

INDUSTRIAL PROPERTY FOR LEASE

# MERCEDES INDUSTRIAL WAREHOUSES



**1950**  
W EXPRESSWAY 83  
MERCEDES, TX

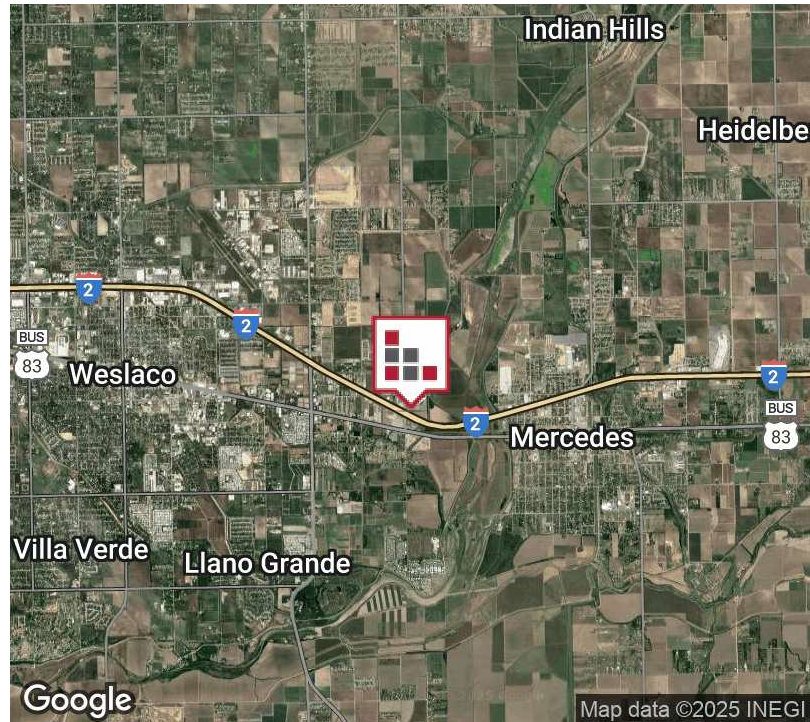


5,000 SF -- NEW CONSTRUCTION Warehouses located on the Expressway in Mercedes, Texas for your growing business! Each Warehouse includes 544 sf of office and 4,456 sf warehouse. Warehouse dimensions are 50' x 100' with graduated ceiling height of 20 - 22'. One (1) 12' x 14' roll up door in Front and Rear. One (1) Front Entry and two (2) Rear Doors. Easy access on/off Interstate 2.



# FOR LEASE MERCEDES INDUSTRIAL WAREHOUSES

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr \$2.00 NNN
<b>MONTHLY RENT</b>	<b>\$5,000.00</b>
Building Size:	5,000 SF
Available SF:	5,000 SF
Lot Size:	3 Acres
Number of Units:	5
Year Built:	2025
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Mercedes

### PROPERTY OVERVIEW

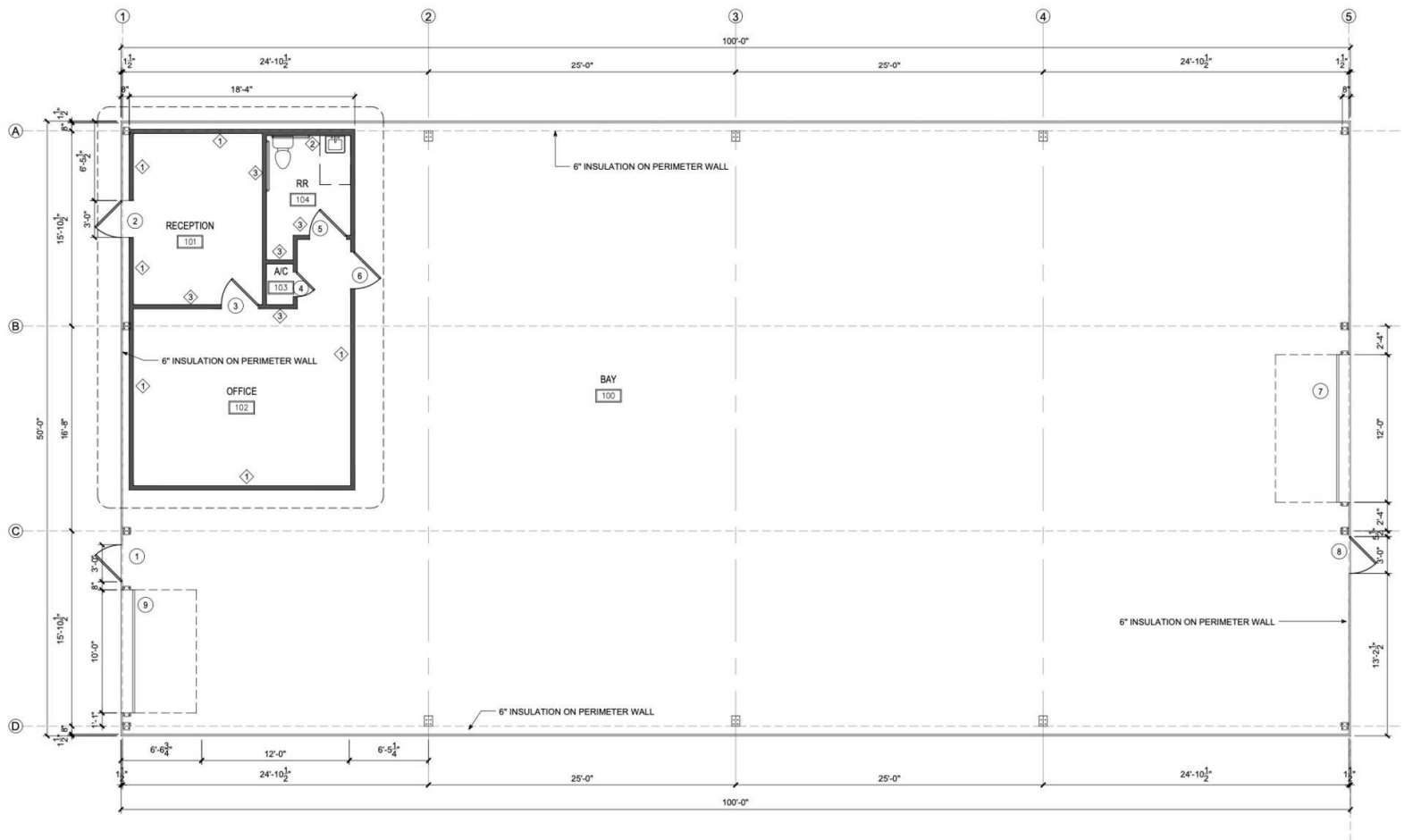
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### PROPERTY HIGHLIGHTS

- **EXPRESSWAY FRONTAGE**
- **MID VALLEY LOCATION**
- **NEW CONSTRUCTION**
- **IDEAL SIZE**

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## FLOOR PLAN



### FLOOR PLAN

(REFER TO PRE-ENGINEER PLANS FOR METAL BUILDING)

SCALE: 3/16" = 1'-0"

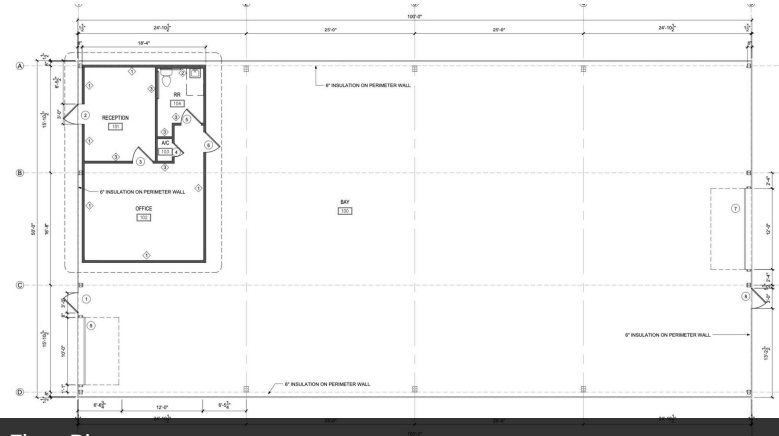


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## ADDITIONAL PHOTOS



New Construction



Interior Photo - Under Construction



5 Warehouses - Side by Side



New Construction - 90% Complete



Circle Drive



FOR LEASE  
MERCEDES INDUSTRIAL WAREHOUSES

LOCATION MAP





# FOR LEASE MERCEDES INDUSTRIAL WAREHOUSES

## DEMOGRAPHICS MAP



### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total population	36,608	84,133	157,584
Median age	38	36	36
Median age (Male)	36	35	35
Median age (Female)	39	38	37

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total households	12,041	26,434	47,817
# of persons per HH	3	3.2	3.3
Average HH income	\$58,997	\$64,754	\$64,187
Average house value	\$125,523	\$139,791	\$136,307

### ETHNICITY (%)

#### 3 MILES

#### 5 MILES

#### 10 MILES

Hispanic	91.5%	93.1%	93.8%
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### RACE (%)

White	45.1%	40.2%	38.8%
Black	0.5%	0.5%	0.4%
Asian	0.3%	0.4%	0.3%
Hawaiian	0.1%	0.0%	0.0%
American Indian	0.7%	0.8%	0.7%
Other	20.1%	21.5%	22.0%

\* Demographic data derived from 2020 ACS - US Census