

# Mercedes Plaza

NWC OF BUSINESS 83 & TEXAS AVE

109 S Texas Ave  
Mercedes, Texas 78570



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2023	8,711	22,525	58,952
Daytime Population	8,442	23,700	66,406
Average HH Income	\$48,375	\$60,312	\$58,655

## FOR LEASE

**\$15-\$18 PSF +\$3.75 NNN**

## AVAILABLE

**1,388-2,015SF (Min. SF)**

## PROPERTY HIGHLIGHTS

- 25,388 SF Building Located at a Signalized Hard Corner
- Great Visibility
- Easy Access
- Current Tenants Include: Little Caesars, World Finance, Dollar Tree & more.

## TRAFFIC COUNTS

Texas Ave: 15,520 VPD  
Business 83: 9,549 VPD  
(TXDOT 2023)

## AREA RETAILERS



Listing Agent: Sergio A. Adame, CCIM  
Broker/Owner  
[sergio@apirealtor.com](mailto:sergio@apirealtor.com)  
956.412.1412

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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<u>SUITE</u>	<u>TENANT</u>	<u>SF</u>
425	Little Caesar's	1,519
<b>103</b>	<b>Papa Joe's Cafe</b>	<b>2,015</b>
105	Dollar Tree	12,917
107	Texan Credit	2,650
109	World Finance	1,500
<b>G</b>	<b>AVAILABLE</b>	<b>1,388</b>
<b>F</b>	<b>AVAILABLE</b>	<b>2,000</b>



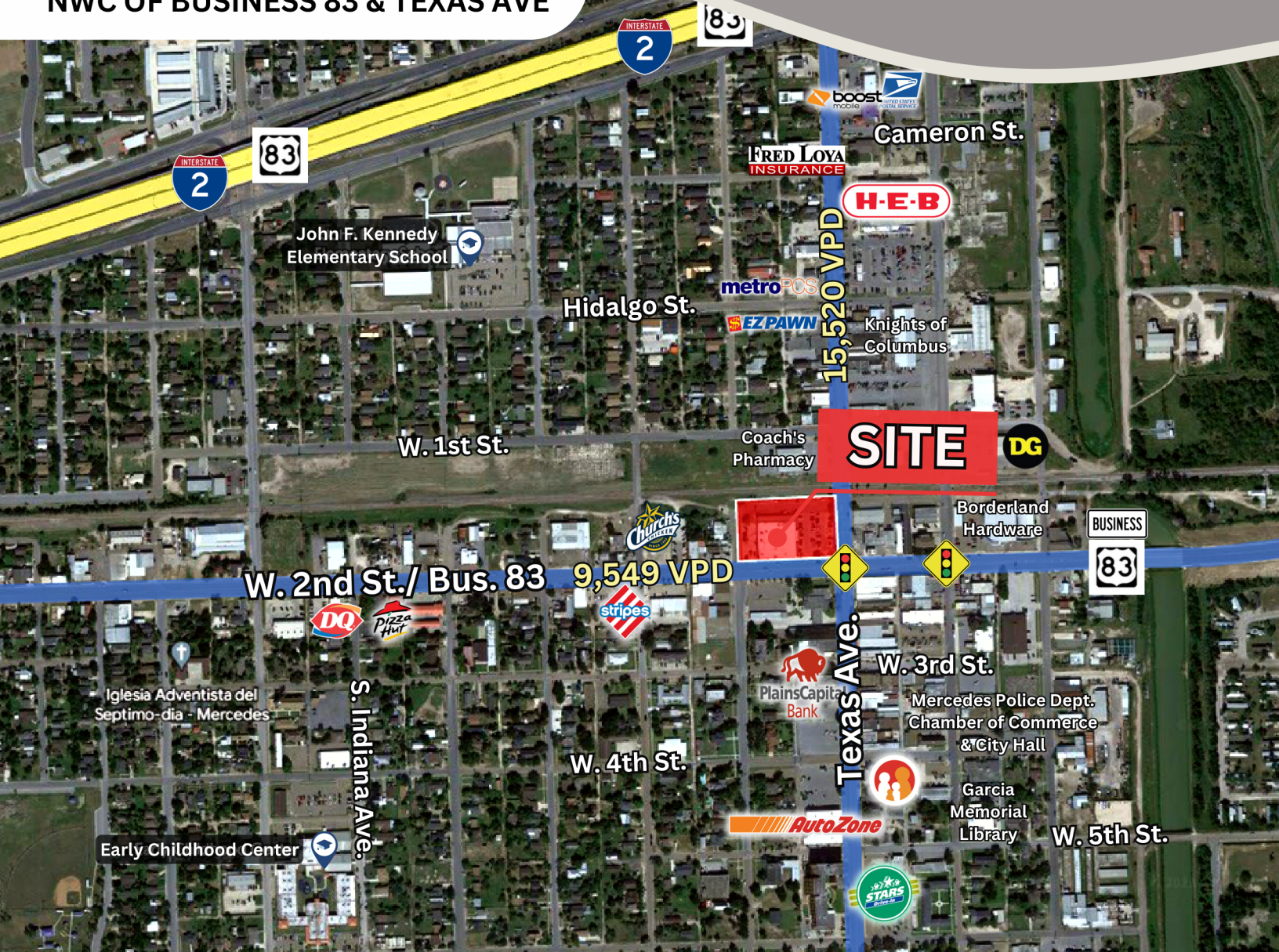
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	9,264	20,393	57,155
2020 Total Population	8,753	21,137	57,368
2020 Group Quarters	0	92	398
2023 Total Population	8,711	22,525	58,952
2023 Group Quarters	0	93	398
2028 Total Population	8,635	23,212	60,080
2023-2028 Annual Rate	-0.18%	0.60%	0.38%
2023 Total Daytime Population	8,442	23,700	66,406
Workers	2,659	9,189	28,478
Residents	5,783	14,511	37,928
<b>Household Summary</b>			
2010 Households	2,809	6,028	16,491
2010 Average Household Size	3.30	3.38	3.44
2020 Total Households	2,754	6,546	17,675
2020 Average Household Size	3.18	3.21	3.22
2023 Households	2,795	6,898	18,343
2023 Average Household Size	3.12	3.25	3.19
2028 Households	2,813	7,216	18,969
2028 Average Household Size	3.07	3.20	3.15
2023-2028 Annual Rate	0.13%	0.91%	0.67%
2010 Families	2,173	4,885	13,513
2010 Average Family Size	3.82	3.80	3.86
2023 Families	2,071	5,424	14,693
2023 Average Family Size	3.74	3.74	3.65
2028 Families	2,072	5,662	15,177
2028 Average Family Size	3.70	3.69	3.59
2023-2028 Annual Rate	0.01%	0.86%	0.65%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,135	6,944	18,433
Owner Occupied Housing Units	54.4%	54.3%	55.8%
Renter Occupied Housing Units	35.5%	22.9%	21.4%
Vacant Housing Units	10.0%	22.8%	22.8%
2010 Housing Units	3,180	8,256	20,979
Owner Occupied Housing Units	51.3%	47.5%	54.4%
Renter Occupied Housing Units	37.1%	25.5%	24.2%
Vacant Housing Units	11.7%	27.0%	21.4%
2020 Housing Units	3,229	8,351	21,799
Vacant Housing Units	14.7%	21.6%	18.9%
2023 Housing Units	3,289	8,767	22,664
Owner Occupied Housing Units	48.6%	53.2%	56.2%
Renter Occupied Housing Units	36.4%	25.5%	24.7%
Vacant Housing Units	15.0%	21.3%	19.1%
2028 Housing Units	3,322	9,089	23,321
Owner Occupied Housing Units	49.8%	55.0%	57.4%
Renter Occupied Housing Units	34.8%	24.4%	24.0%
Vacant Housing Units	15.3%	20.6%	18.7%
<b>Median Household Income</b>			
2023	\$31,302	\$43,260	\$39,891
2028	\$35,318	\$50,876	\$47,242
<b>Median Home Value</b>			
2023	\$82,353	\$94,101	\$88,457
2028	\$114,098	\$158,932	\$134,712
<b>Per Capita Income</b>			
2023	\$15,502	\$18,479	\$18,205
2028	\$17,745	\$21,522	\$21,047
<b>Median Age</b>			
2010	30.2	29.1	29.7
2023	32.0	32.2	32.5
2028	33.6	33.5	34.0

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



**API REAL ESTATE**

Commercial • Residential • Industrial • Property Management

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## 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.

### 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:
  - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame	534881	sergio@apire.us	956.412.1412
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