

RETAIL PROPERTY FOR LEASE

FORMER KFC LOCATION



505
E EDINBURG AVENUE
ELSA, TX



This freestanding single-tenant QSR with a drive thru, concrete pad, 25' Vent Hood, walk-in Cooler and Freezer is a good location across from HEB with the FM88/HWY 107 quadrant offering many restaurant choices. HEB Store consists of a Strip Center and Fuel Island. Other retailers in proximity are Church's Chicken, Jack in the Box, McDonald's and Whataburger.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$43 SF/yr \$7.00 NNN
Building Size:	2,154 SF
Lot Size:	0.62 Acres
Number of Units:	1
Year Built:	2020
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Elsa

PROPERTY OVERVIEW

This freestanding single-tenant QSR with a drive thru, concrete pad, 25' Vent Hood, walk-in Cooler and Freezer is a good location across from HEB with the FM88/HWY 107 quadrant offering many restaurant choices. HEB Store consists of a Strip Center and Fuel Island. Other retailers in proximity are Church's Chicken, Jack in the Box, McDonald's and Whataburger.

Elsa Texas is located at the intersection of State Highway 107 and Farm to Market Road 88, serving as a retail and business hub for the Delta area. The area is known for its low cost of living, it is primarily a residential suburb with a strong agricultural background.

Students are served by the Edcouch-Elsa Independent School District (EEISD), which shares resources between the two neighboring cities.

The town features multiple community parks and facilities, providing a family-friendly, rural atmosphere.

Elsa/Edcouch, Texas has seen steady growth since the relocation of the HEB store and the development of the Whataburger at the corner of TX88 and Highway 107 [the former HEB Site].

Traffic counts for TX 88 are 19,104 and 18,023 on Highway 107 with sales reliant on a larger market area and daytime workers traveling through the area.

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ADDITIONAL PHOTOS



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RETAILER MAP



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AERIAL MAP



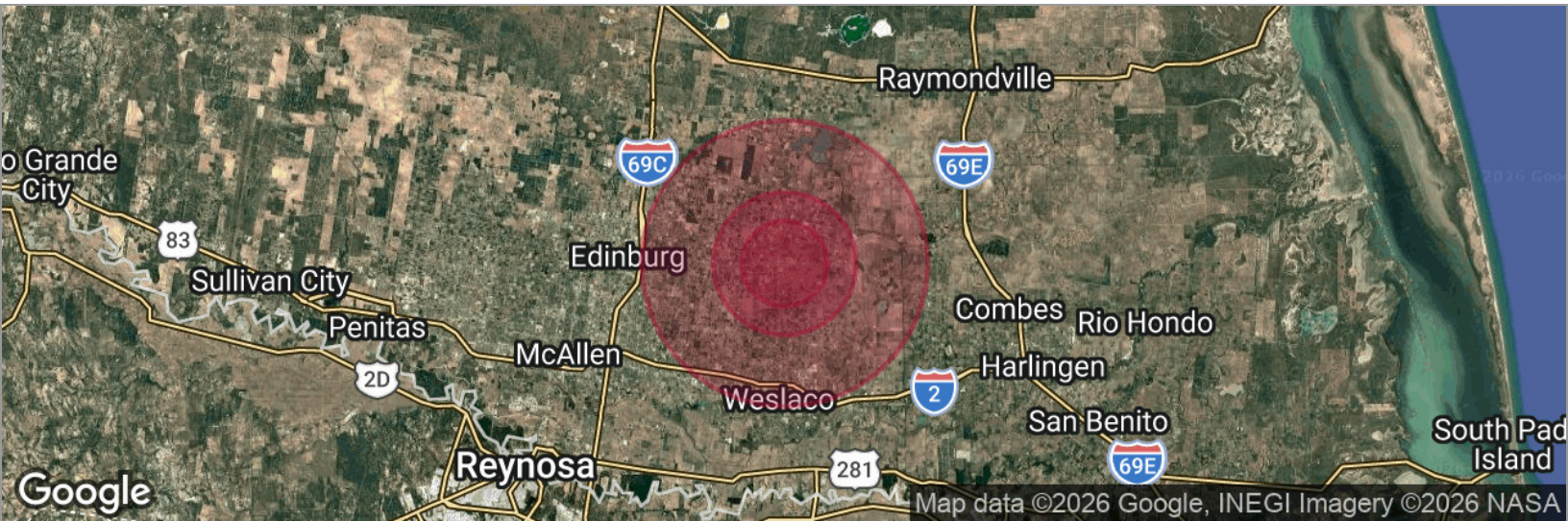
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LOCATION MAP



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DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	18,426	42,521	212,057
Median age	32.3	27.8	28.3
Median age (Male)	32.1	27.7	27.5
Median age (Female)	33.7	28.9	29.0

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	5,446	10,826	57,992
# of persons per HH	3.4	3.9	3.7
Average HH income	\$62,361	\$59,364	\$61,258
Average house value	\$89,999	\$86,573	\$108,612

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	98.4%	98.4%	95.6%
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RACE (%)

White	38.0%	38.9%	38.5%
Black	0.4%	0.5%	0.3%
Asian	0.0%	0.0%	0.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.4%
Other	6.4%	8.9%	9.6%

* Demographic data derived from 2020 ACS - US Census