

OFFERING MEMORANDUM

3762 TEXAS 19
RIVERSIDE, TX 77367

Prime commercial store space for
LEASE in Riverside, TX.
Easy access from Hwy 19 ensures a
steady flow of customers.



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PROPERTY SUMMARY

3762 Texas 19 Riverside, TX 77367

LEASE RATE: \$1.52 SF/month (NNN)

YEAR BUILT: 2019

PROPERTY TYPE: Retail

AVAILABLE SF: 2,300 SF

BUILDING SIZE: 4,000 SF

Prime commercial store space for LEASE in Riverside, TX.

Easy access from Hwy 19 ensures a steady flow of customers.



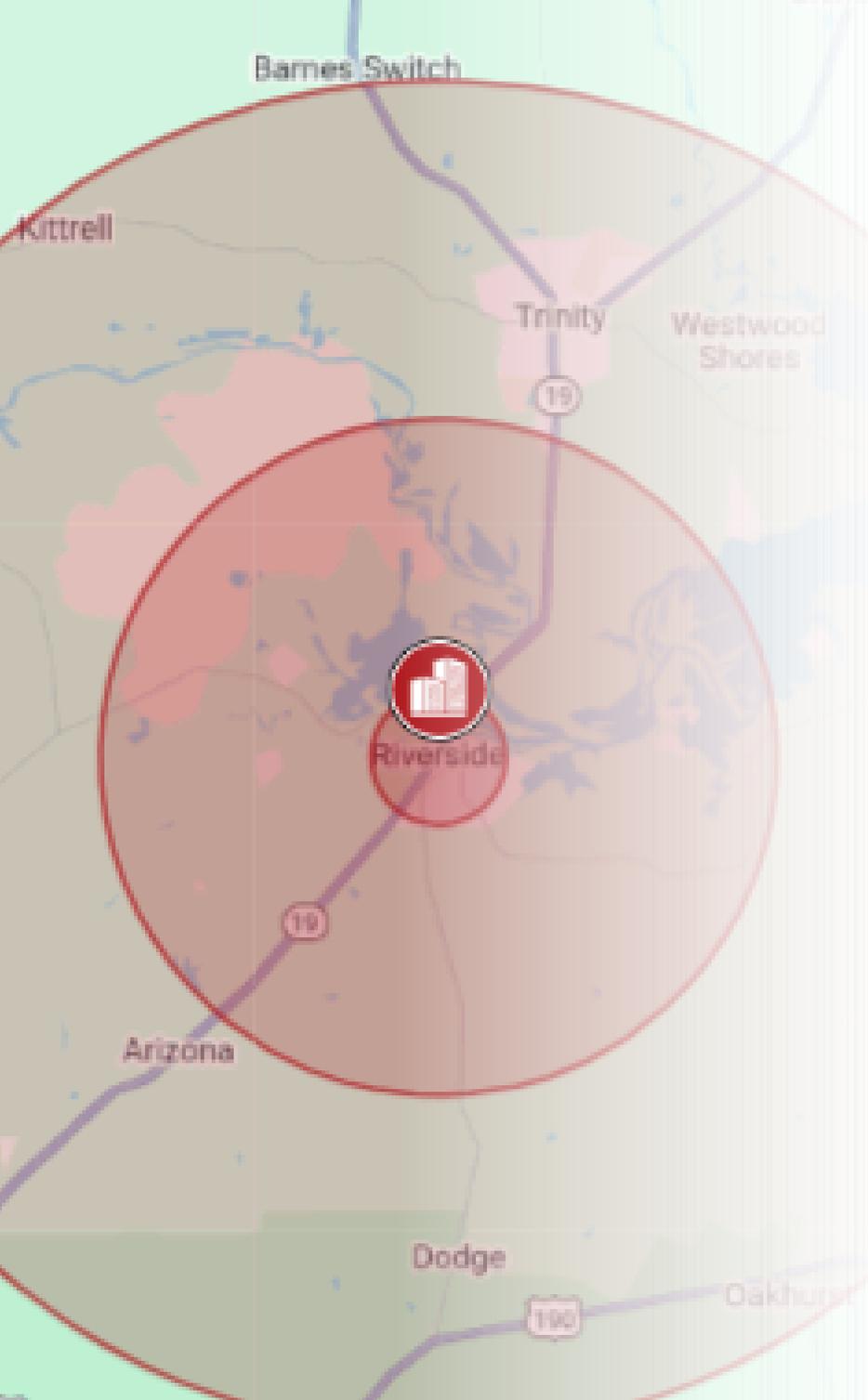
PROPERTY HIGHLIGHTS

2,300 sq ft on Hwy 19

Benefit from the built-in customer base and potential cross-promotion opportunities. Riverside, TX, is a vibrant community with residential and commercial presence.

- Easy access from Hwy 19 ensures a steady flow of customers.
- Located next to JJs Liquor, off Hwy 19, this 2300 sq ft property offers convenience and visibility
- Ample parking space available for staff and customers.
- Open layout maximizes space, with large windows filling the interior with natural light
- Water and trash services are included
- Benefit from the built-in customer base and potential cross-promotion opportunities.
- Riverside, TX, is a vibrant community with residential and commercial presence.



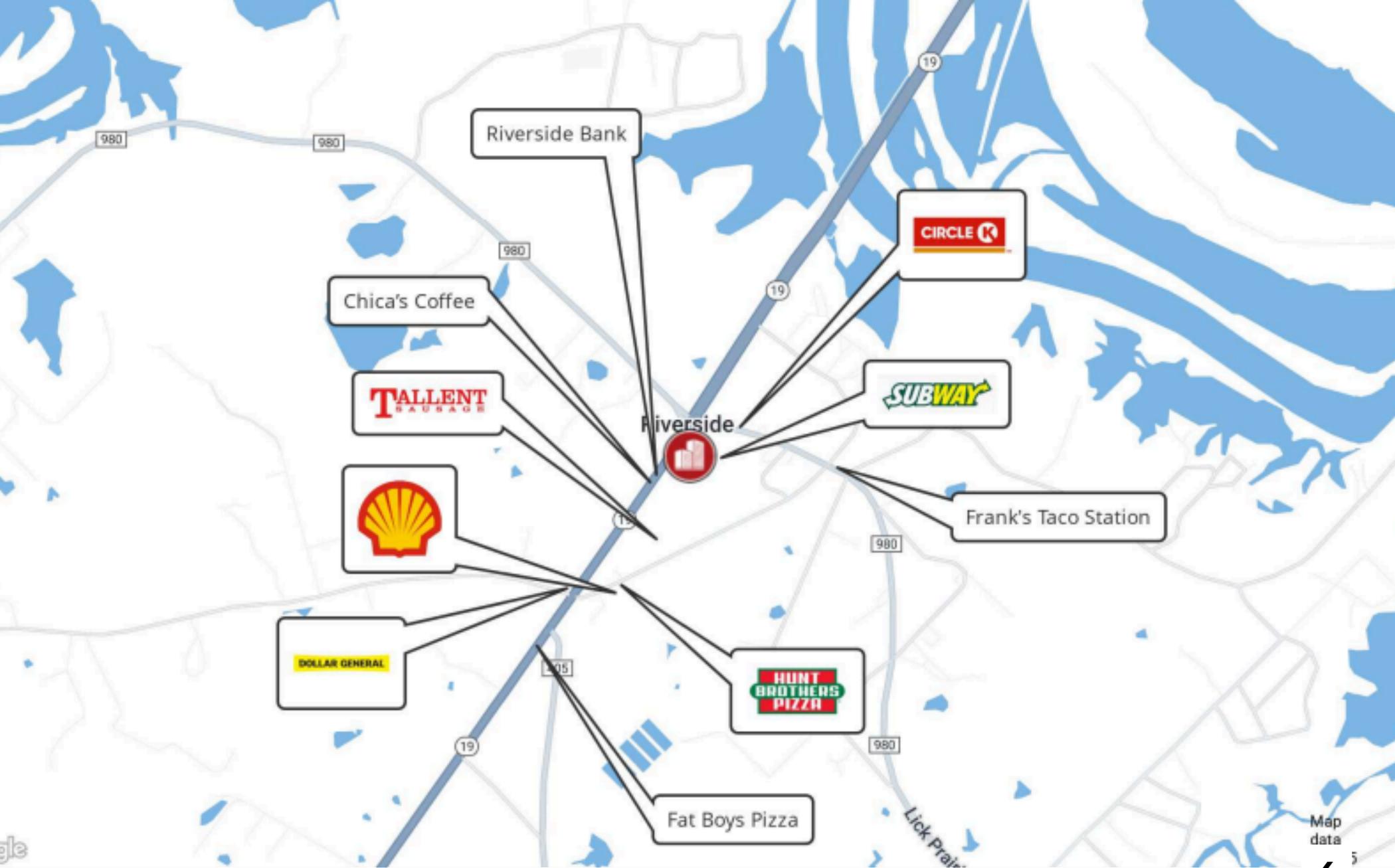


AREA OVERVIEW

Located on TX-19 just near the intersection of TX-19 & FM 980, the AADT is 16,281.

	0.3 Miles	0.5 Miles	1 Miles
Total households	149	2,441	9,531
Total population	271	5,122	20,650
Persons per household	1.8	2.1	2.2
Average household income	\$58,300	\$54,121	\$50,372
Average house value	\$124,692	\$116,348	\$126,004
Average age	41.4	42.1	47
Average age male	37	41	45.6
Average age female	43.1	40.9	46.3

RETAILER MAP





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