



**FOR SALE/
LEASE**

AVAILABLE SPACES
2,400 SF TO 4,800 SF
BUILDING A & B

ZONING
C-2

**CALL LISTING AGENT FOR
MORE INFORMATION**

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PROPERTY HIGHLIGHTS

Estimated delivery Date: Early 2026

New flex office warehouse development

Proximity Interstate -10, Loop 375 and Zaragoza International Border Crossing

Proximity to schools, residential neighborhoods, and other restaurants.

Featuring:

Reception area

Two private office's – 9' x 9'

Two restrooms

Front roll up door – 10' x 10'

Rear roll up door – 12' x 12'



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2023



81,028
POPULATION
3-MILE RADIUS



\$ 50,905
AVG HH INCOME
3-MILE RADIUS

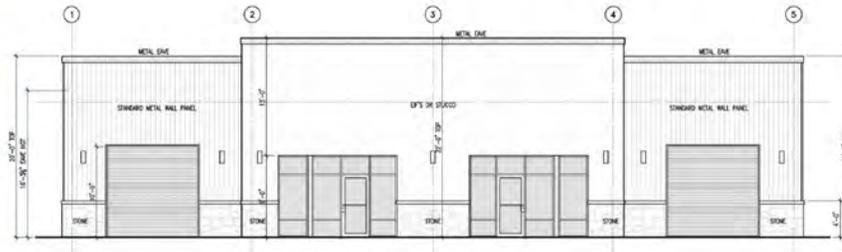


\$640.7
TOTAL CONSUMER
SPENDING

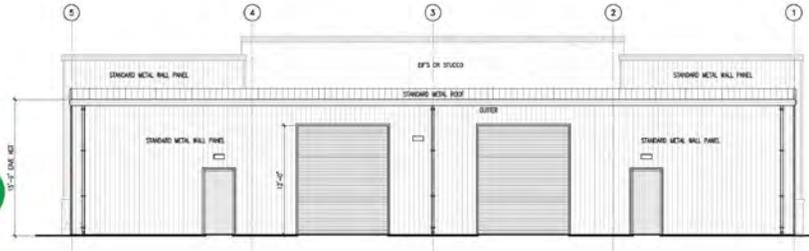


TRAFFIC COUNTS
N LOOP DR: 22.3K VPD
N ZARAGOZA RD: 21.2K VPD
(TDT)

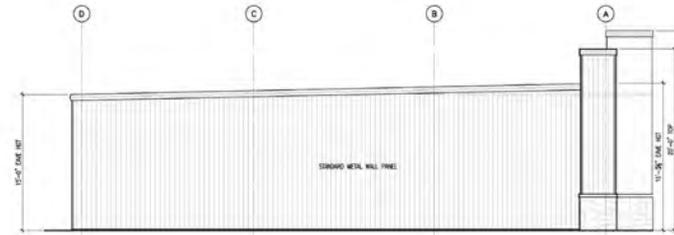
EXTERIOR ELEVATION



01 FRONT EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

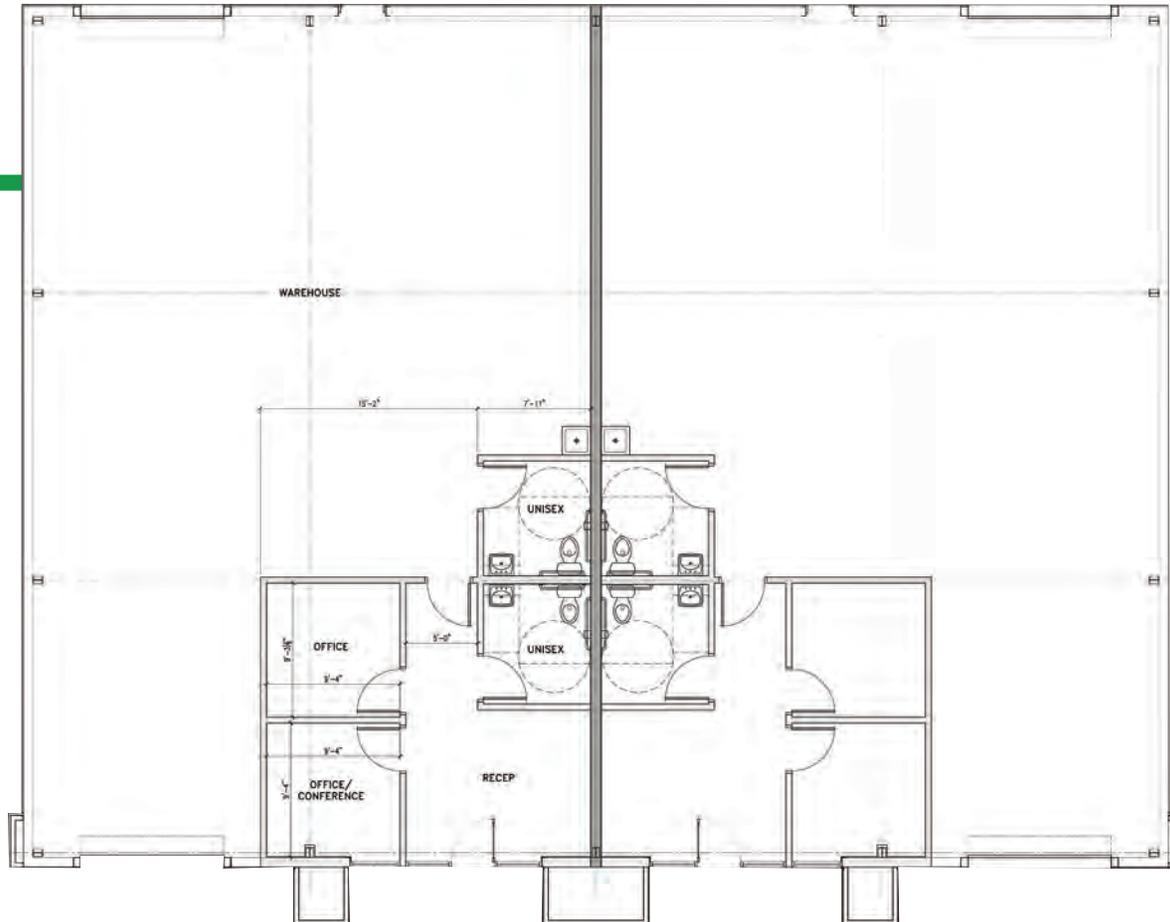
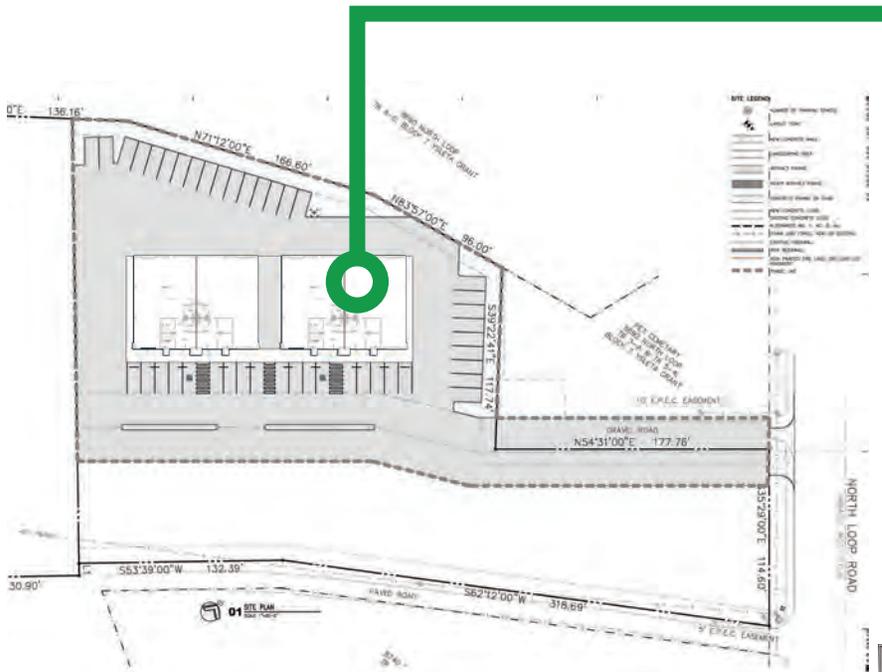


02 REAR EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



03 TYPICAL SIDE EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

FLOOR PLAN



CONCEPTUAL IMAGE



