

LA VILLITA SHOPPING CENTER

NWC OF VETERANS BLVD & CHEVROLET DR
2400 VETERANS BLVD | DEL RIO, TEXAS 78840

FOR LEASE
\$7.00 - \$12.00 PSF
TOTAL

AVAILABLE SPACE
1,000 SF - 7,000 SF

PROPERTY HIGHLIGHTS

- White Box & 2nd Gen retail spaces available
- Good Tenant Mix
- Great Location
- Plenty of parking

TRAFFIC COUNTS

Veterans Blvd: 29,000 VPD
(CoStar 2015)

AREA RETAILERS



CALL NOW FOR MORE INFORMATION



DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2016 Population	5,984	33,582	43,154
Daytime Population	9,731	35,800	43,460
Average HH Income	\$65,719	\$57,478	\$58,569

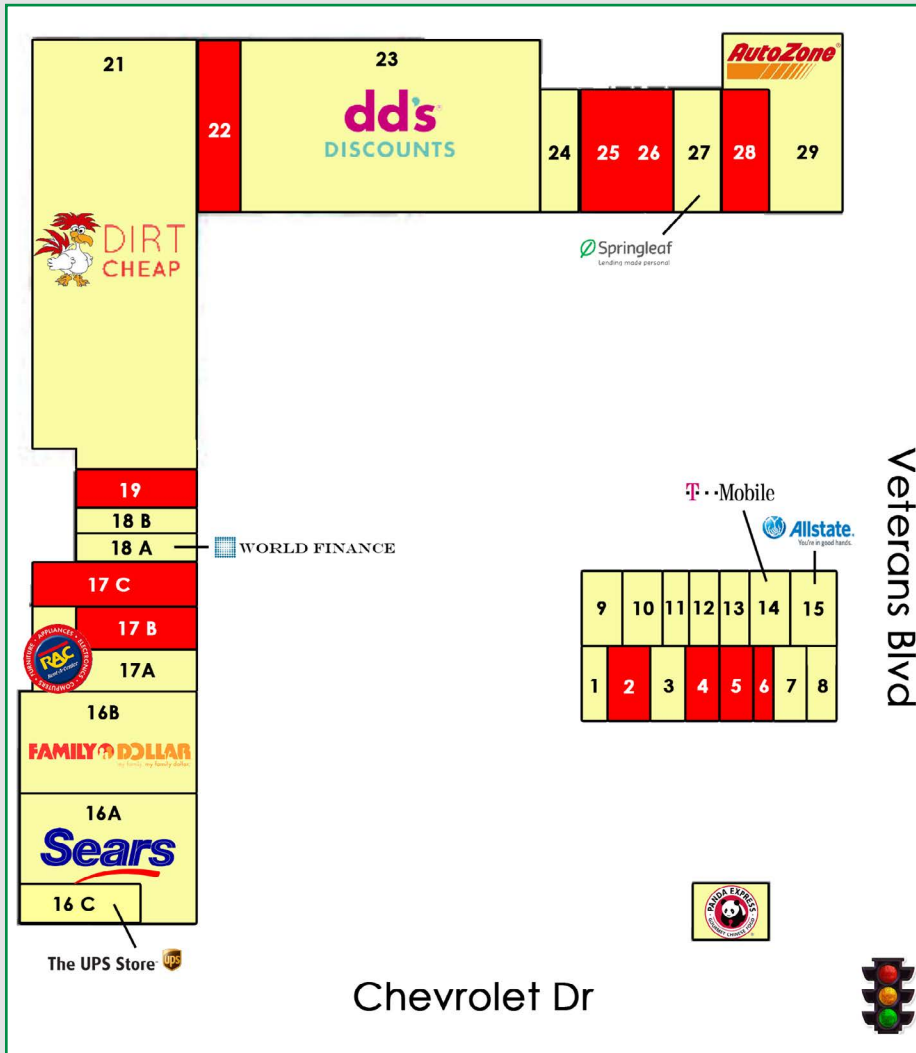
Roy Ramon
roy@retailsolutions.us
956.412.8800



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Suite	Tenant	SF
1	Plaza Hair	672
2	AVAILABLE	1,104
3	L&E Services	888
4	AVAILABLE	1,300
5	AVAILABLE	1,000
6	AVAILABLE	1,000
7/8	Copies to Go	1,944
9	Solid Gold	1,980
10	Regional Finance	1,200
11/12	Pro Nail	2,100
13	New Sound Hearing	990
14	T-Mobile	2,040
15	Allstate	1,980
16A	Sears	11,717
16B	Family Dollar	
16C	UPS Store	
17A	Rent A Center	4,000
17B	AVAILABLE	2,600
17C	AVAILABLE	3,300
18A	World Finance	1,400
18B	Retro Studio	1,400
19	AVAILABLE	3,200
21	Dirt Clean, LLC	28,930
22	AVAILABLE	7,000
23	dd's Discounts	22,000
24	H & R Block	2,000
25/26	AVAILABLE	3,440
27	Spring Leaf Financial	2,240
28	AVAILABLE	2,000
29	AutoZone	9,600
30	Panda Express	3,950

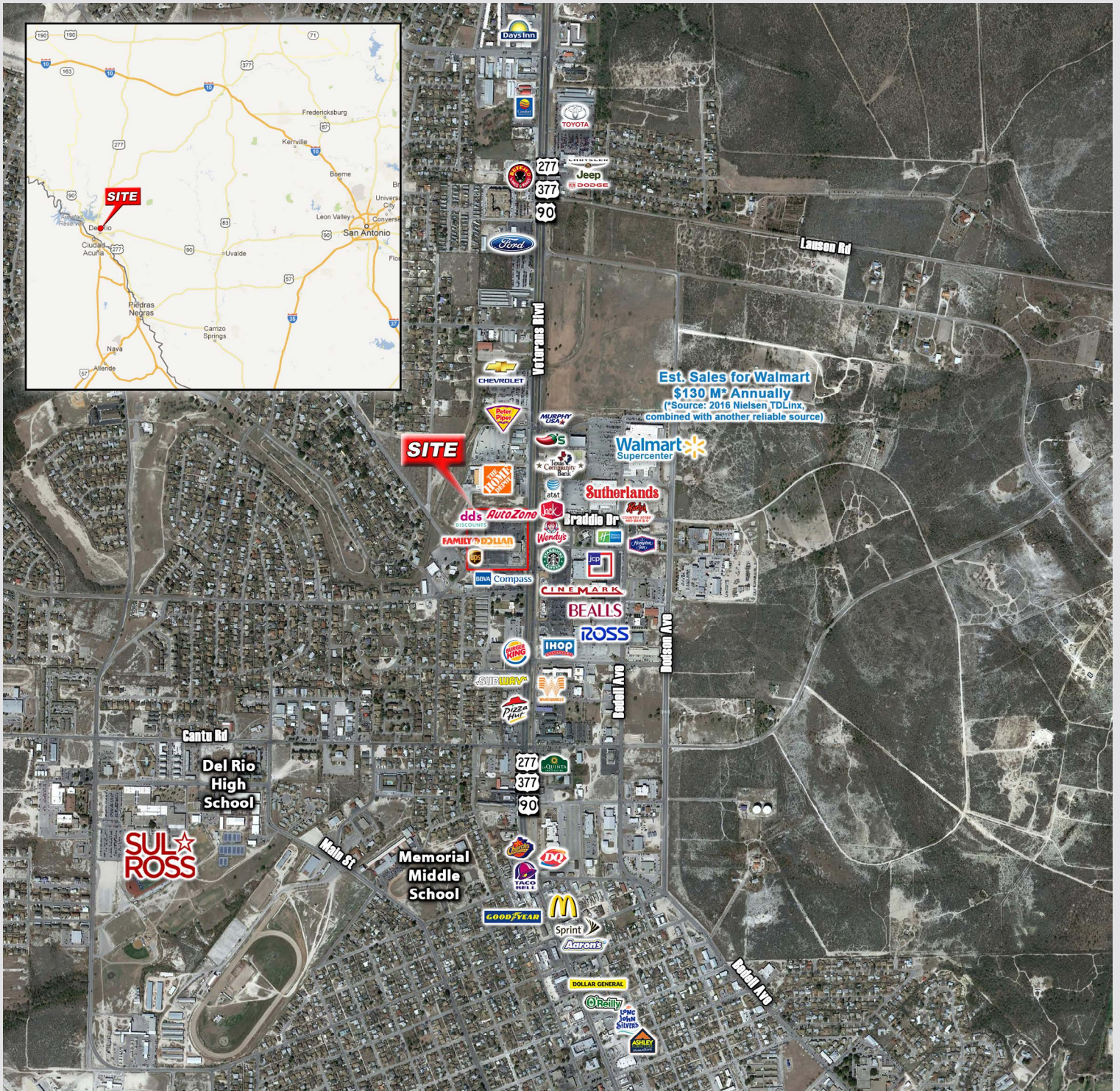
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Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions "	603091 OR 9003193	leads@retailsolutions.us	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutions.us	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutions.us	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date