

Free-Standing QSR

For Sale

201 E. Grant Street, Roma, TX 78584



SALE PRICE \$615,000

LEASE RATE \$18.00 + NNN

Alejandro Adame
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**COLDWELL BANKER
COMMERCIAL**
Rio Grande Valley

Property Summary

201 E. Grant Street

Roma, TX 78584



PROPERTY DESCRIPTION

A great opportunity to acquire an established commercial site in one of Roma's most active retail areas, with strong highway exposure and an existing restaurant buildout.

PROPERTY HIGHLIGHTS

- Located along US Highway 83 in Roma, Texas.
- Excellent visibility and frontage along one of the city's primary commercial corridors.
- Existing drive-thru configuration.
- Strong redevelopment or re-tenanting opportunity for a QSR, restaurant, retail, or service user.

OFFERING SUMMARY

Sale Price:	\$615,000
Lease Rate:	\$18.00 + NN
Building Size:	2,744 SF
Market:	Roma
Submarket:	Rio Grande Valley

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West Facing Aerial

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East Facing Aerial

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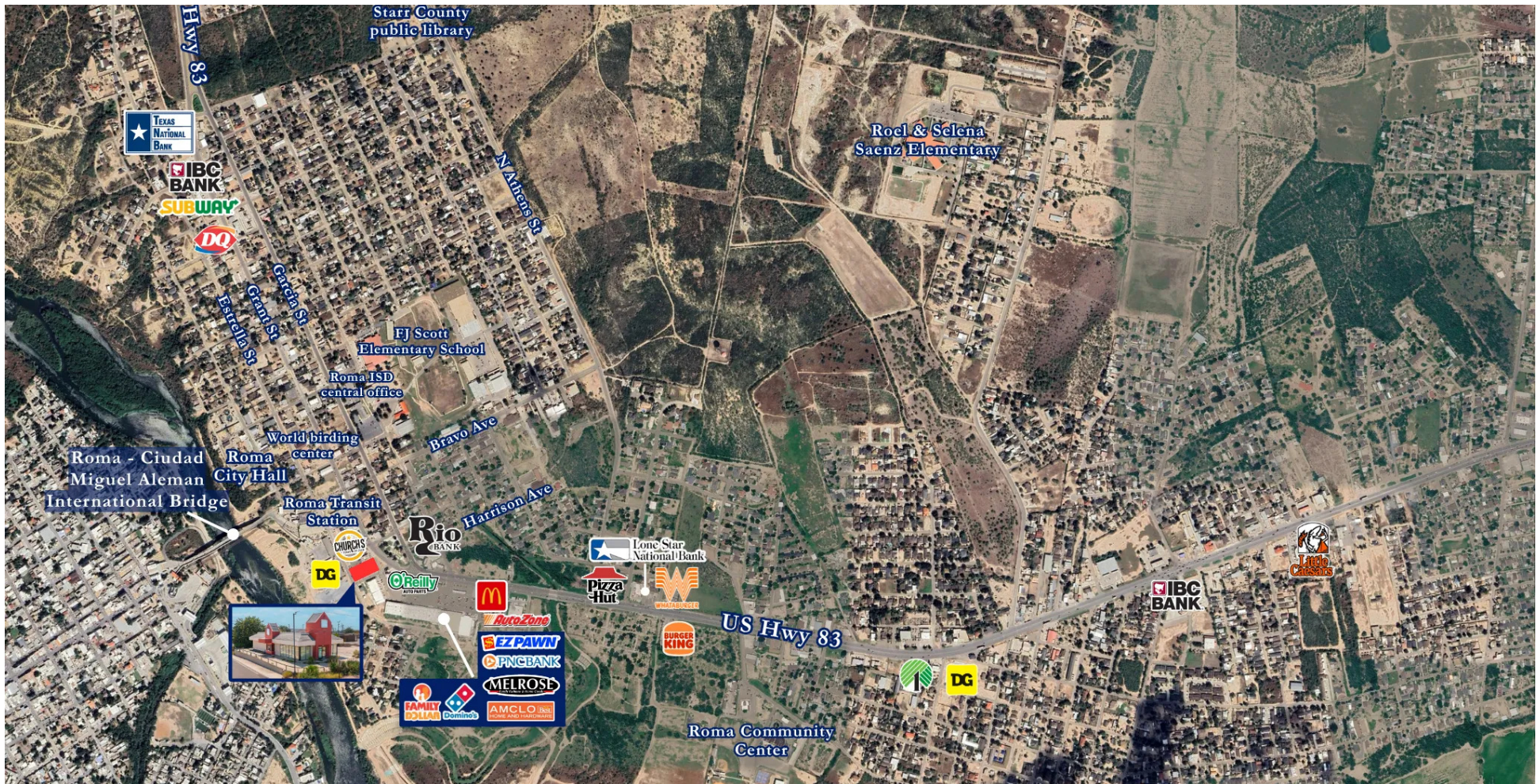
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Aerial Map

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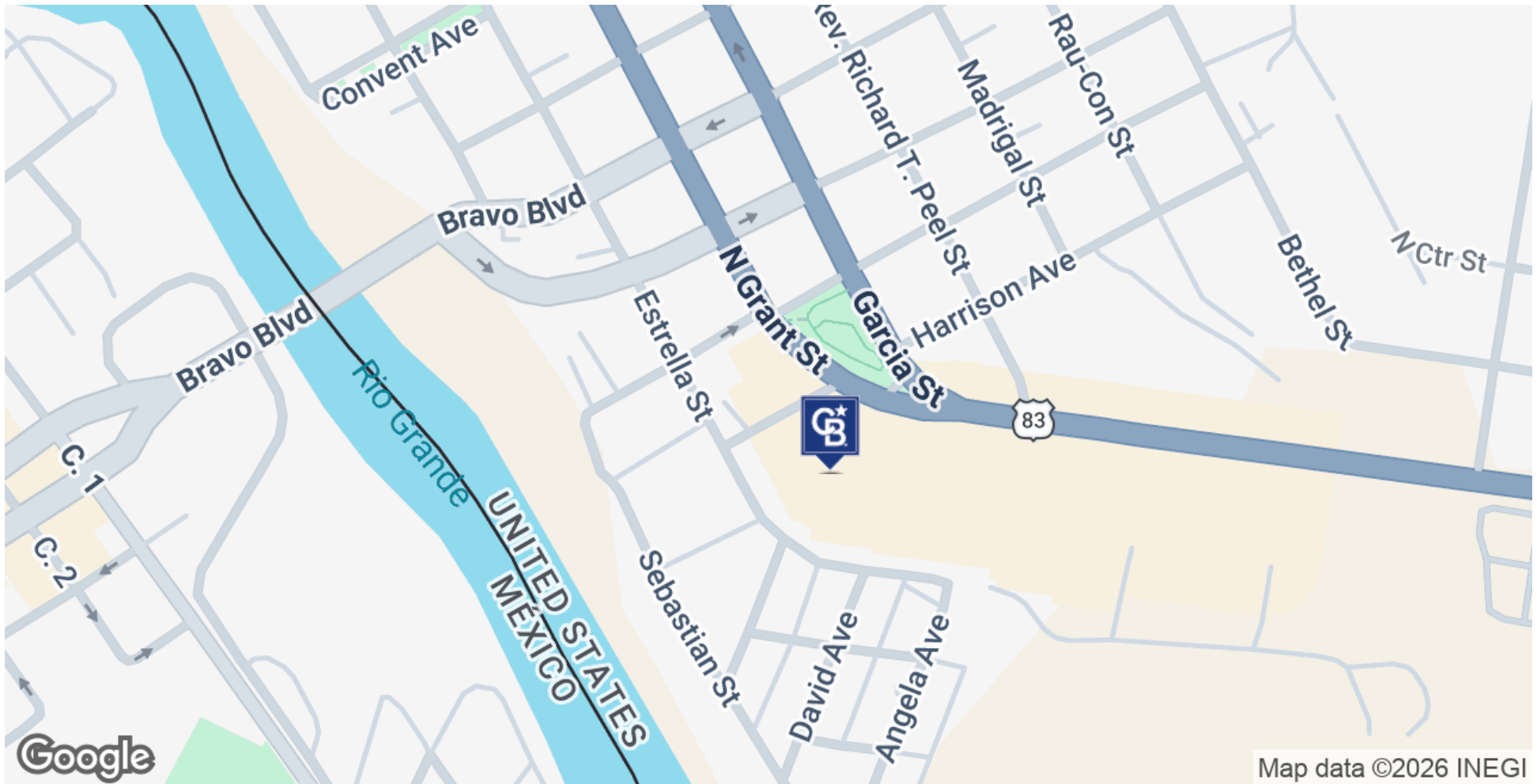
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Location Map

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Demographics

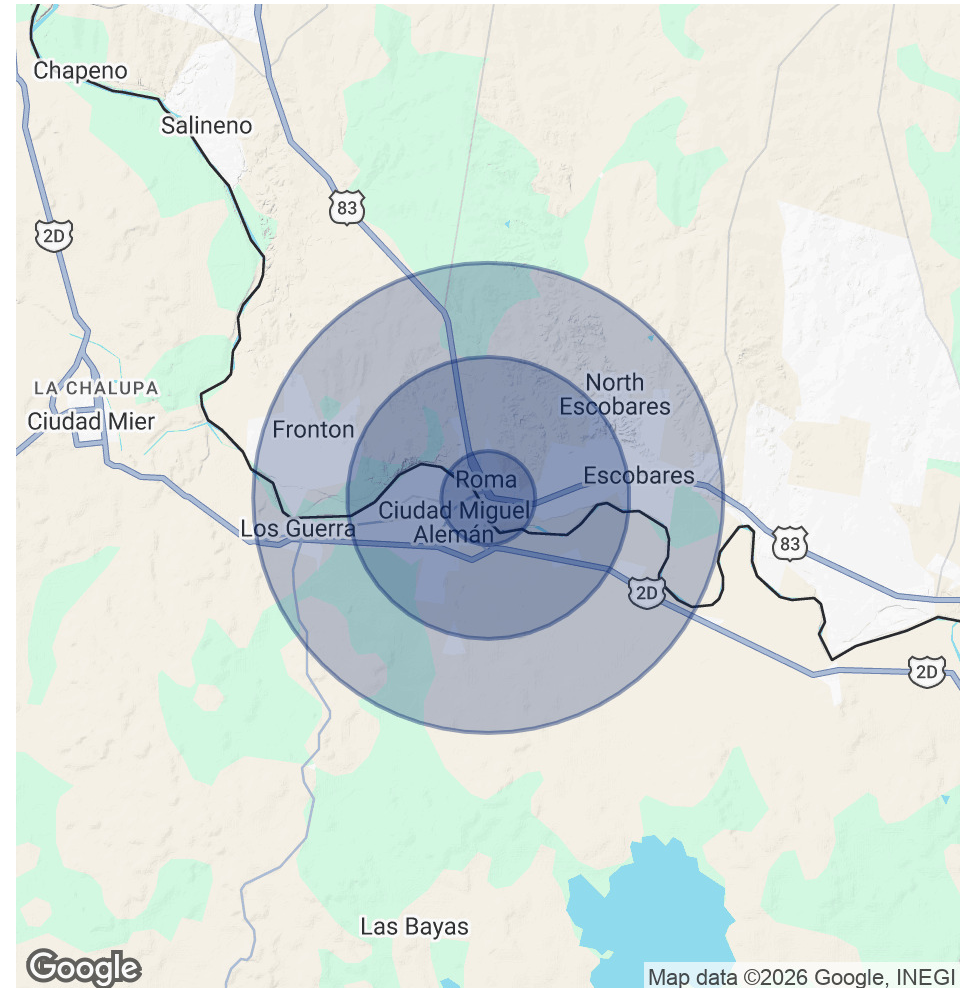
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,889	14,497	16,231
Average Age	42	32.9	32.8
Average Age (Male)	35.3	29.4	29.9
Average Age (Female)	41.2	32.4	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,351	4,087	4,636
# of Persons per HH	2.9	3.5	3.5
Average HH Income	\$55,641	\$57,830	\$57,413
Average House Value	\$108,250	\$99,143	\$92,734

2023 American Community Survey (ACS)



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