

DESERT PALMS SQUARE

2016 N BEDELL AVENUE, DEL RIO, TX 78840



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FOR LEASE

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PROPERTY DESCRIPTION

St Croix Capital Realty Advisors is pleased to present 2016 Bedell Ave as a prime Ground Lease or Build to Suit opportunity. This developed 1.325-acre pad site sits on the hard corner of N Bedell Ave in the heart of the Del Rio Commercial Corridor.

The site is created by the two points of ingress/egress for the new Home2 Suites currently under development and fronts on N Bedell Avenue boasting over 22,000 vehicles per day. Additionally, the site is within close proximity to several other hotels and businesses including the Del Rio Police Department, the United States Postal Service, U.S. Customs and Border Protection, and the Plaza Del Sol Mall.

The site has been developed with utilities on site and is ready for a potential tenant to start construction.

OFFERING SUMMARY

Lease Rate:	Call Broker
Available SF:	Up to 10,000 SF
Lot Size:	1.325 Acres
Parking Spaces:	107 spaces based on 10,000 SF (210 spaces total)

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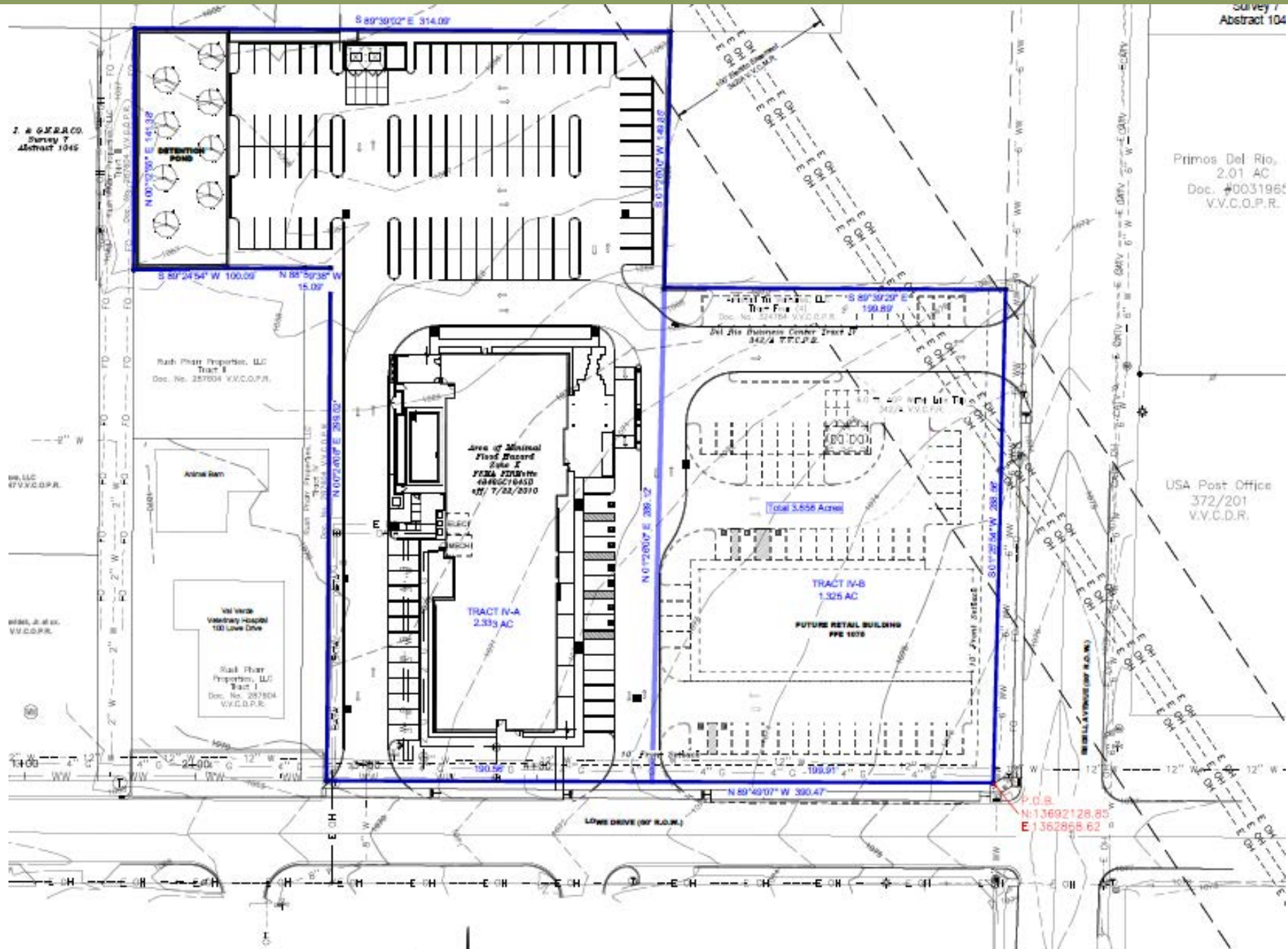
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Google

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LOCATION OVERVIEW

Del Rio and Val Verde County benefit from a diverse economic base and a trade market that includes Mexico, just a few miles to the south. The major employment areas in Del Rio are in the education, health, social services, retail trade, public administration and manufacturing fields. Del Rio is also home to the 47th Flying Training Wing, Laughlin Air Force Base. Laughlin A.F.B conducts specialized undergraduate pilot training for the United States Air Force, Air Force Reserve, Air National Guard, and allied nation air forces utilizing the T-6, T- 38, and T-1A aircraft, impacting our region with over \$250 million annually into our local economy.

Del Rio has been directly impacted by immigration reform and has since become home for thousands of deployed law enforcement who are protecting our borders. Immigration reform has brought in positive economic growth to the City of Del Rio.

Population: 52,804 (Val Verde County)

Acuna: Acuna is +/- 3 miles from Del Rio and boasts a 225,000+ population with 80,000+ US. Over 200,000 vehicles enter Del Rio per month, increases the Del Rio blended population to over 130,000.

Laughlin Air Force Base: LAFB indirect and direct workforce exceeds 8600 employees and is a major economic driver for the region.

Federal Agents: over 7600 Border patrol, Customs, ICE, FBI and DPS agents are stationed in Del Rio.



LOCATION OVERVIEW

Del Rio sits along the Ports-to-Plains trade corridor extending from Laredo to the Canadian border and is the first Port of Entry for I-27.

Del Rio has benefited from an influx of international manufacturing businesses opening factories in Acuna MX:

- Irvin automotive (Home - Piston Interiors)
- Bendix (Bendix Unveils Cutting-Edge Manufacturing Facility in Acuña, Mexico - The BRAKE Report)
- Howmet Aerospace (Howmet Aerospace)
- Gentherm (Home - Gentherm)
- Caterpillar (Caterpillar | Caterpillar Inc)
- Resco Electronics (Auto ID Supplier - Electromechanical Contract Manufacturing (rescoelectronics.com))
- Toter (Trash Can & Dumpster Manufacturer | Toter)



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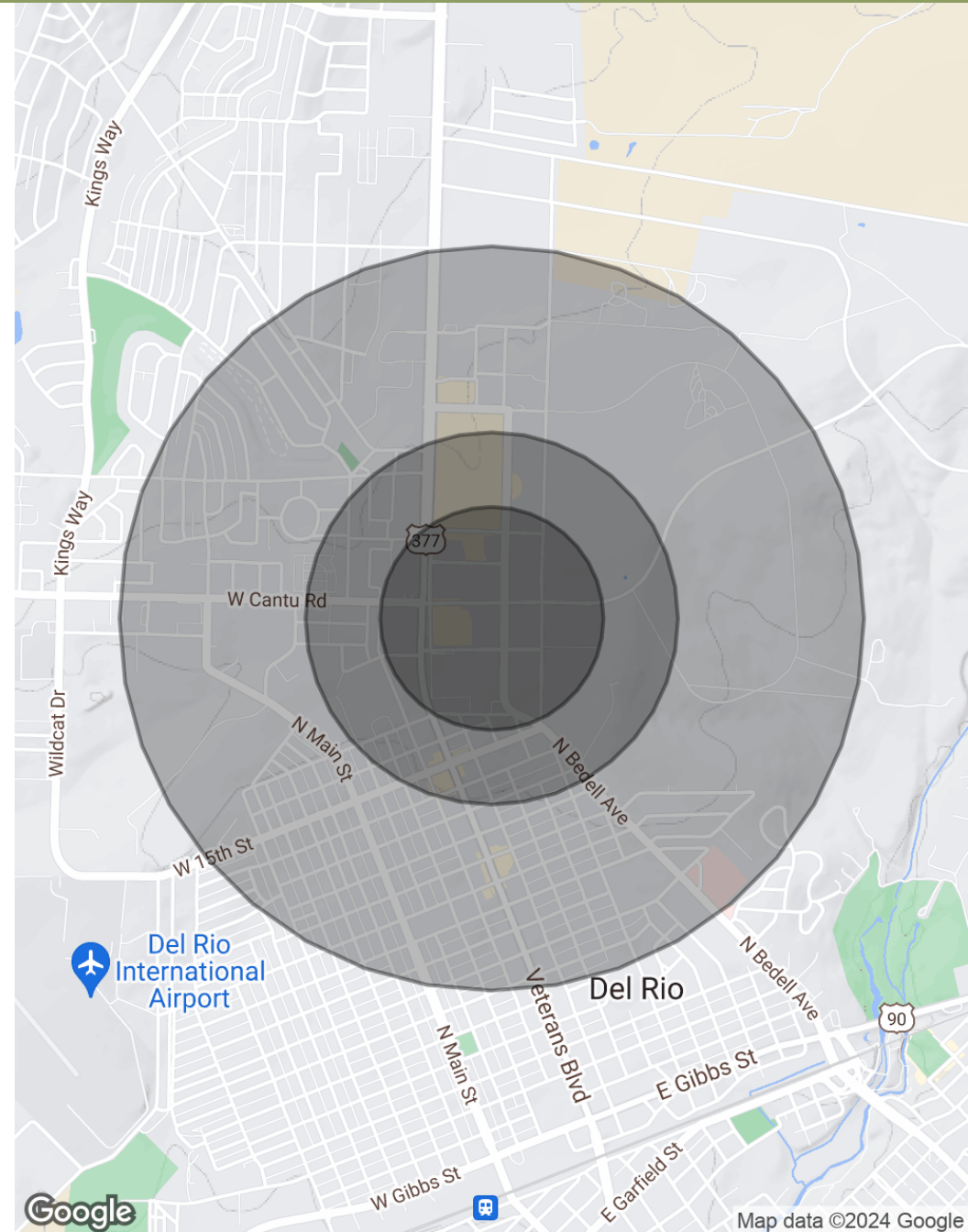
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	93	954	6,576
Average Age	37	37	38
Average Age (Male)	35	35	36
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	35	363	2,438
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$71,090	\$68,988	\$65,606
Average House Value	\$218,850	\$205,821	\$175,928

Demographics data derived from AlphaMap



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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.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
Designated Broker of Firm	License No.	Email	Phone
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