



**EDWARDS
COMMERCIAL
REAL ESTATE**

100 LUPITA CIR, DEL RIO, TX 78840



FOR SALE: \$1,000,000

100 Lupita Circle in Del Rio, Texas presents a move-in-ready industrial warehouse opportunity strategically located for logistics, distribution, and light manufacturing users serving the U.S.-Mexico border region. The property offers approximately 30,000 square feet of functional warehouse and office space situated on a 1.53-acre site, delivering efficient building coverage with strong access and circulation.

The facility is well-configured for freight-intensive operations, featuring five dock-high loading doors and one grade-level drive-in dock, allowing for flexible loading scenarios and efficient truck movement. The warehouse is fully sprinklered and equipped with energy-efficient LED lighting throughout, supporting a broad range of industrial uses.

Approximately 1,500 square feet of finished office space is built into the warehouse and includes eight private offices, two restrooms, a kitchen, and a dedicated IT/server room, making the property suitable for both owner-users and tenants requiring integrated administrative and operational space.

Located just 1.5 miles from the Del Rio International Bridge, the property offers a meaningful logistical advantage for companies engaged in cross-border trade and regional distribution. Zoned Industrial (I) and offering immediate availability for sale or lease, 100 Lupita Circle represents a highly functional industrial asset within the Del Rio market.



CHRIS PARREIRA

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**Prices and statuses subject to change
without prior notice.*





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FOR LEASE: \$0.33/SQ FT/MONTH + NNN

100 Lupita Circle in Del Rio, Texas presents a move-in-ready industrial warehouse opportunity strategically located for logistics, distribution, and light manufacturing users serving the U.S.–Mexico border region.

Key Highlights

- ±30,000 SF industrial warehouse
- ±1.53-acre site
- 5 dock-high doors + 1 grade-level drive-in doc
- ±1,500 SF office buildout
 - 8 offices
 - 2 restrooms
 - Kitchen
 - IT/server room
- Fully sprinklered warehouse
- LED lighting throughout
- Industrial (I) zoning
- ±1.5 miles to the U.S.–Mexico border
- Immediate availability



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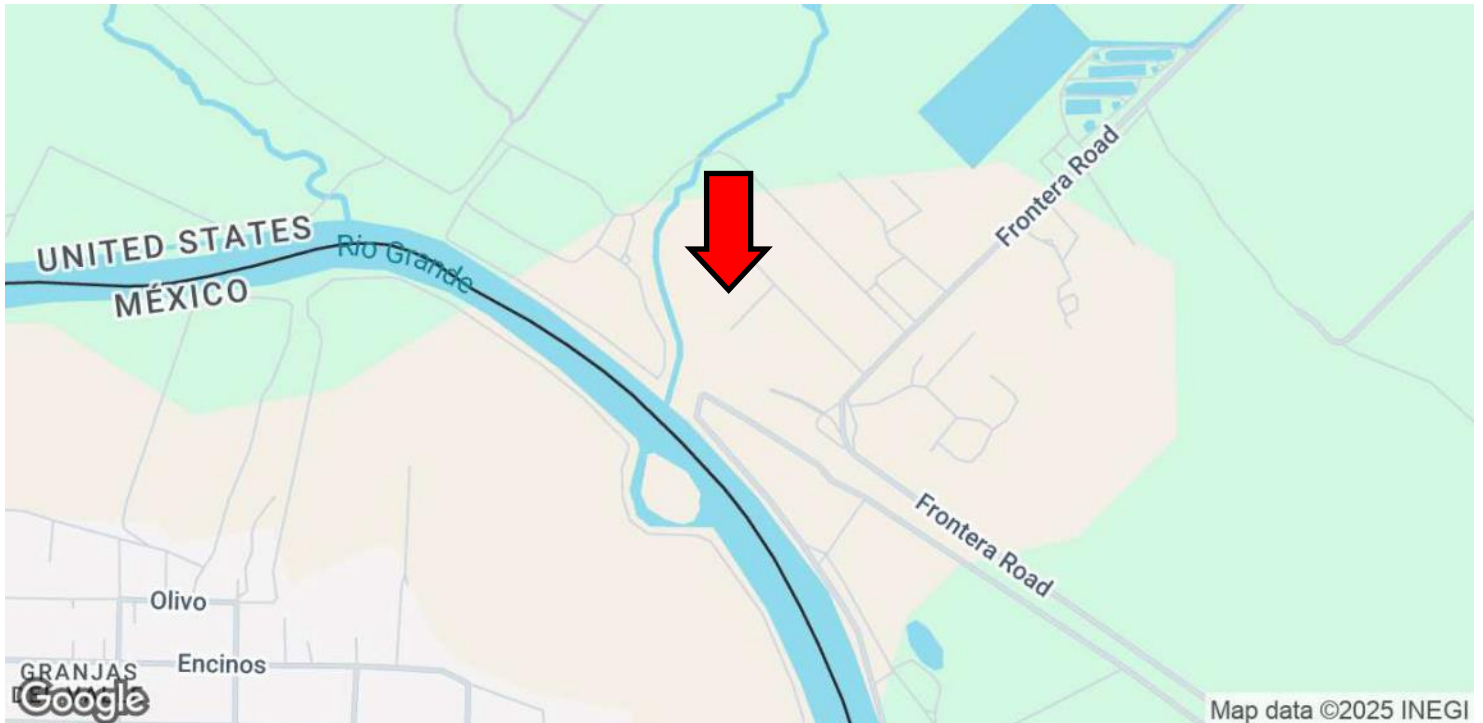
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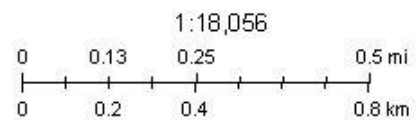
100 LUPITA CIR, DEL RIO, TX 78840

1.35 +/- ACRE LOT | 30,000 SQ FT



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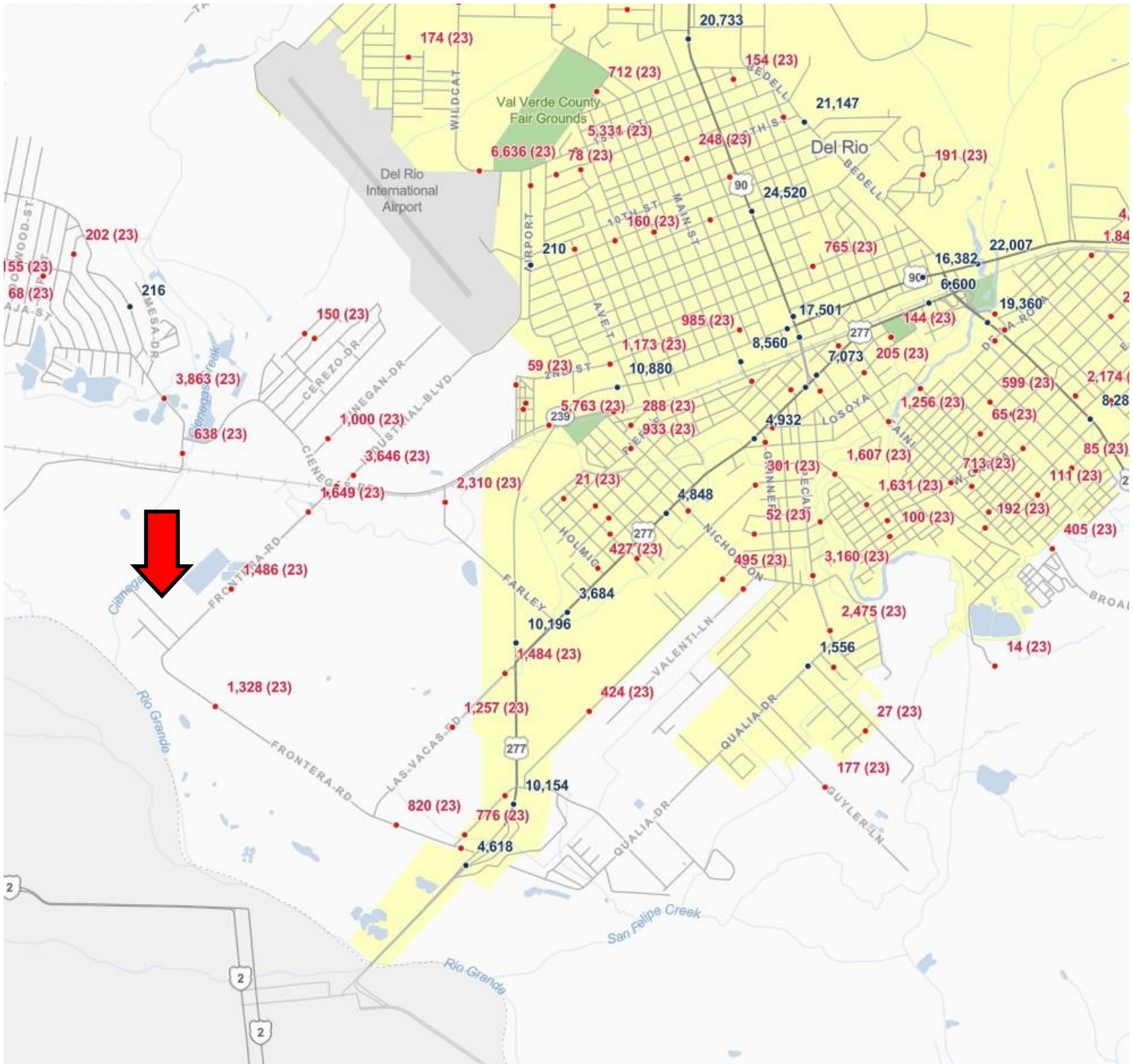
Zoning_24 CityOwned_Properties
C-2-A 2025 Ownership Shp
ETJ City Limits



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100 LUPITA CIR, DEL RIO, TX 78840





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Median Household Income

\$58,499

Source: 2024/2029 Income (Esri)

Median Age

35.4

Source: 2024/2029 Age: 5 Year
Increments (Esri)

Total Population

46,364

Source: 2024 Age: 1 Year Increments
(Esri)

1st Dominant Segment

**Southwestern
Families**

Source: 2024 Tapestry Market
Segmentation (Households)

Consumer Segmentation

LIFE MODE - What are the people like that live in this area?



Sprouting Explorers

Young homeowners with families

URBANIZATION - Where do people like this usually live?



Urban Periphery

City life for starting families in neighborhoods that fringe major cities

Top Tapestry Segments	Southwestern Families	Middleburg	Forging Opportunity	Comfortable Empty Nesters	Southern Satellites
% of Households	5,729 (36.1%)	1,700 (10.7%)	1,442 (9.1%)	1,269 (8.0%)	1,217 (7.7%)
Lifestyle Group	Sprouting Explorers	Family Landscapes	Sprouting Explorers	GenXurban	Rustic Outposts
Urbanization Group	Urban Periphery	Semirural	Urban Periphery	Suburban Periphery	Rural
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family ; Mobile Homes
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	2.94	2.69	3.34	2.48	2.6
Median Age	38	37.6	32.3	46.4	41.6
Diversity Index	80.5	60.4	82.2	47	51.1
Median Household Income	\$44,300	\$83,700	\$56,700	\$97,600	\$66,600
Median Net Worth	\$61,800	\$277,100	\$106,500	\$509,700	\$240,600
Median Home Value	\$170,300	\$306,900	\$197,400	\$323,300	\$239,600
Homeownership	55.9%	76.1%	62.5%	87.4%	81.1%
Employment	Services or Professional	Professional or Mgmnt/Bus/Financial	Services or Transport/Material Moving	Professional or Mgmnt/Bus/Financial	Professional or Services
Education	High School Diploma	High School Diploma	High School Diploma	Bachelor's Degree	High School Diploma
Preferred Activities	Shop at pharmacies, dollar stores and discount departments. Television is a primary source of entertainment.	Spending priorities also focus on family. Enjoy hunting, fishing, bowling and baseball.	Shop at discount and department stores. Subscribe to satellite TV to watch their favorite programs.	Play golf, ski and work out regularly. Home maintenance a priority among these homeowners.	Go hunting, fishing. Own a pet dog.
Financial	Budget-conscious consumers	Carry some debt; invest for future	Balance their budgets carefully by spending only on necessities	Portfolio includes stocks, CODs, mutual funds and real estate	More concerned about cost rather than brand

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date