

# SAN BENITO RETAIL SPACE

**AVAILABLE**

900 W. US Business 77 San Benito , TX 78586



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**COMMERCIAL**  
RIO GRANDE VALLEY

# RETAIL SPACE

900 W. US BUSINESS 77

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## OFFERING SUMMARY

Lease Rate:	\$12.00/SF/YR
NNN:	\$4.90
Building 1:	30,763 SF
Building 2:	20,134 SF
Market:	Rio Grande Valley
Submarket:	San Benito

## PROPERTY OVERVIEW

This well-positioned strip center, located at 900 W. US Highway 77 in San Benito, Texas, offers exceptional visibility and access in a high-traffic corridor. Surrounded by major national retailers including H-E-B and Walmart, as well as popular quick-service restaurants, the property benefits from consistent consumer traffic and strong area demand. Ideal for a variety of retail uses, the site provides an outstanding opportunity for both established brands and emerging businesses seeking long-term growth in a thriving commercial hub.

## PROPERTY HIGHLIGHTS

- High-Traffic Area with Excellent Visibility and Easy Access
- Strong Demographics and Growth Potential
- Ideal for Retail and Office

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# PAD SITES

900 W. US BUSINESS 77

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## PROPERTY DESCRIPTION

These two well-positioned pad sites, each approximately 0.90 acres, are located along W. US Highway 77 in San Benito, Texas, offering excellent visibility and access in a high-traffic corridor. Surrounded by major national retailers such as H-E-B and Walmart, along with several popular quick-service restaurants, the sites benefit from strong consumer traffic and steady demand. Ideal for a range of retail or service-oriented developments, these pads present an outstanding opportunity for both established brands and emerging businesses looking to grow in a thriving commercial hub.

## PROPERTY HIGHLIGHTS

- Excellent visibility and easy access
- Pad Sites Available
- Strong Demographics & Growth Potential

## OFFERING SUMMARY

Sale Price:	\$865,000 Per Lot
Lot 1:	0.90 Acres
Lot 2:	0.90 Acres
Market:	Rio Grande Valley
Submarket:	San Benito

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# SITE PLAN

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# TOP VIEW

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# EAST FACING AERIAL

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# WEST FACING AERIAL

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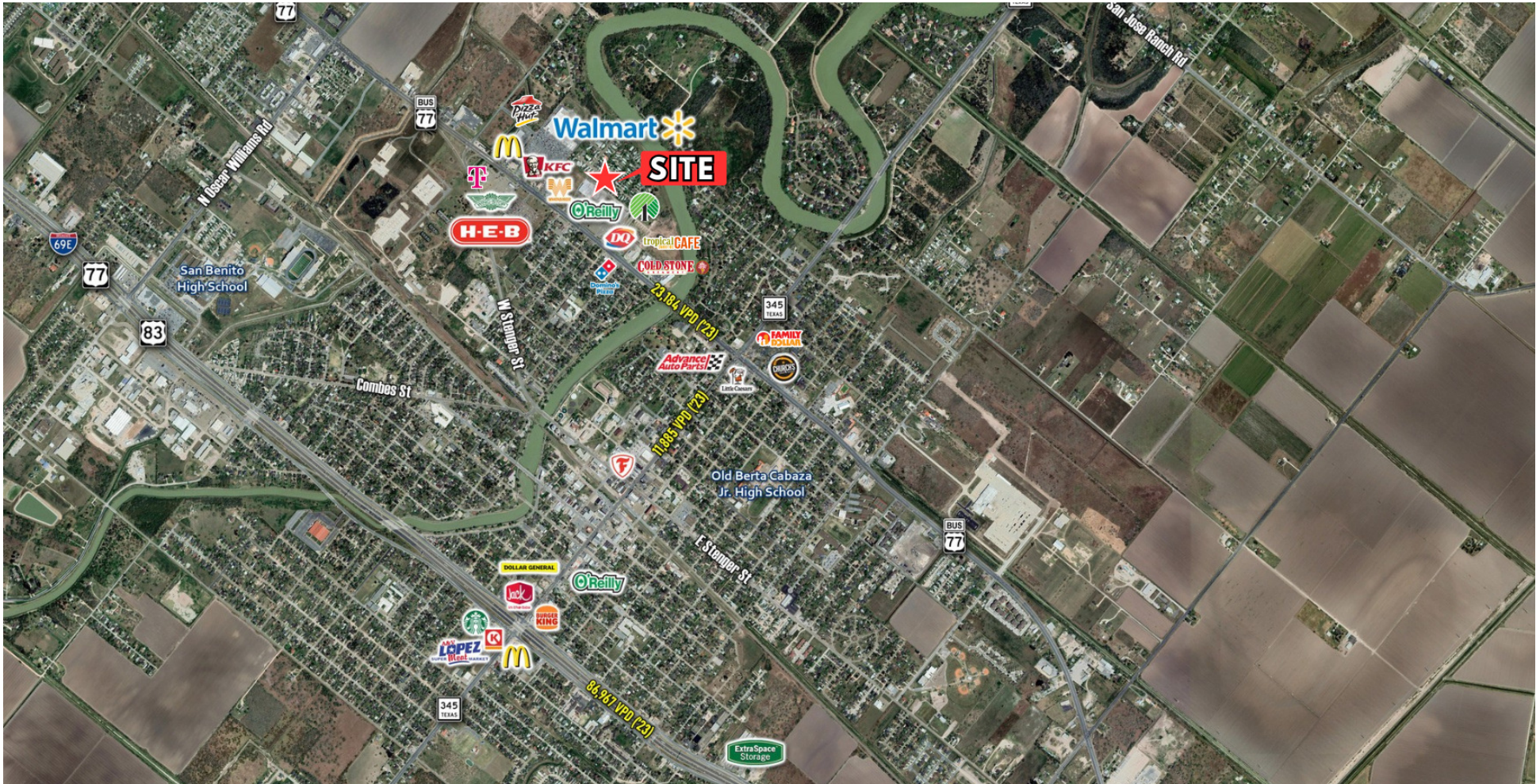


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# AERIAL MAP

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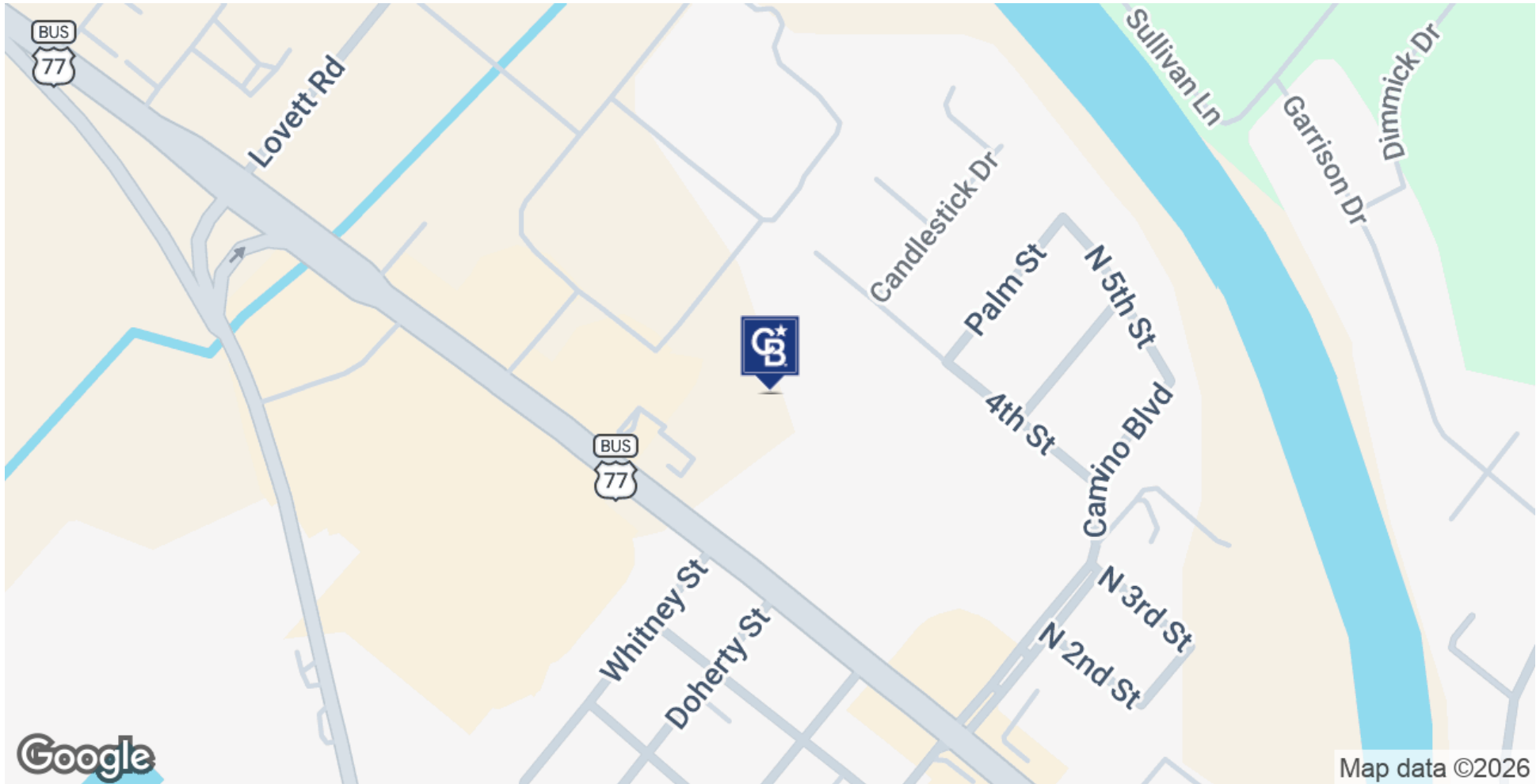


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# LOCATION MAP

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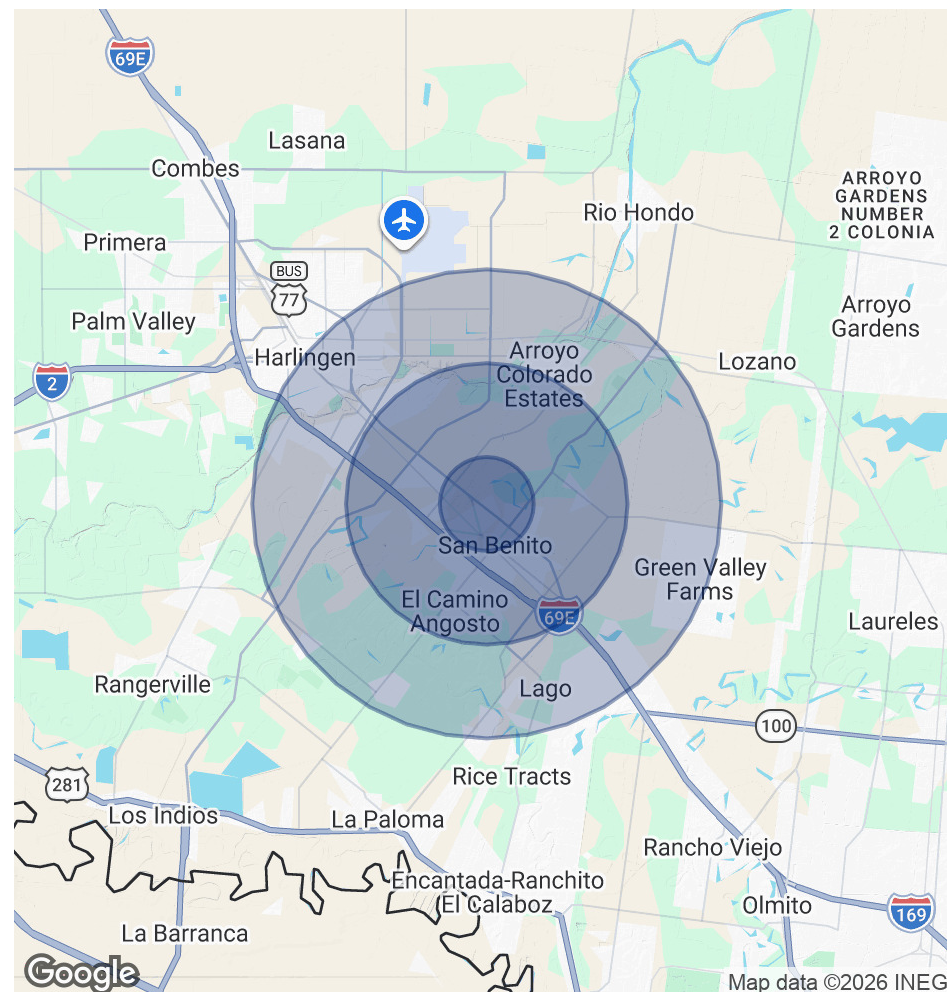
# DEMOGRAPHICS

900 W. US BUSINESS 77

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,013	31,643	64,463
Average Age	39	39	37
Average Age (Male)	37	37	36
Average Age (Female)	40	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,138	10,685	21,613
# of Persons per HH	2.8	3	3
Average HH Income	\$59,299	\$67,591	\$67,926
Average House Value	\$108,589	\$129,122	\$130,637

Demographics data derived from AlphaMap



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