

# HEB Elsa Pad Sites



±0.77 AC

±0.79 AC

512 E Edinburg Ave. | Elsa TX 78543



**SOUTHERN  
COMMERCIAL**  
REAL ESTATE GROUP

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## 2 Property Overview



**For Lease**

### PROPERTY OVERVIEW

HEB Anchored Shopping Center pad sites available. Call for details.

**Pad Sites:**  
± 0.77 Acres  
± 0.79 Acres  
**Rate:**  
Call for details

### PROPERTY HIGHLIGHTS

- Grocery anchored shopping center
- Daytime traffic area
- Co-tenants include Rodeo Dental, Domino's Pizza, Sun Loan Company, Fred Loya Insurance, T-Mobile & Wingstop



We obtained the information above from sources we believe to be reliable. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All information should be verified by user prior to purchase or lease.

### 3 Offering Summary

**GLA**

±14,400 SF

**Available**

2 Pad Sites

**Lease Rate**

Call for Rates

**Lease Type**

NNN

NNN

Est. \$6.00 SF/YR

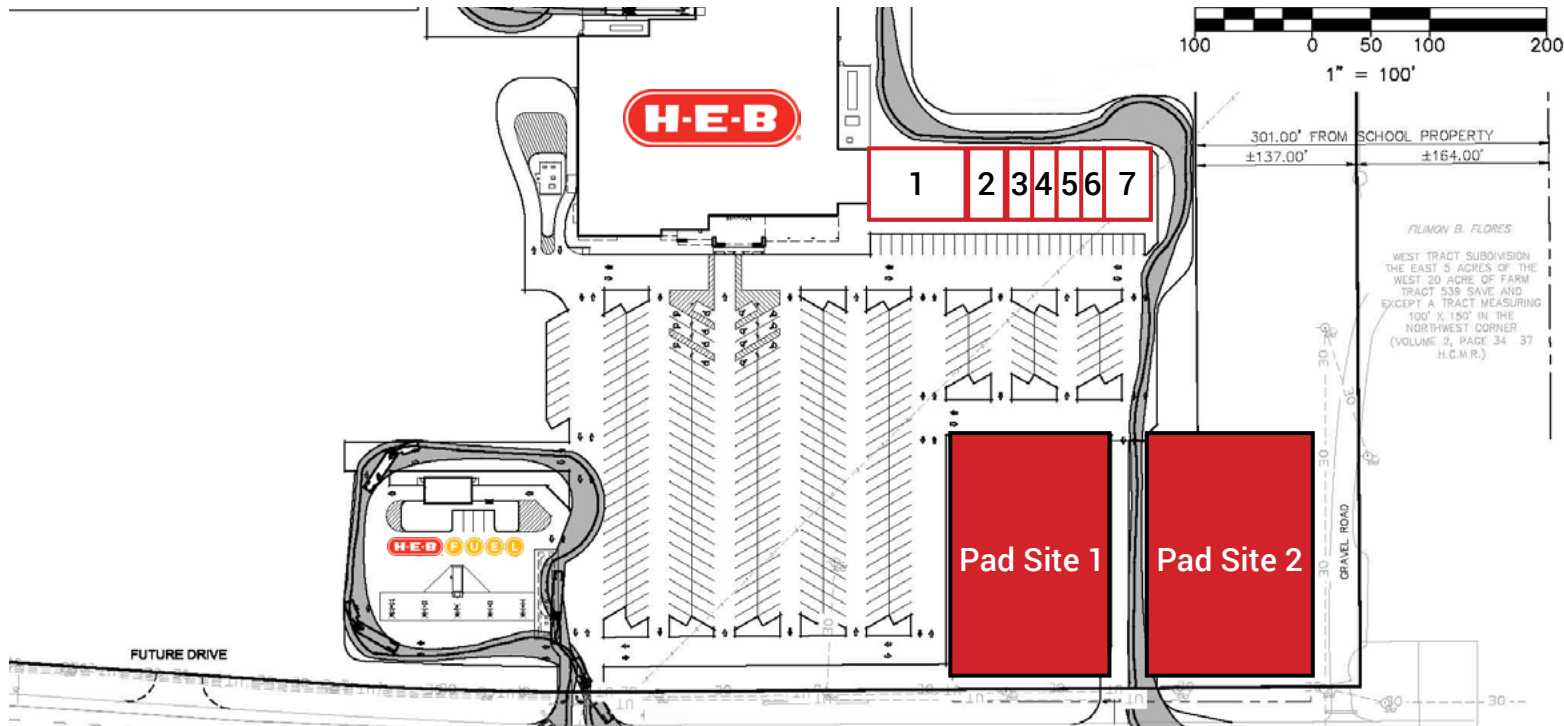


#### Area Retailers & Businesses



#### Demographics

	MILE 1	MILE 3	MILE 5
<b>MEDIAN INCOME</b>	\$33,413	\$36,015	\$35,083
<b>POPULATION</b>	5,702	19,700	43,395



Scan For  
Interior Photos



Photos

Suite	Space Type	Unit Size	Tenant Name	Lease Type	Lease Rate SF/YR
1	Retail	5,480	Rodeo Dental	NNN	-
2	Retail	1,720	Casa De Hilo	NNN	-
3	Retail	1,200	Domino's Pizza	NNN	-
4	Office	1,200	Sun Loan Company	NNN	-
5	Office	1,200	Fred Loya Insurance	NNN	-
6	Retail	1,200	T-Mobile	NNN	-
7	Restaurant	2,400	Wingstop	NNN	-
<i>Pad Site 1</i>	<i>Land</i>	<i>0.77 AC</i>	<i>Vacant</i>	<i>Ground Lease</i>	<i>Call for details</i>
<i>Pad Site 2</i>	<i>Land</i>	<i>0.79 AC</i>	<i>Vacant</i>	<i>Ground Lease</i>	<i>Call for details</i>

5 Photos





# 7 Traffic Map




## Traffic Counts

512 E Edinburg Ave. Elsa, TX


**E Edinburg Ave.**

 16,642 VPD

**S Broadway St.**

 18,831 VPD

**E TX 107**

 13,297 VPD

**FM 3071**

 5,245 VPD

Source: TxDOT AADT's 2021

# 8 Demographics



1 MI.

KEY FACTS		
5,702 Population	30.6 Median Age	
3.3 Average Household Size	\$33,413 Median Household Income	
BUSINESS		
169 Total Businesses	2,341 Total Employees	
INCOME		
\$33,413 Median Household Income	\$13,542 Per Capita Income	\$23,743 Median Net Worth
EDUCATION		
28% No High School Diploma	30% High School Graduate	25% Some College
		16% Bachelor's/Grad/Prof Degree
EMPLOYMENT		
52% White Collar	31% Blue Collar	10.7% Unemployment Rate
17% Services		
Tapestry Segments		
7F Southwestern Families 1,489 households	85.4% of Households	
7D Forging Opportunity 255 households	14.6% of Households	

3 MI.

KEY FACTS		
19,700 Population	29.7 Median Age	
3.6 Average Household Size	\$36,015 Median Household Income	
BUSINESS		
275 Total Businesses	3,900 Total Employees	
INCOME		
\$36,015 Median Household Income	\$13,192 Per Capita Income	\$48,580 Median Net Worth
EDUCATION		
35% No High School Diploma	28% High School Graduate	23% Some College
		14% Bachelor's/Grad/Prof Degree
EMPLOYMENT		
54% White Collar	30% Blue Collar	9.3% Unemployment Rate
16% Services		
Tapestry Segments		
7F Southwestern Families 4,212 households	77.1% of Households	
7D Forging Opportunity 1,251 households	22.9% of Households	

5 MI.

KEY FACTS		
43,395 Population	28.4 Median Age	
3.9 Average Household Size	\$35,083 Median Household Income	
BUSINESS		
418 Total Businesses	5,086 Total Employees	
INCOME		
\$35,083 Median Household Income	\$11,995 Per Capita Income	\$53,218 Median Net Worth
EDUCATION		
39% No High School Diploma	28% High School Graduate	21% Some College
		11% Bachelor's/Grad/Prof Degree
EMPLOYMENT		
53% White Collar	32% Blue Collar	10.9% Unemployment Rate
15% Services		
Tapestry Segments		
7F Southwestern Families 6,358 households	58.8% of Households	
7D Forging Opportunity 4,432 households	41% of Households	
4A Workday Drive 26 households	0.2% of Households	





## 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.

11-2-2015



### 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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## DISCLAIMER

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