



THIS IMAGE DOES NOT REFLECT CONDITIONS OF THE PROPERTY

1801 N RAUL LONGORIA RD.

SAN JUAN, TX 78589 | AVAILABLE FOR LEASE

FOR MORE PROPERTY INFORMATION AND SITE TOURS, PLEASE CONTACT:

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1801 N RAUL LONGORIA RD.



PROPERTY SUMMARY

The retail plaza on North Raul Longoria Rd. in San Juan is now open and ready for leasing. This newly completed plaza offers a variety of suites ranging from 495 to 612 square feet, each customizable to suit your unique business needs. Situated on a bustling street, the plaza provides excellent visibility and accessibility for your business. Reserve your suite today and secure a prime spot in this vibrant location!

PROPERTY SPECIFICATIONS

| | |
|-----------------------------|---------------------------|
| Property Type: | Land - Under Construction |
| Property Sub-type: | Retail |
| Total Building Size: | ±5,517 SF |
| Number of Units: | 9 Units Total |
| Year Built: | 2024 |
| Zoning: | CO |
| Parking Spaces: | 30 |

SPACE INFORMATION

| | |
|-------------------------|----------------------------------|
| Suite B | ±612 SF |
| Suite C | ±612 SF |
| Suite D | ±590 SF |
| Suite F | ±495 SF |
| Base Rent + NNN: | \$2.15 psf + \$0.30 NNN (approx) |

BASIC DEMOGRAPHICS

| | | | |
|--------------------------|----------|----------|----------|
| 2022 | 3 mile | 5 mile | 10 mile |
| Total Population: | 13,566 | 95,909 | 194,157 |
| Total Households: | 4,126 | 31,422 | 67,625 |
| Avg. HH Income: | \$40,291 | \$45,722 | \$51,366 |

TRAFFIC COUNT

| | |
|-----------------------------------|------------|
| N Raul Longoria Road: | 26,329 VPD |
| E Farm to Market Road 495: | 21,407 VPD |

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3D RENDERS - CONCEPTUAL



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