



FranklinStreet

Offering Memorandum



VACANT BURGER KING

688 East Expressway 83, La Joya, TX 78560

2006 Year Built

FSFP Austin, LLC | A Licensed Texas Broker # 9013618

CONTACT US



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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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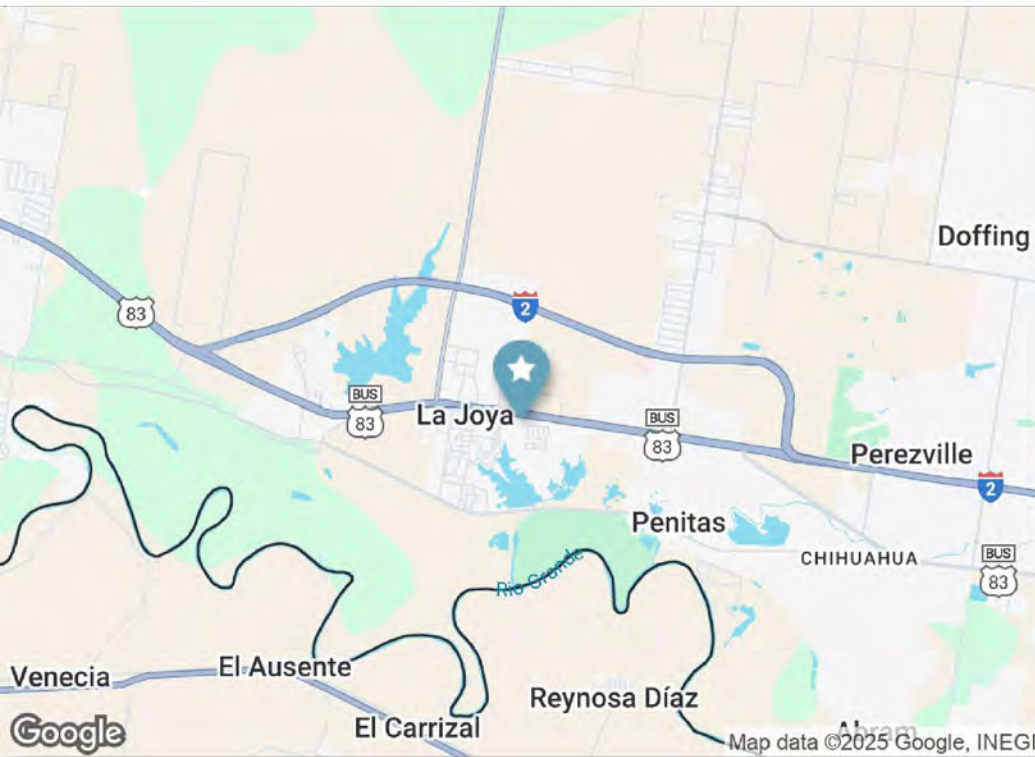


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E Expressway 83 - 38,200 VPD

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McAllen-Edinburg-Mission MSA

As of 2023 this MSA had an estimated population of approximately 898,471 people making it one of the larger metropolitan areas of Texas

Sale Price:	\$600,000
Price Per SF:	\$202.91



OFFER SUMMARY

Investment Highlights

- **Freestanding QSR with Drive-Thru** - ±2,957 SF building built in 2006 with drive-thru, well-suited for fast-food, coffee, or retail re-use.
- **Strategic Frontage on Expressway 83** - Highly visible location on a major East-West (38,200 VPD) highway offering strong vehicular traffic exposure.
- **High Performing Neighbor Tenants** -
 - Golden Chick's* ranks exceptionally well at #13 out of 203 nationwide and the top ranking location within a 15 mile radius. They do close to \$2 million in sales.
 - McDonald's* ranks 1,564 out of 12,819 of stores across the United States with sales hitting over \$4.9 million and amassing 742k visitors yearly.
 - Whataburger* collects over \$4.1 million in sales at the site and ranks in the top 59th percentile of stores across the country.
- **High-Growth Region** - Part of the rapidly expanding McAllen-Edinburg-Mission MSA; projected population growth of 5.1% over five years.
- **Dense Daytime and Residential Demographics** - The site is surrounded by over 4,300 residents within one mile, 10,100 within three miles, and more than 150,000 within ten miles—offering strong exposure to both residential and daytime populations.
- **Strong Economic Drivers Nearby** - Proximity to major healthcare facilities, manufacturing hubs, South Texas College, and a Texas A&M satellite campus.
- **Ample On-Site Parking** - More than 28 surface parking spaces support high customer turnover and drive-thru operations.
- **Flexible Repositioning Potential** - Vacant and ready for immediate occupancy or redevelopment, ideal for investors and owner-operators.

PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Vacant Burger King
Street Address	688 East Expressway 83
City, State, Zip	La Joya, TX 78560
County	Hidalgo

BUILDING INFORMATION

Building Size	2,957 SF
Occupancy %	0.0%
Tenancy	Single
Year Built	2006

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Single Tenant Net Lease Building
Lot Size	0.86 Acres
APN #	L1174-00-000-0001-00



PARCEL VIEW





INSURANCE ESTIMATE

LOCATION SUMMARY

Location Summary	Burger King
Address	688 E Expressway 83
Units	1
Square Footage (Heated)	2,957
Year Built	2006
Flood Zone	X-Unshaded
Bldg Replacement Cost (Per SF)	\$140
Building Values	\$413,980
Contents	\$0
Rental Income Total	-
Insured Value	\$413,980

PREMIUM SUMMARY

General Liability	\$750 - \$850
Property (X-Wind)	\$2,275 - \$2,500 N/A
NFIP Flood	\$3,025 - \$3,350
Total Premium (With-Wind)	

COMMENTS

- Pricing Subject to Receipt of Clean Hard Copy Loss Runs from seller.
- Indication is based on Roofs 10 years old or newer
- Based on no Aluminum Wiring
- Lender Insurance Requirements will alter indications
- Based on Masonary Non-Combustible Construction
- *Premium Estimates Only. Not Bindable*



REESE MILLS

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5/6/2025

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LOCATION OVERVIEW

ABOUT LA JOYA

Discover the possibilities of investing in dynamic La Joya! The area surrounding the property is a vibrant hub primed for growth, offering convenient access to major transportation routes and a thriving commercial landscape. Situated near prominent landmarks such as the La Joya Independent School District and the Palmview Golf Course, investors are presented with ample opportunities for leveraging the area's amenities and community appeal. With a strategic location amid bustling activity, the potential to establish a compelling office presence is within reach.

Additionally, La Joya's proximity to the U.S.-Mexico border brings a steady flow of transient traffic, which significantly benefits local businesses. This cross-border movement contributes to increased foot traffic and consumer spending, as seen in the strong sales performance of neighboring quick-service restaurants (QSRs). The consistent demand from travelers and regional visitors further underscores the area's commercial strength and makes it an ideal location for new investment. Embrace the energy and promise of La Joya as you explore prospects in this expanding commercial district.

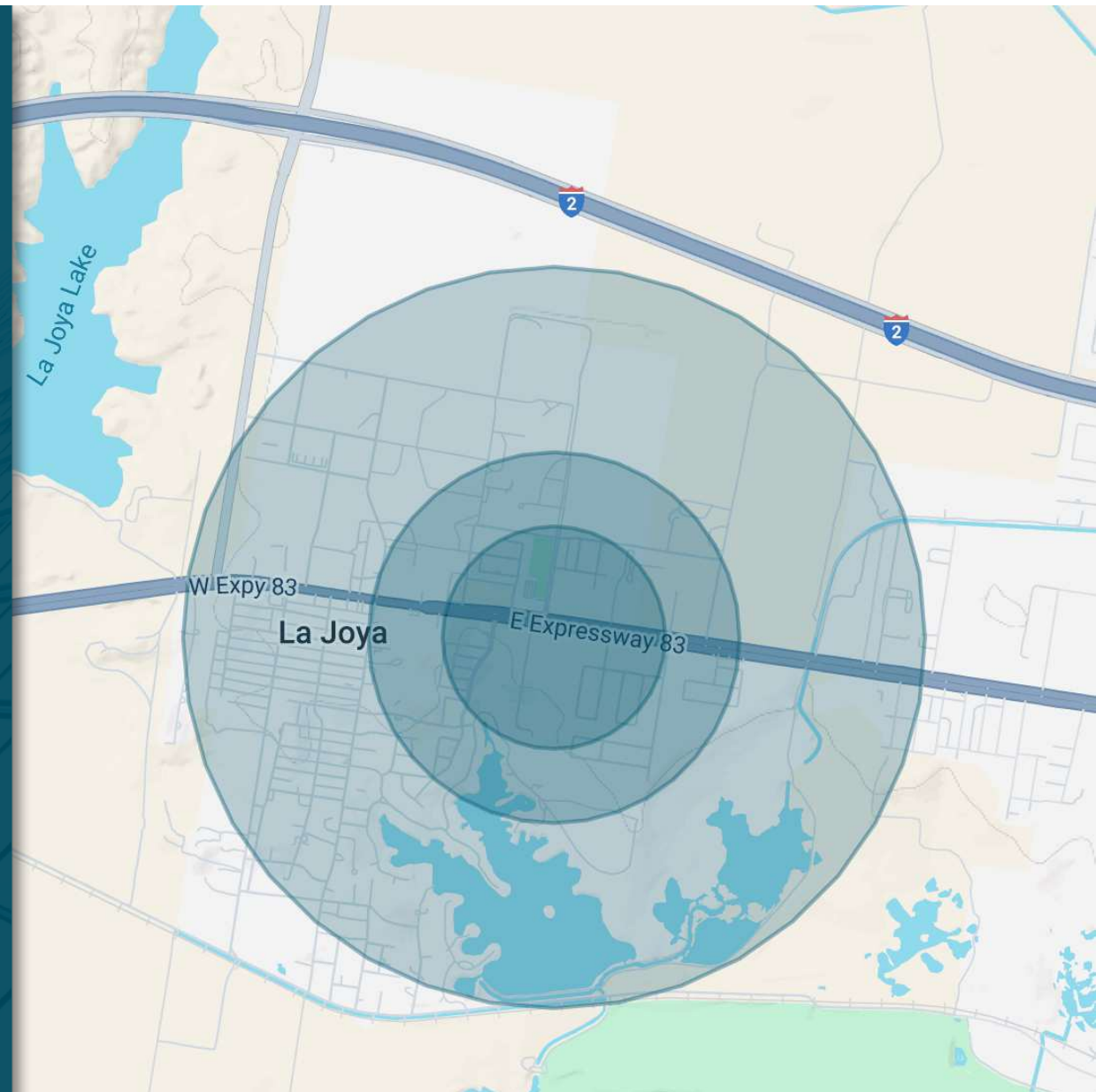


AREA OVERVIEW

DEMOGRAPHICS

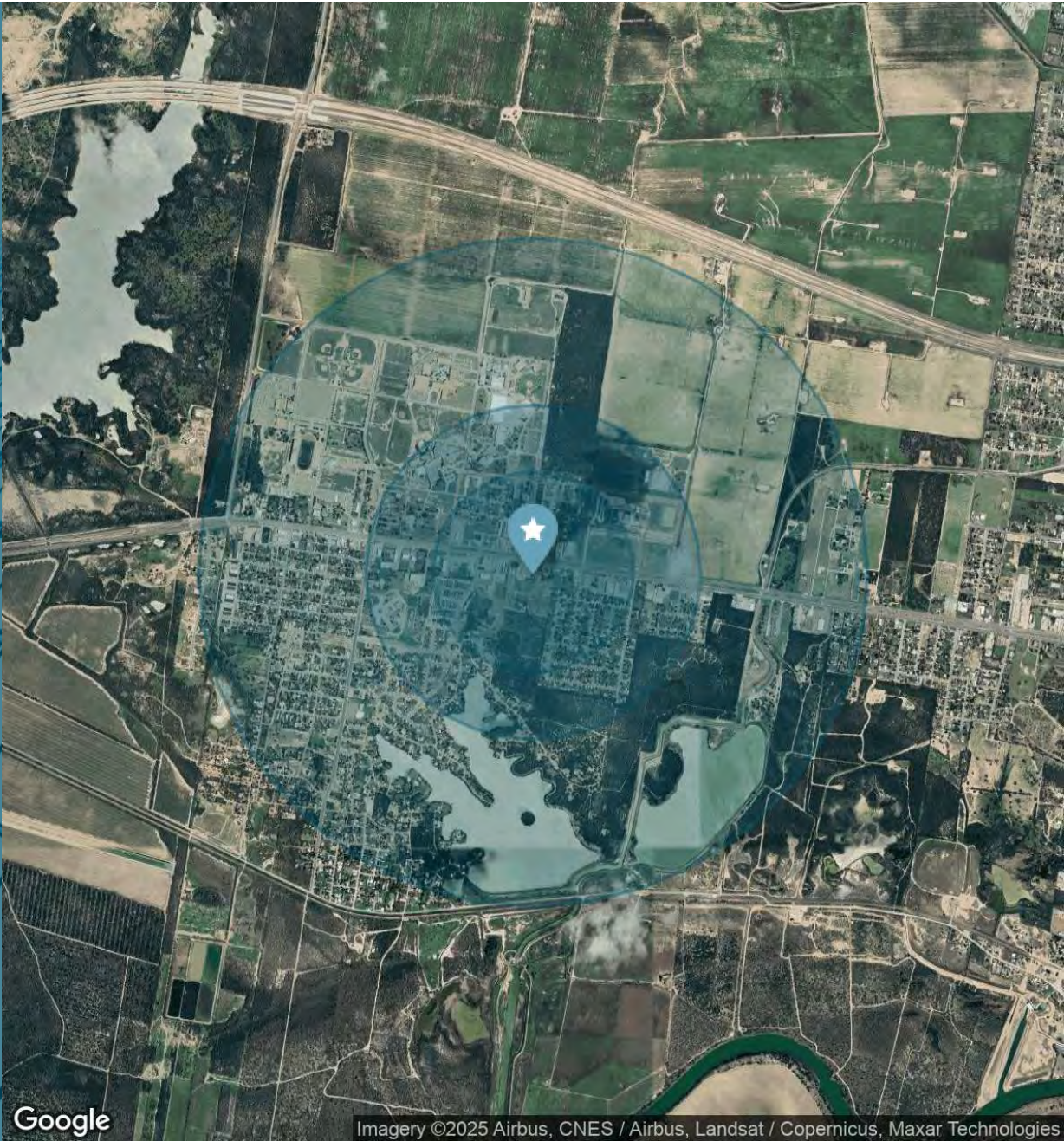
	1 MILES	3 MILES	10 MILE
POPULATION			
Total population	4,384	10,128	150,495
HOUSEHOLDS & INCOME			
Total households	1,311	2,898	42,722
Average HH income	\$74,990	\$86,284	\$72,420
Average house value	\$112,204	\$129,245	\$117,761

* Demographic data derived from 2020 ACS - US Census



DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2024)	7,123	23,501	65,410
Projected Population (2029)	7,374	24,527	68,865
Census Population (2020)	6,896	21,706	60,781
HOUSEHOLDS			
Estimated Households (2024)	2,118	6,945	19,788
Projected Households (2029)	2,270	7,455	21,530
Census Households (2020)	2,043	6,263	17,650
HOUSEHOLD INCOMES			
Estimated Average Household Income (2024)	\$83,911	\$71,272	\$66,602
Estimated Median Household Income (2024)	\$52,310	\$46,224	\$47,753
Average Household Net Worth (2024)	\$683,360	\$661,549	\$742,667



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Contact a Team Member



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