	52.9%	52.1%	51.8%
2016 Median Age	31.3	29.9	30.1

In the identified area, the current year population is 173,740. In 2010, the Census count in the area was 157,405. The rate of change since 2010 was 1.59% annually. The five-year projection for the population in the area is 188,971 representing a change of 1.69% annually from 2016 to 2021. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 31.3, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	77.6%	82.6%	84.7%
2016 Black Alone	1.3%	1.6%	1.4%
2016 American Indian/Alaska Native Alone	0.7%	0.5%	0.5%
2016 Asian Alone	6.0%	3.8%	2.9%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	12.3%	9.6%	8.8%
2016 Two or More Races	2.0%	1.8%	1.8%
2016 Hispanic Origin (Any Race)	81.7%	84.8%	86.4%

Persons of Hispanic origin represent 86.4% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	1,581	13,929	32,583
2010 Households	3,017	22,197	49,177
2016 Total Households	3,256	24,500	54,137
2021 Total Households	3,505	26,641	58,795
2000-2010 Annual Rate	6.68%	4.77%	4.20%
2010-2016 Annual Rate	1.23%	1.59%	1.55%
2016-2021 Annual Rate	1.48%	1.69%	1.66%
2016 Average Household Size	2.92	3.02	3.18

The household count in this area has changed from 49,177 in 2010 to 54,137 in the current year, a change of 1.55% annually. The five-year projection of households is 58,795, a change of 1.66% annually from the current year total. Average household size is currently 3.18, compared to 3.17 in the year 2010. The number of families in the current year is 41,772 in the specified area.

Executive Summary

NEC of W Freddy Gonzalez & S McColl Rd | Edinburg, TX



	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$76,902	\$50,720	\$46,825
2021 Median Household Income	\$84,290	\$53,879	\$50,038
2016-2021 Annual Rate	1.85%	1.22%	1.34%
Average Household Income			
2016 Average Household Income	\$88,644	\$69,424	\$65,661
2021 Average Household Income	\$97,098	\$75,177	\$70,682
2016-2021 Annual Rate	1.84%	1.60%	1.48%
Per Capita Income			
2016 Per Capita Income	\$31,039	\$23,032	\$20,786
2021 Per Capita Income	\$34,061	\$24,868	\$22,291
2016-2021 Annual Rate	1.88%	1.55%	1.41%

Households by Income

Current median household income is \$46,825 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$50,038 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$65,661 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$70,682 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$20,786 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$22,291 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	1,701	15,340	37,298
2000 Owner Occupied Housing Units	896	8,669	21,571
2000 Renter Occupied Housing Units	685	5,260	11,012
2000 Vacant Housing Units	120	1,411	4,715
2010 Total Housing Units	3,189	24,189	53,356
2010 Owner Occupied Housing Units	1,627	12,782	30,381
2010 Renter Occupied Housing Units	1,390	9,415	18,796
2010 Vacant Housing Units	172	1,992	4,179
2016 Total Housing Units	3,431	26,509	58,617
2016 Owner Occupied Housing Units	1,651	13,671	32,273
2016 Renter Occupied Housing Units	1,605	10,830	21,865
2016 Vacant Housing Units	175	2,009	4,480
2021 Total Housing Units	3,689	28,653	63,446
2021 Owner Occupied Housing Units	1,748	14,867	34,903
2021 Renter Occupied Housing Units	1,758	11,774	23,892
2021 Vacant Housing Units	184	2,012	4,651

Currently, 55.1% of the 58,617 housing units in the area are owner occupied; 37.3%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 53,356 housing units in the area - 56.9% owner occupied, 35.2% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 4.27%. Median home value in the area is \$125,758, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.83% annually to \$151,749.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date