

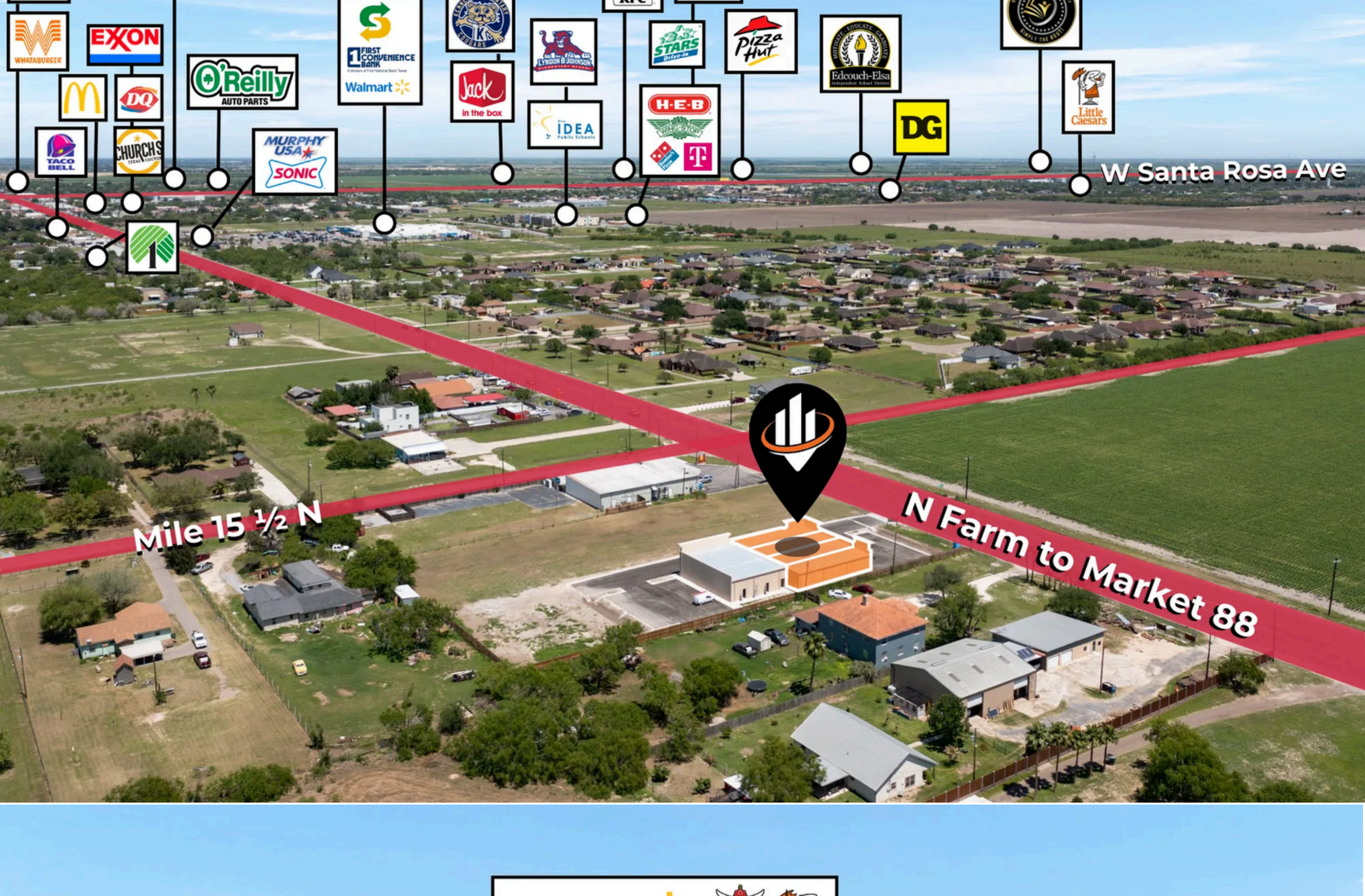
STE #A
 1,250
 SF

 STE #Y
 1,250
 SF

 STE #T
 1,250
 SF

1,250 SF RETAIL SPACES

17409 N. FM 88 Elsa, TX 78543



Location Description

This new construction retail plaza is strategically located along the west side of FM 88 (Broadway Street), a primary north-south corridor connecting Elsa to Weslaco and Monte Alto. Positioned just south of Mile 15 1/2 North Road, the site offers excellent visibility and accessibility with 115 feet of frontage on FM 88.

Property Highlights

- Outstanding Location: Situated directly on a heavily trafficked main corridor with excellent signage opportunities.
- Maximum Visibility: The property has 110ft of frontage, ensuring your brand gets noticed with constant exposure.
- Custom Build-Out Available: Tailor the space to fit your business needs—ideal for retail, medical, office, or professional use.
- 3Perfect for New or Growing Businesses: Launch or scale your operation in a dynamic, accessible setting.



Building (SF): 7,800 SF

Available SF: 1,250 - 3,750 SF

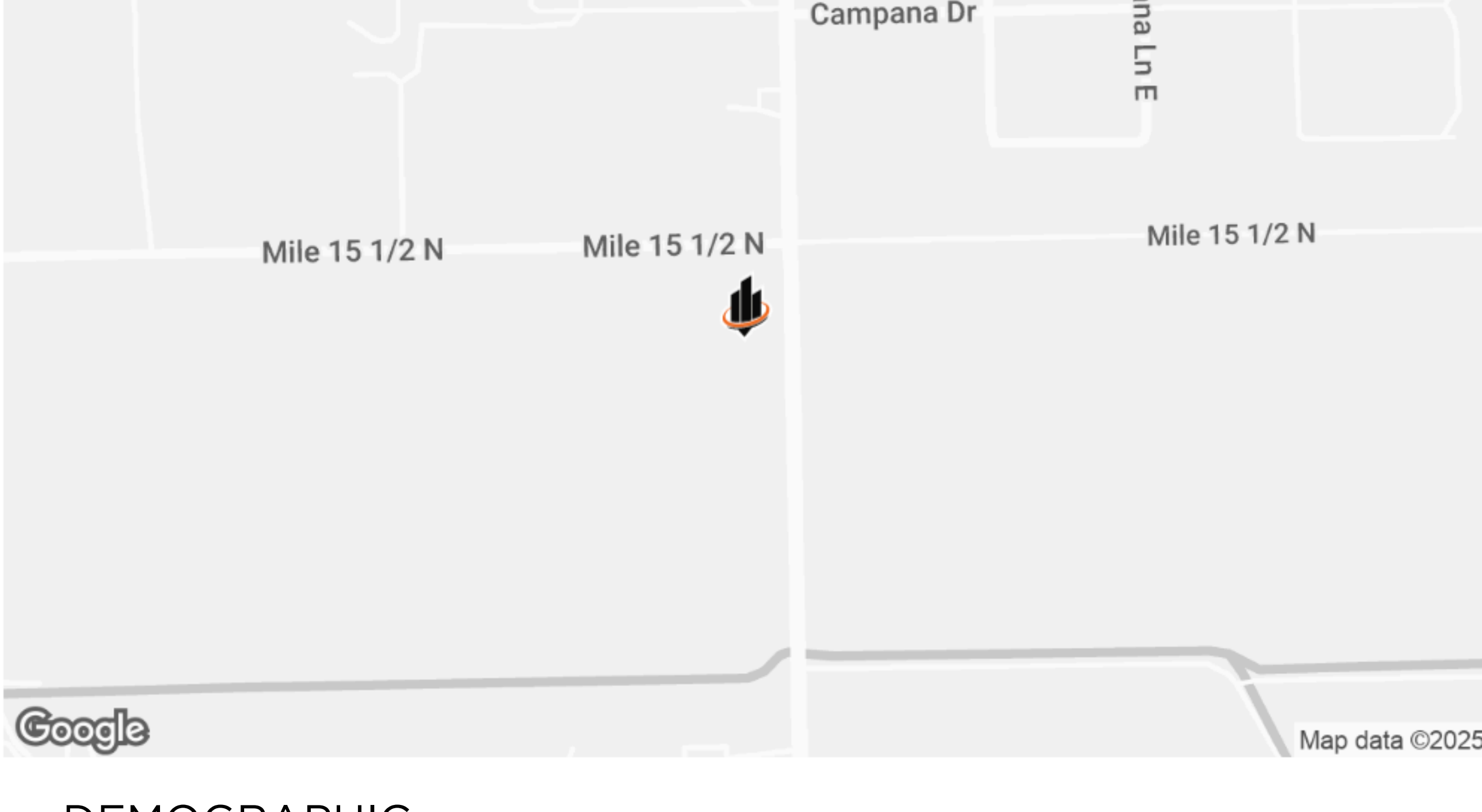
Year Built: 2025

Lease Information

Lease Type:	NNN
Total Space:	1,250 - 3,750 SF
Lease Term:	3 months
Lease Rate:	\$18.00 SF/yr

		Size	Lease Type	Lease Rate	Description
Suite L	Available	3,998 SF	NNN	\$18.00 SF/yr	Custom Build-Out Available: Tailor the space to fit your business needs—ideal for retail, medical, office, or professional use.
Suite A	Available	3,998 SF	NNN	\$18.00 SF/yr	Custom Build-Out Available: Tailor the space to fit your business needs—ideal for retail, medical, office, or professional use.
Suite Y	Not Available	3,998 SF	NNN	\$18.00 SF/yr	Custom Build-Out Available: Tailor the space to fit your business needs—ideal for retail, medical, office, or professional use.
Suite T	Not Available	3,998 SF	NNN	\$18.00 SF/yr	Custom Build-Out Available: Tailor the space to fit your business needs—ideal for retail, medical, office, or professional use.

Location Map



DEMOGRAPHIC SUMMARY

POPULATION

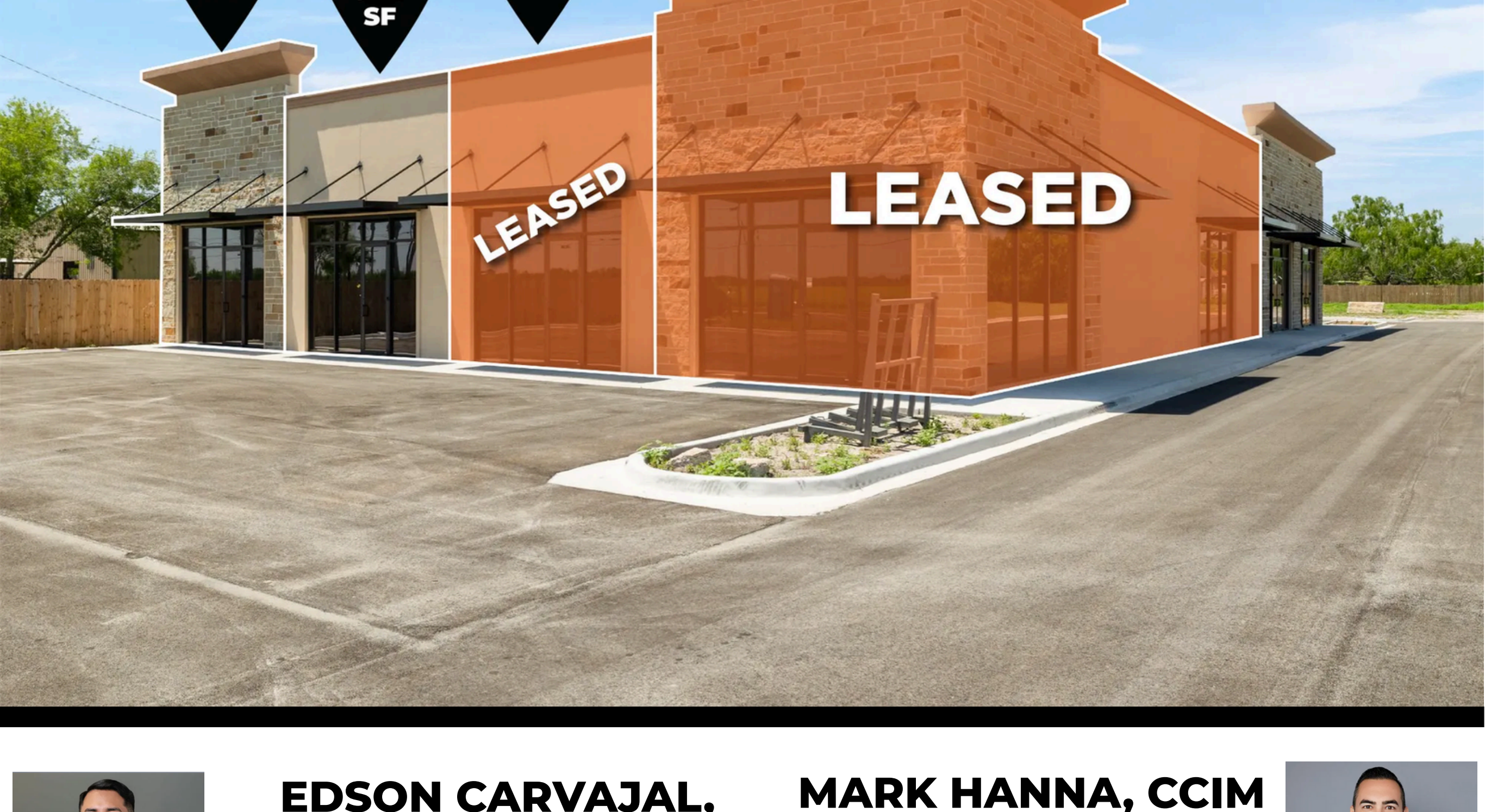
1 MILE	1,874
3 MILES	18,935
5 MILES	49,511

HOUSEHOLDS

1 MILE	533
3 MILES	5,241
5 MILES	12,683

HOUSEHOLD INCOME

1 MILE	\$80,115
3 MILES	\$64,905
5 MILES	\$58,891



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