

For Lease

Retail/Office Space

2,870 - 4,264 SF | \$0.99 PSF Monthly-GROSS



SPACE ADJACENT TO RIVERVIEW PLAZA

107 E GRANT

ROMA, Texas 78584

Property Highlights

- Proximity to Roma International Bridge with over 2.2 million crossings in 2022, including nearly 200,000 pedestrians.
- Proximity to US Hwy 83
- Proximity to Riverview Retail Plaza

Property Description

This building contains 10,414 sf of leaseable area. This space is subdivided into 3 individual spaces containing 2,870 sf, 3,280 sf, and 4,264 sf. There is parking for 48 vehicles including handicapped spaces in front of the lease spaces. There are other parking spaces available at the rear of the building. The property is directly across from the City of Miguel Aleman, Mexico. Roma Ranks # 7 in Texas in Border Crossings.

OFFERING SUMMARY

Suite B	3,280 SF
Suite C	4,264 SF
Suite D	2,870 SF
Price for lease:	\$0.99 psf monthly-Gross
Building Size	19,024 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
2 Miles	11,302	\$26,964
3 Miles	14,559	\$27,980
4 Miles	15,752	\$27,900

For more information

Shannon Dopp

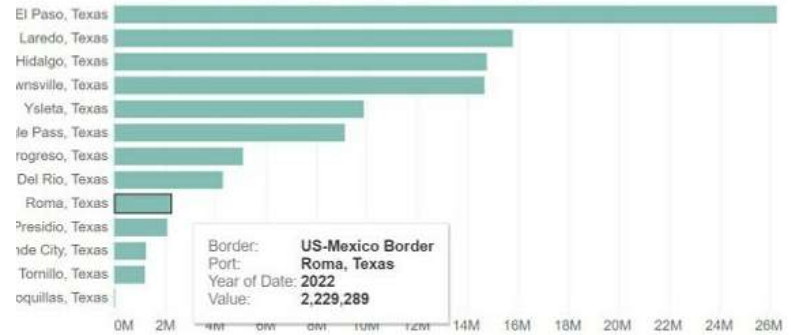
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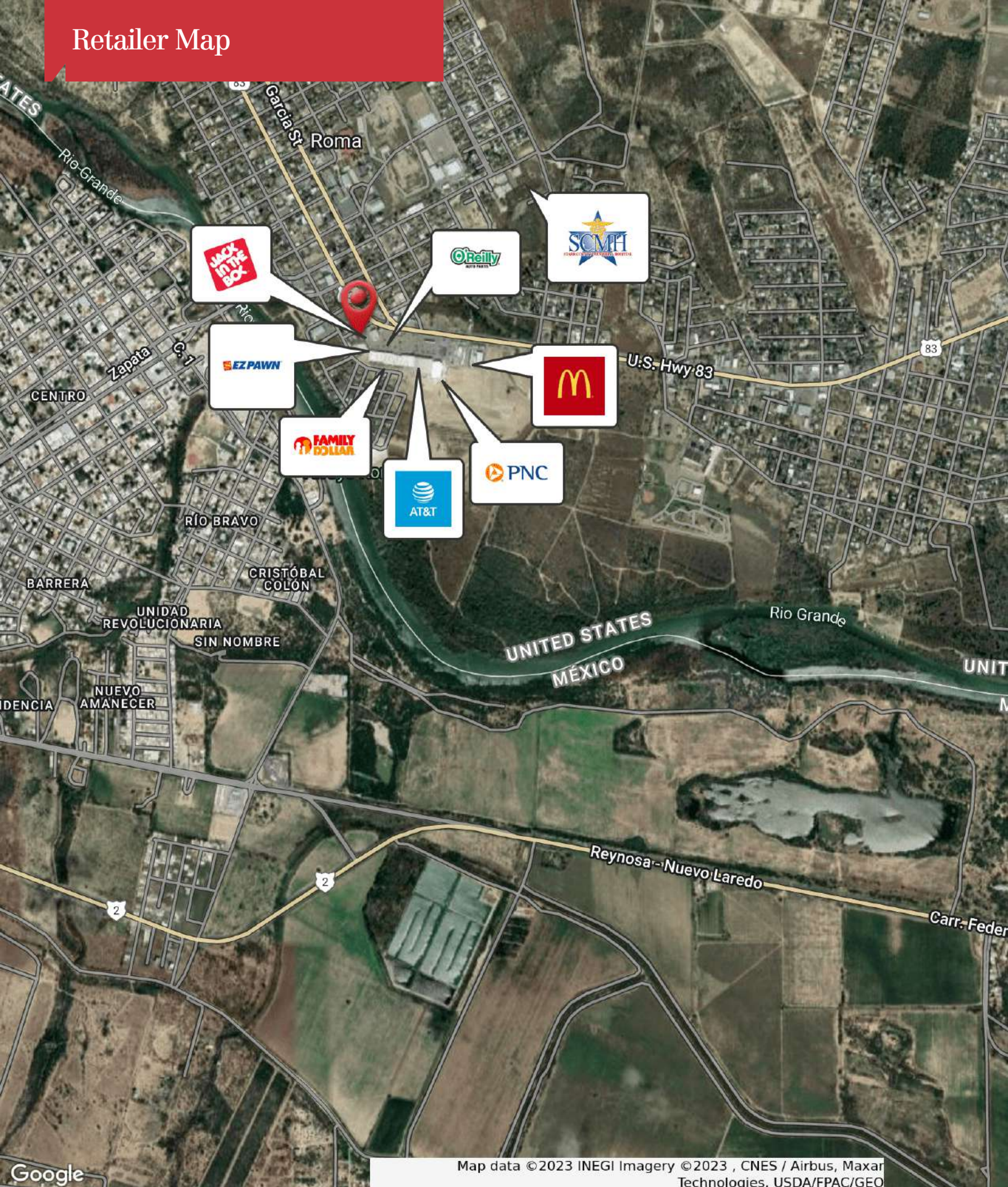
Additional Photos



Border Crossing Entry Data | All 2022 Ranking

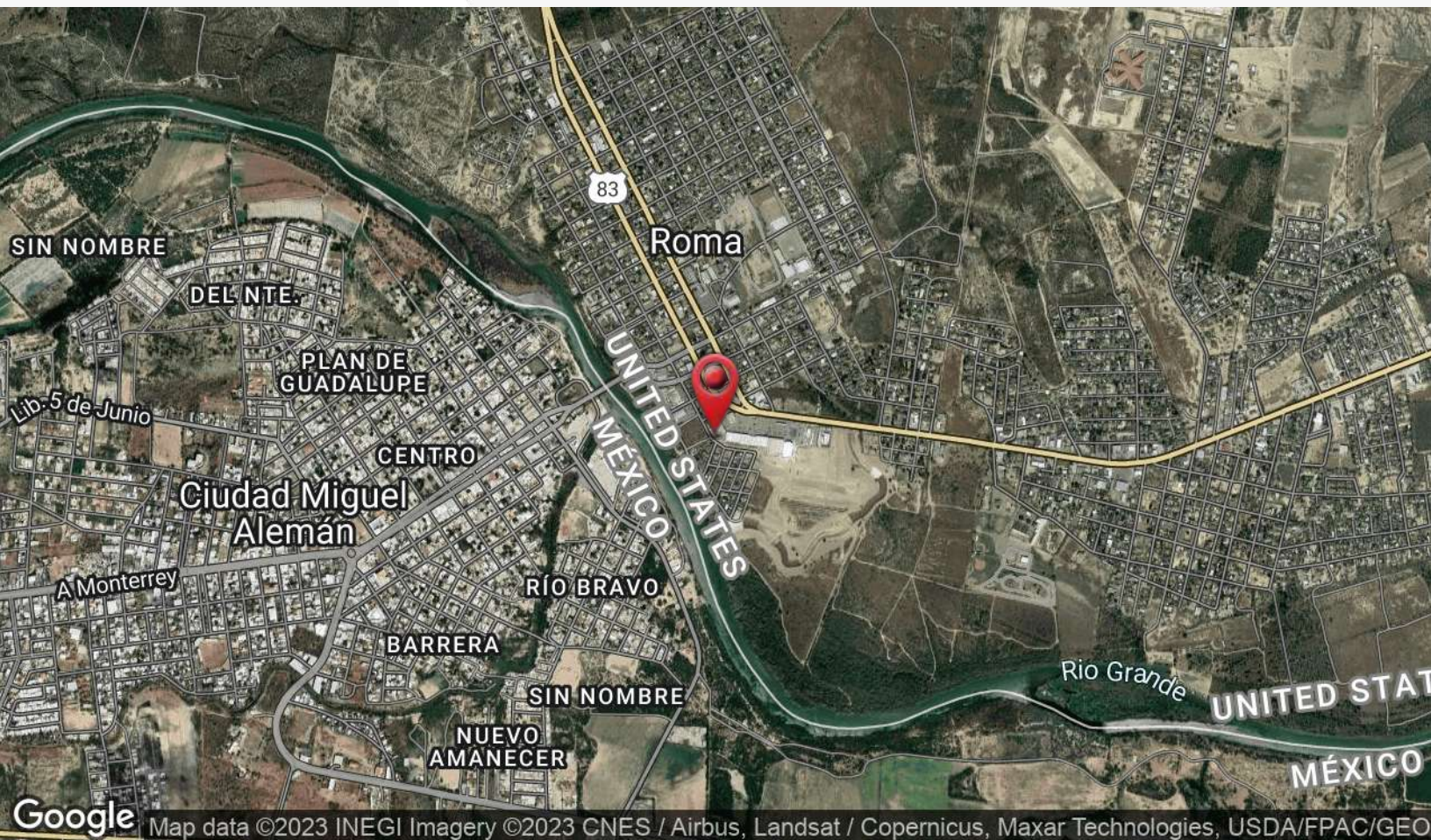
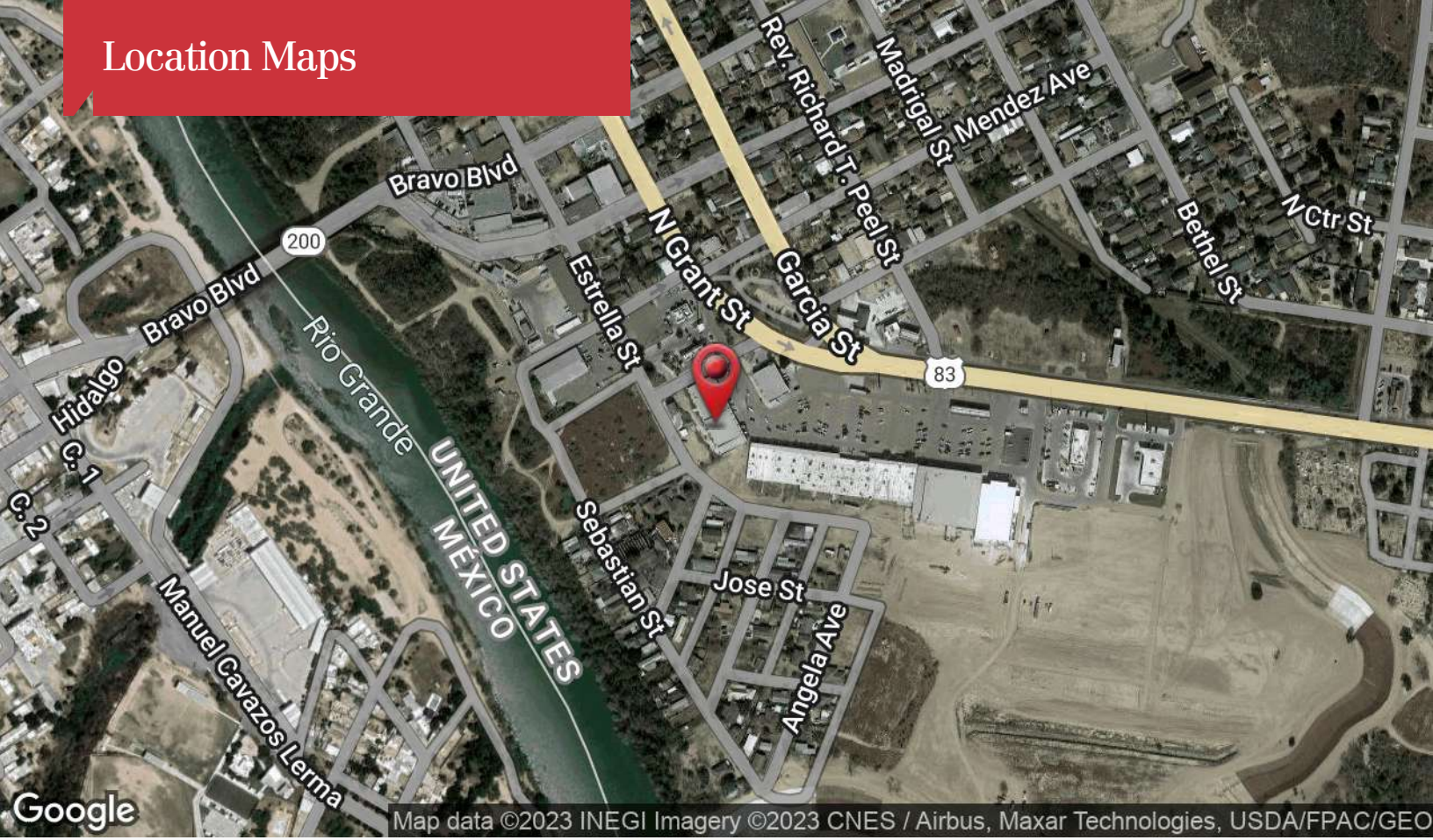


Retailer Map

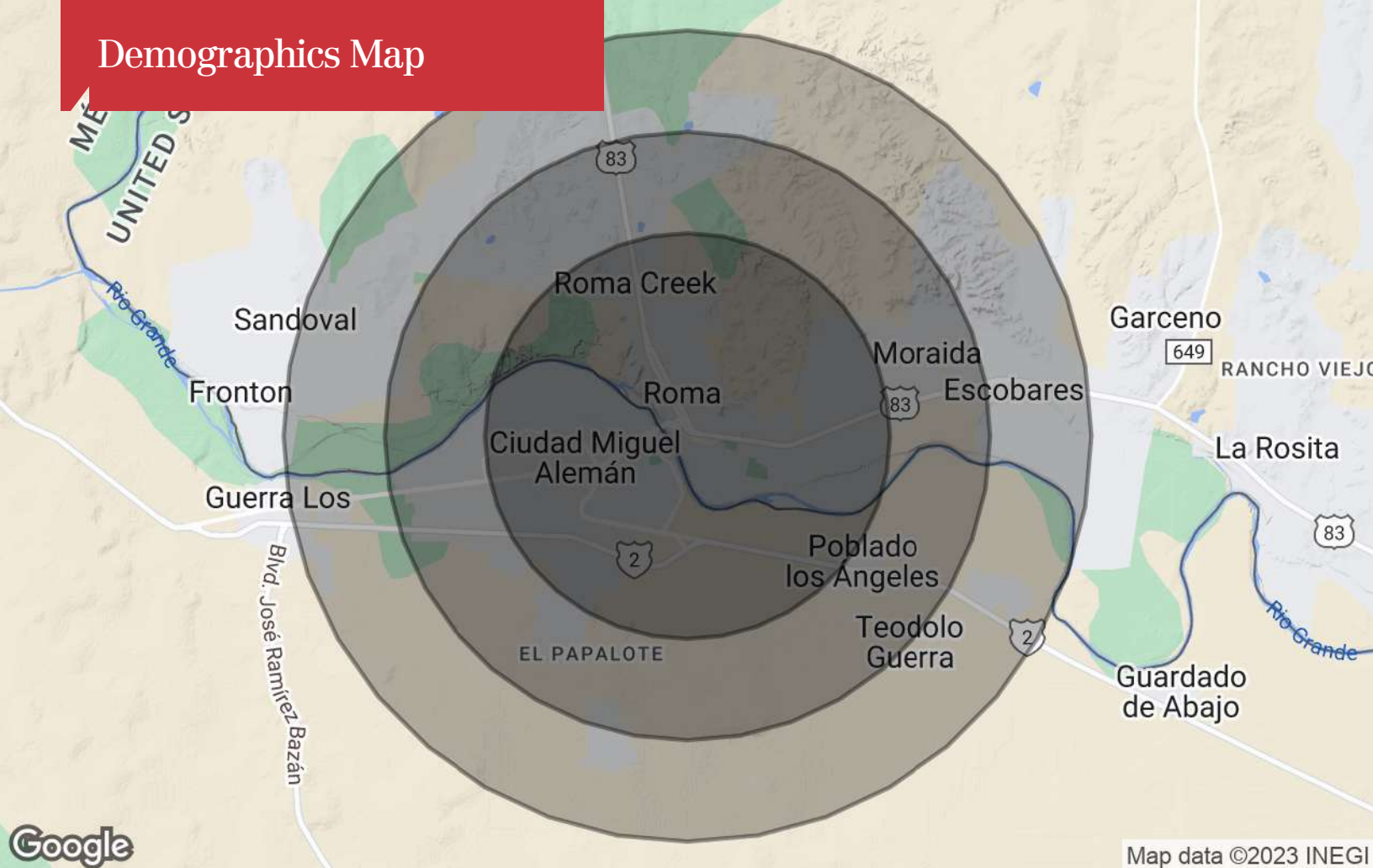


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Location Maps



Demographics Map



Population

	2 Miles	3 Miles	4 Miles
TOTAL POPULATION	11,302	14,559	15,752
MEDIAN AGE	31.0	30.4	30.5
MEDIAN AGE (MALE)	29.5	29.1	29.1
MEDIAN AGE (FEMALE)	33.5	32.8	32.8

Households & Income

	2 Miles	3 Miles	4 Miles
TOTAL HOUSEHOLDS	3,561	4,555	5,014
# OF PERSONS PER HH	3.2	3.2	3.1
AVERAGE HH INCOME	\$26,964	\$27,980	\$27,900
AVERAGE HOUSE VALUE	\$72,922	\$72,685	\$70,940

* Demographic data derived from 2020 ACS - US Census

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For More Information:



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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.

<u>NAI Rio Grande Valley</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9008410</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
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<u>Michael J. Blum</u> Sales Agent/Associate's Name	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date