

For Sale

Prime Development Site Site



PRIME MIXED USE DEVELOPMENT SITE

720 E Expressway 83
La Joya, Texas 78560

Property Highlights

- On Expressway 83 (Interstate 2)
- Proximity to La Joya Bypass
- Proximity to La Joya Retail
- Proximity to La Joya ISD
- Seller will entertain selling smaller parcels

Property Description

14.26 acre site ready to be developed!!! Excellent location, suited for mixed use: retail, office, medical, restaurant, and multi family as well. Seller will cooperate with buyer to subdivide property as may be required. Rezoning to commercial has been accomplished. Each pad site may be purchased separately depending on the end users plan & financials.

[CLICK HERE TO OPEN DRONE VIDEO OF THE SITE](#)

https://drive.google.com/file/d/1e9F_ox4IPwUKenYkfxErLaW9dJRHgxNS/view?usp=share_link

OFFERING SUMMARY

Lot Size	14.27 Acres
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DEMOGRAPHICS

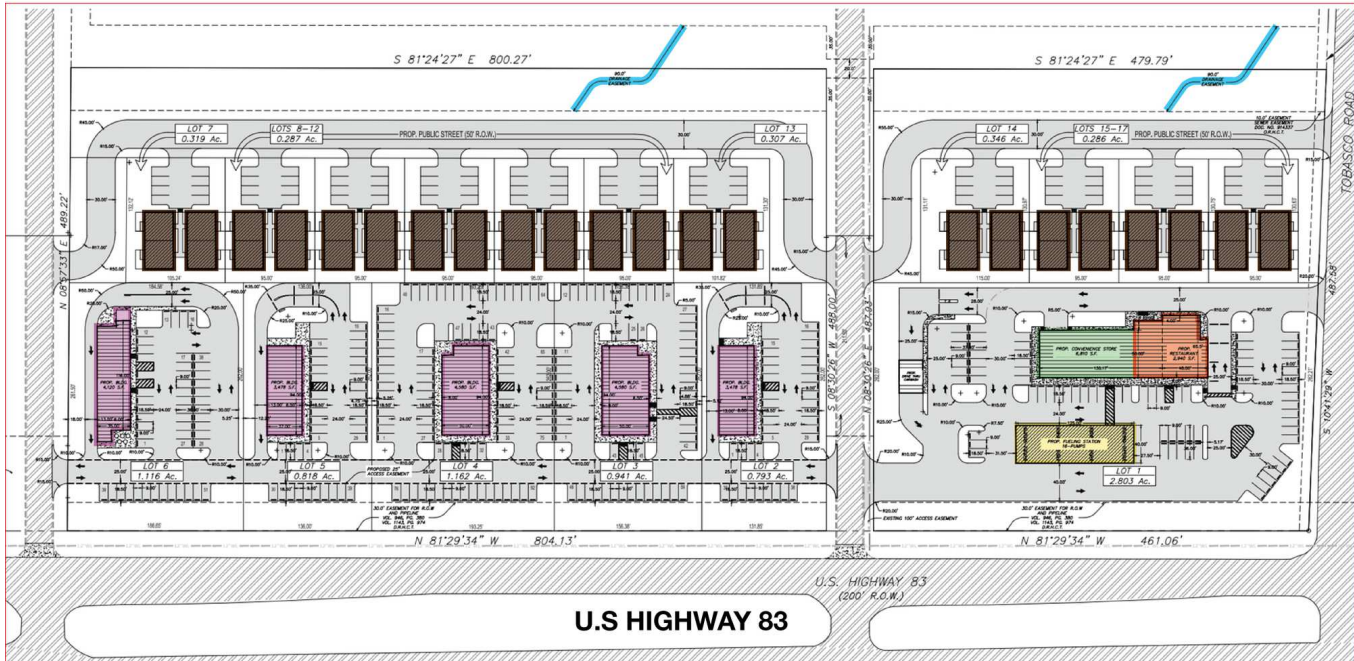
Stats	Population	Avg. HH Income
5 Miles	29,843	\$57,211
10 Miles	167,192	\$58,426
15 Miles	337,171	\$70,216

For more information

Mike Blum

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GATEWAY PLAZA



THIS IMAGE SHOWS CONCEPTUAL LOT COMMERCIAL PAD SITES AND MULTI FAMILY SITES TOO.



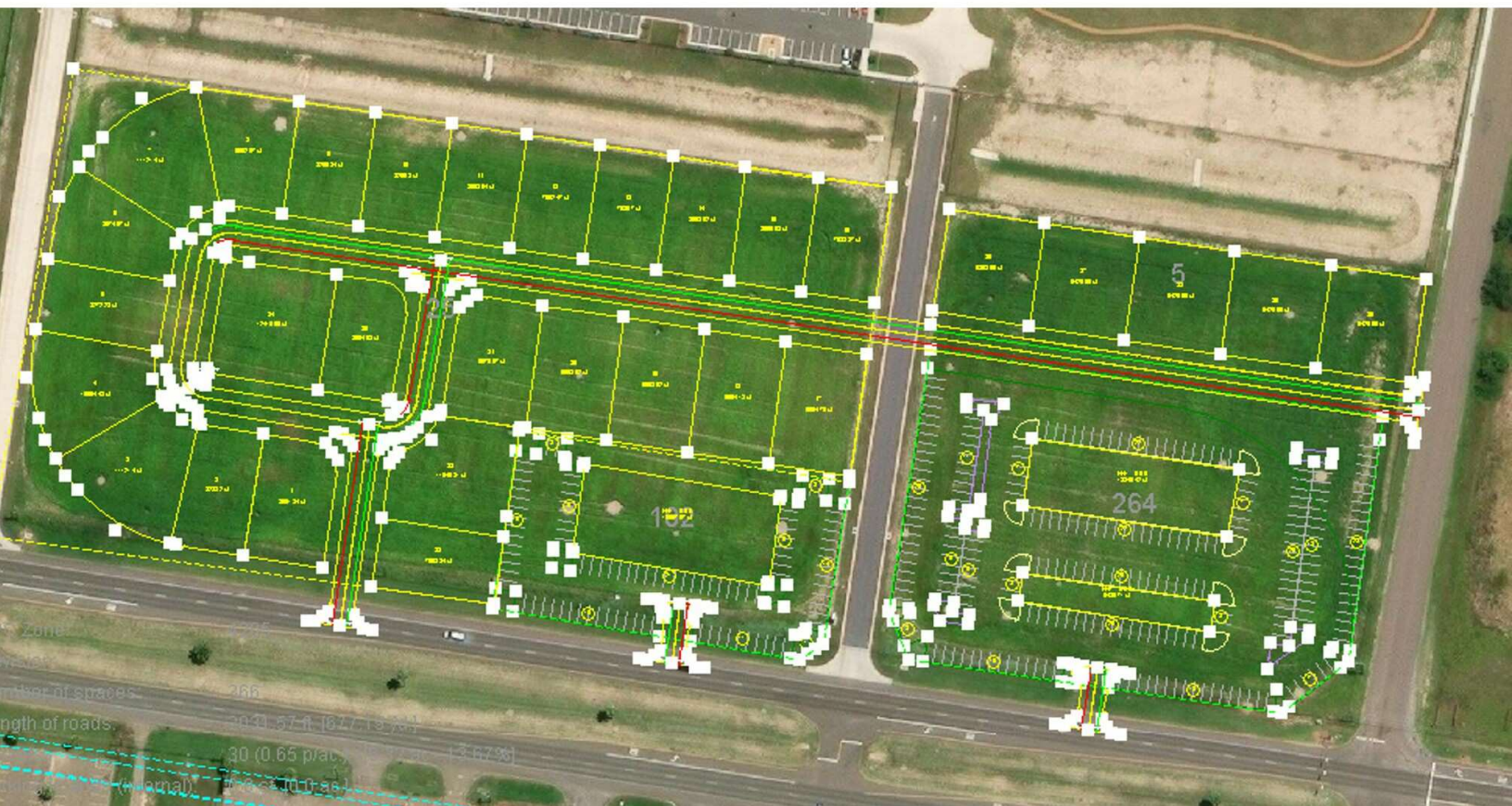
DRONE VIDEO VIEW FROM HWY 83 MEDIAN LOOKING NORTH TOWARD IDEA CAMPUS

Conceptual Pricing Table

ECONOMICS ON THE 14.46 ACRES ALONG HWY 83 IN FRONT OF IDEA SCHOOL

LOT#	ACREAGE AS ILLUSTRATED	LIKLEY USES	LOT SQFT	PROJECTED PRICE PSF	ASKING PRICE
1	2.083	C-STORE & QRS	90,735	\$14.00	\$ 1,270,297
2	0.793	QRS	34,543	\$8.00	\$ 276,345
3	0.941	RESTAURANT	40,990	\$7.75	\$ 317,672
4	1.162	RESTAURANT	50,617	\$7.75	\$ 392,280
5	0.818	QRS	35,632	\$8.00	\$ 285,057
6	1.116	QRS	48,613	\$8.00	\$ 388,904
7	2.060	4 PLEX LOTS	89,734	\$6.00	\$ 538,402
8	1.200	5 PLEX LOTS	52,272	\$3.25	\$ 169,884
	10.17		443,136		\$ 3,638,839
1+7	4.143		180,469		\$ 1,808,698

Alternative land plan with 30 multi family lots, a C-Store site
and 16,000 sf of free-standing retail space

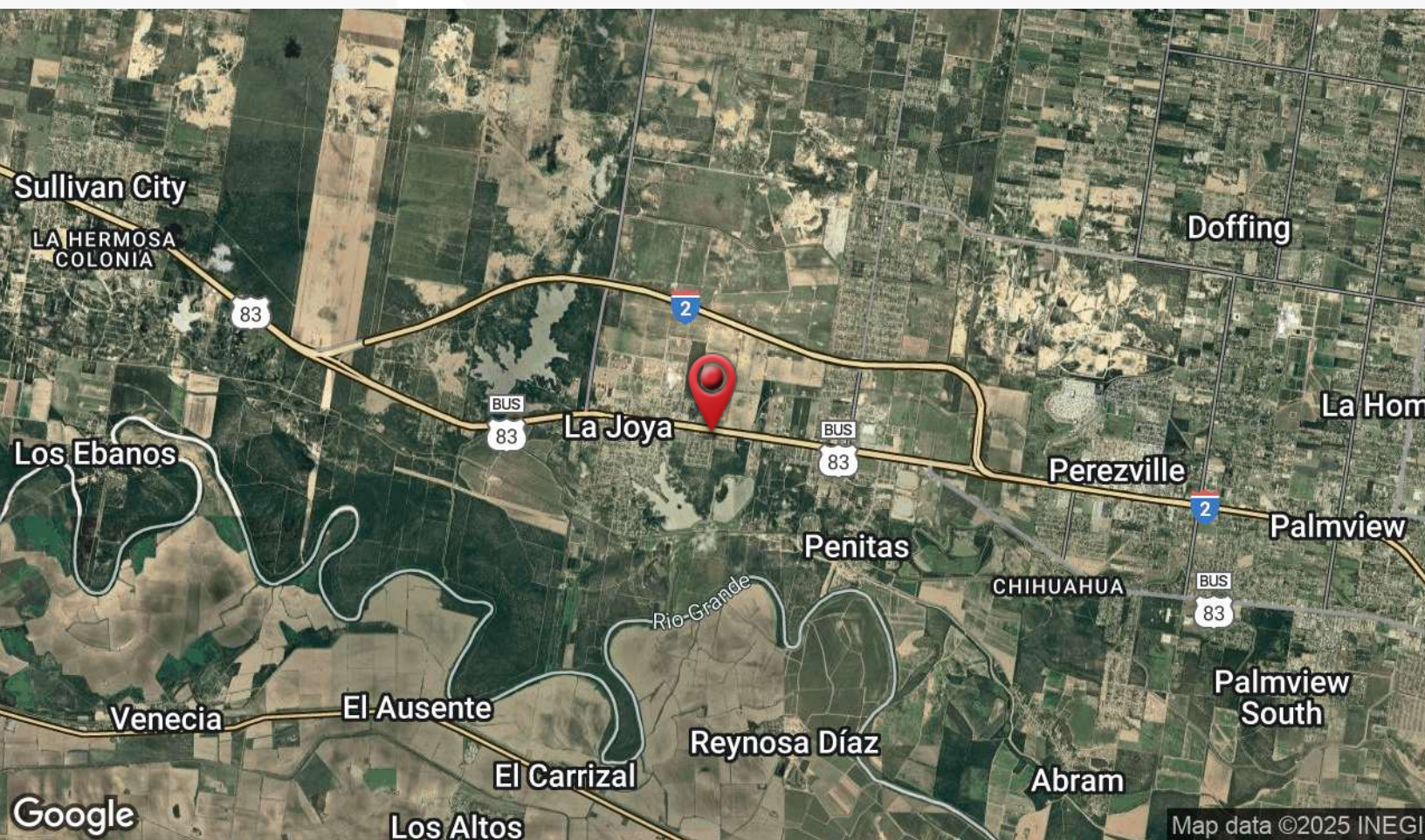
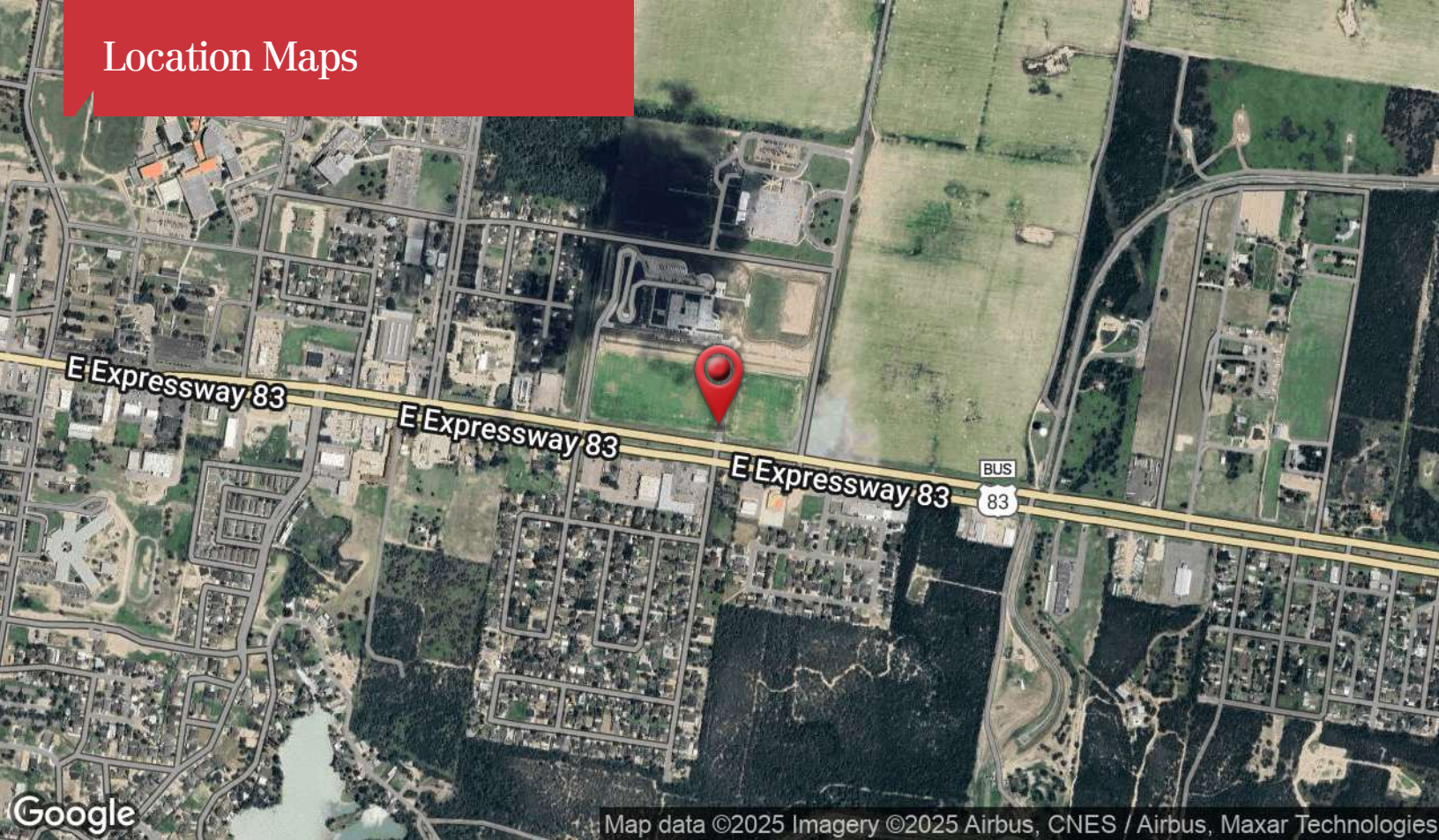


Retailer Map

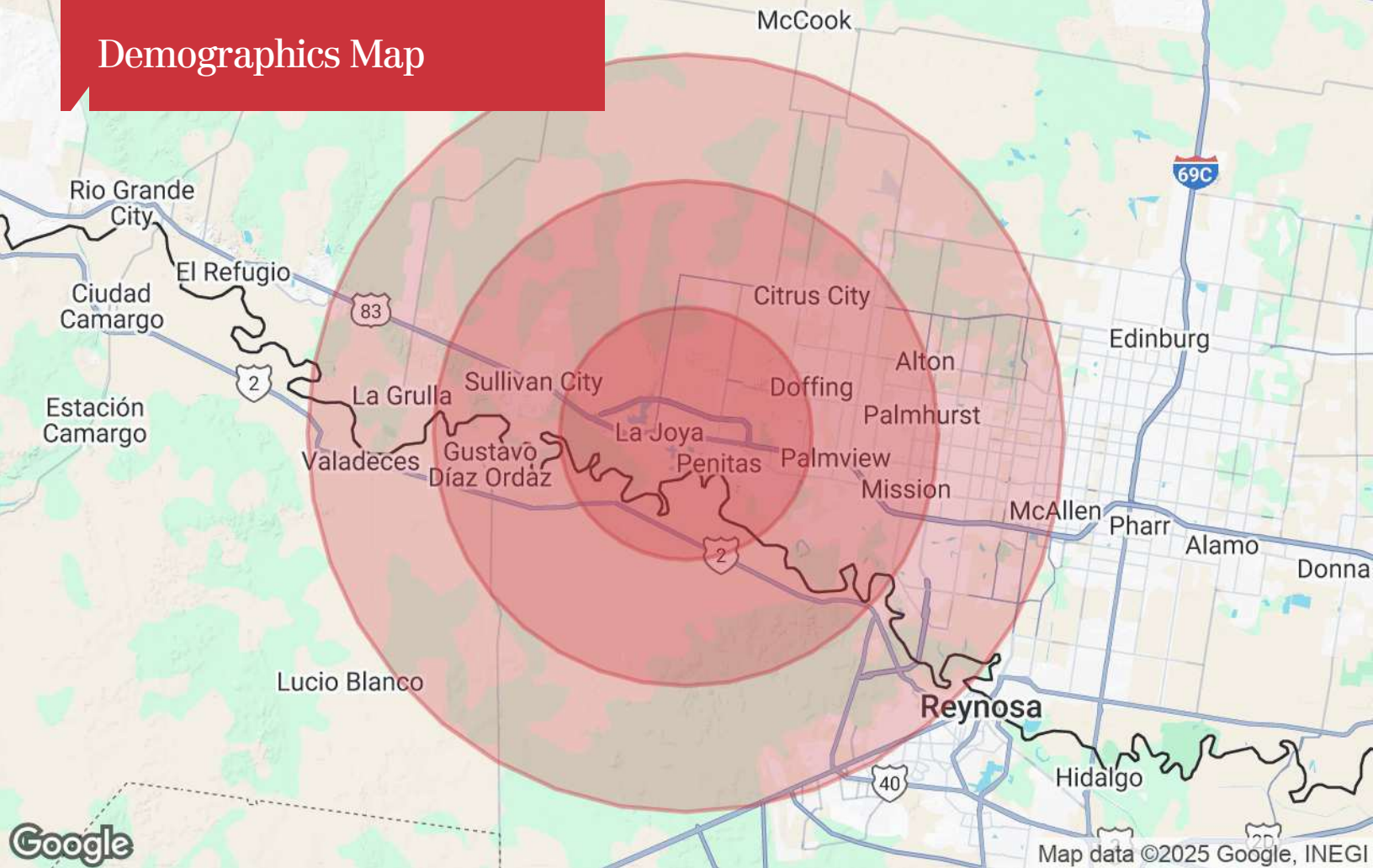


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Location Maps



Demographics Map



Population	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	29,843	167,192	337,171
MEDIAN AGE	36	34	36
MEDIAN AGE (MALE)	36	33	34
MEDIAN AGE (FEMALE)	37	35	37
Households & Income	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	8,872	46,751	101,718
# OF PERSONS PER HH	3.4	3.6	3.3
AVERAGE HH INCOME	\$57,211	\$58,426	\$70,216
AVERAGE HOUSE VALUE	\$156,349	\$147,230	\$183,305

* Demographic data derived from 2020 ACS - US Census



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

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For More Information:



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