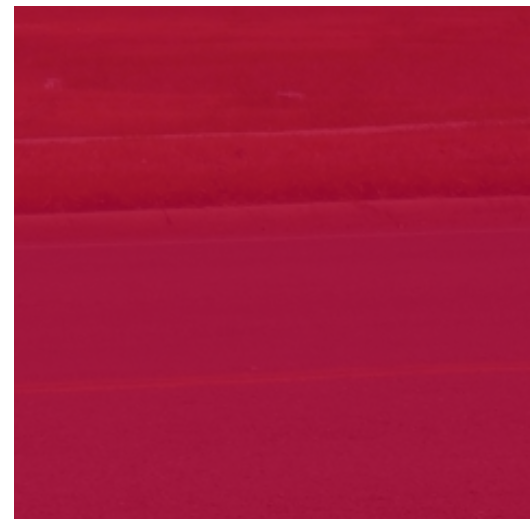
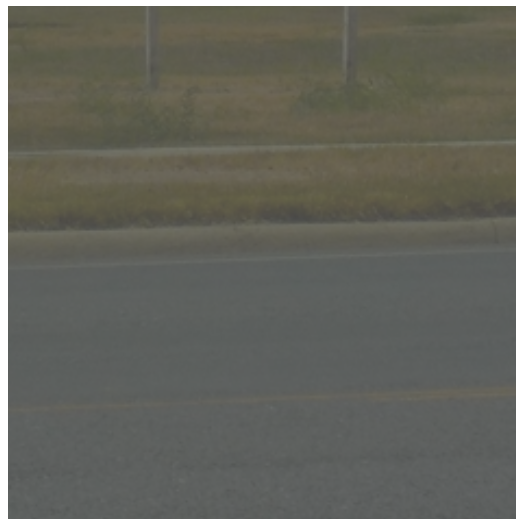


LAND FOR LEASE

HEB PAD SITE



1095
W BUSINESS 77
SAN BENITO, TX

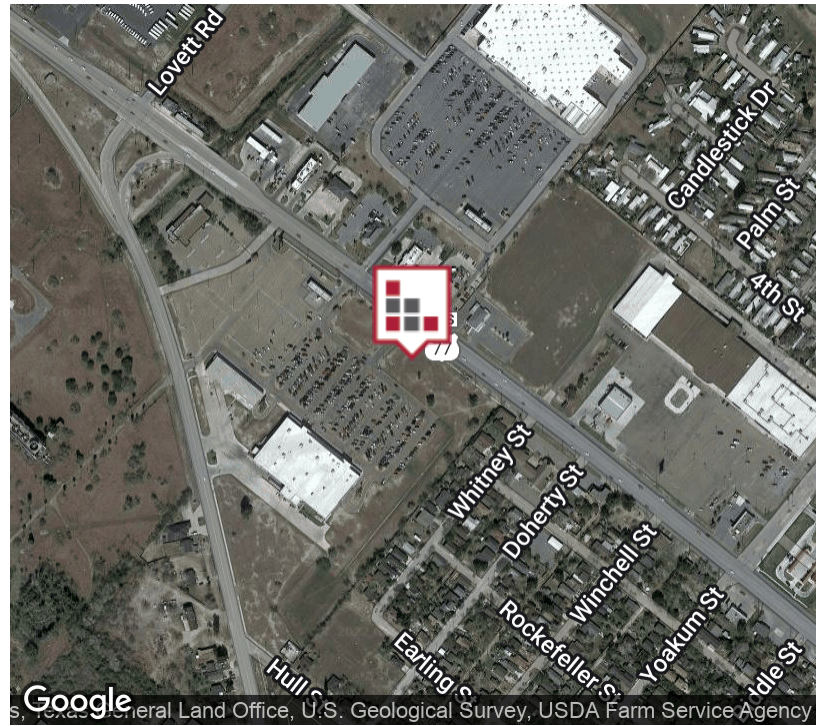


Join Rodeo Dental, TMobile and Wing Stop at this HEB-Anchored Shopping Center with available +/- 1 Acre Retail Parcel front US Highway 77. Cross access and shared parking can be negotiated for your new build at this great location in HEB's parking field with ingress . WalMart is directly across the street of this San Benito Retail Corridor.



FOR LEASE HEB PAD SITE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$90,000.00 SF/yr
(Ground)

Available SF: 1 Acres

Lot Size: +/- 43,560 SF

Zoning: Commercial

Market: Rio Grande Valley

Submarket: San Benito

PROPERTY OVERVIEW

Join Rodeo Dental, TMobile, Wing Stop and Valley VBPN Family Care Clinic at this HEB-Anchored Shopping Center with available +/- 1 Acre Retail Parcel front US Highway 77. Cross access and shared parking can be negotiated for your new build at this great location in HEB's parking field with ingress. WalMart is directly across the street of this San Benito Retail Corridor.

PROPERTY HIGHLIGHTS

- HEB Anchored Retail Pad
- WalMart across the street
- Signalized Intersection



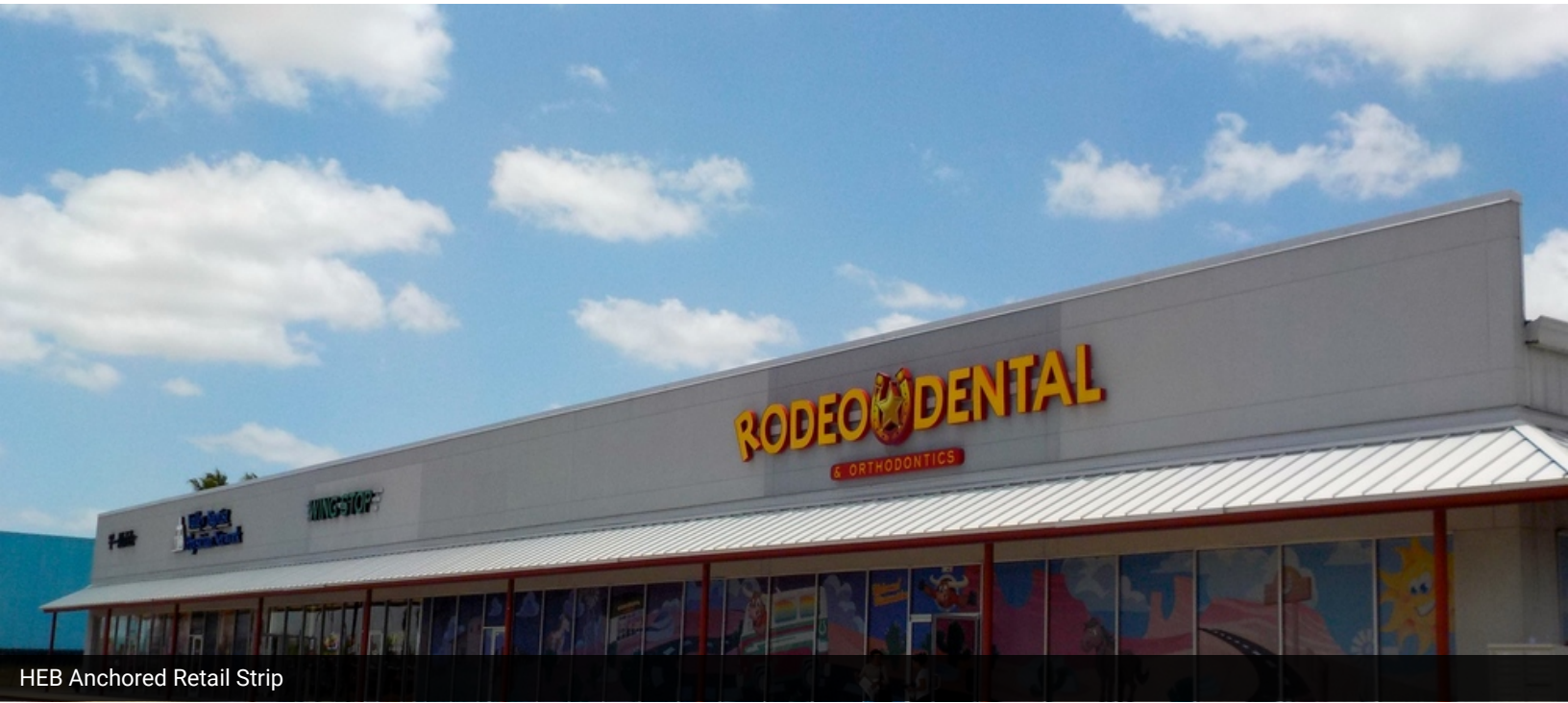
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956.778.3255 // chopkinsrealestate.com

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FOR LEASE
HEB PAD SITE

ADDITIONAL PHOTOS



HEB Anchored Retail Strip



Join TMobile, Valley Baptist Medical, Rodeo Dental and Wing Stop



1 Acre Pad Site Available



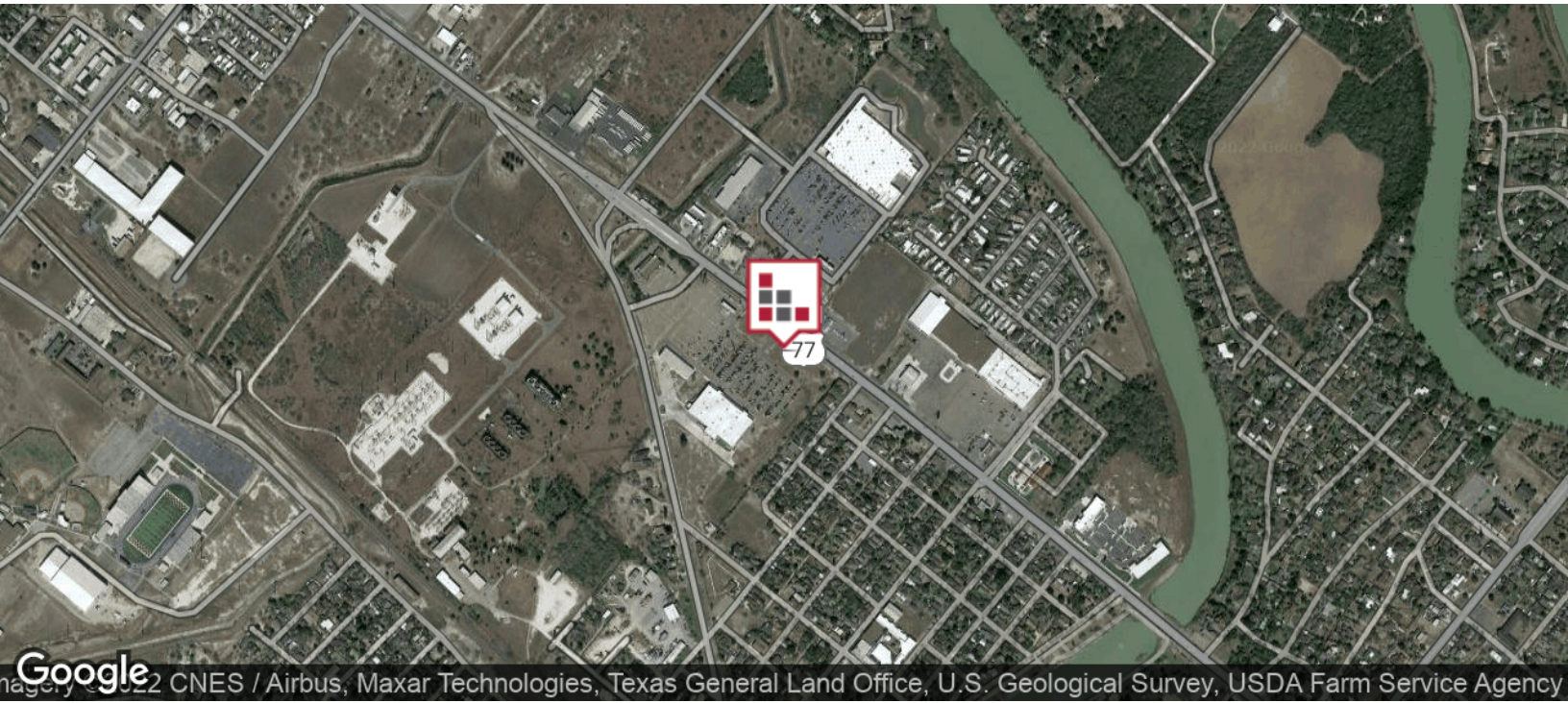
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LOCATION MAPS



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AERIAL MAP



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RETAILER MAP



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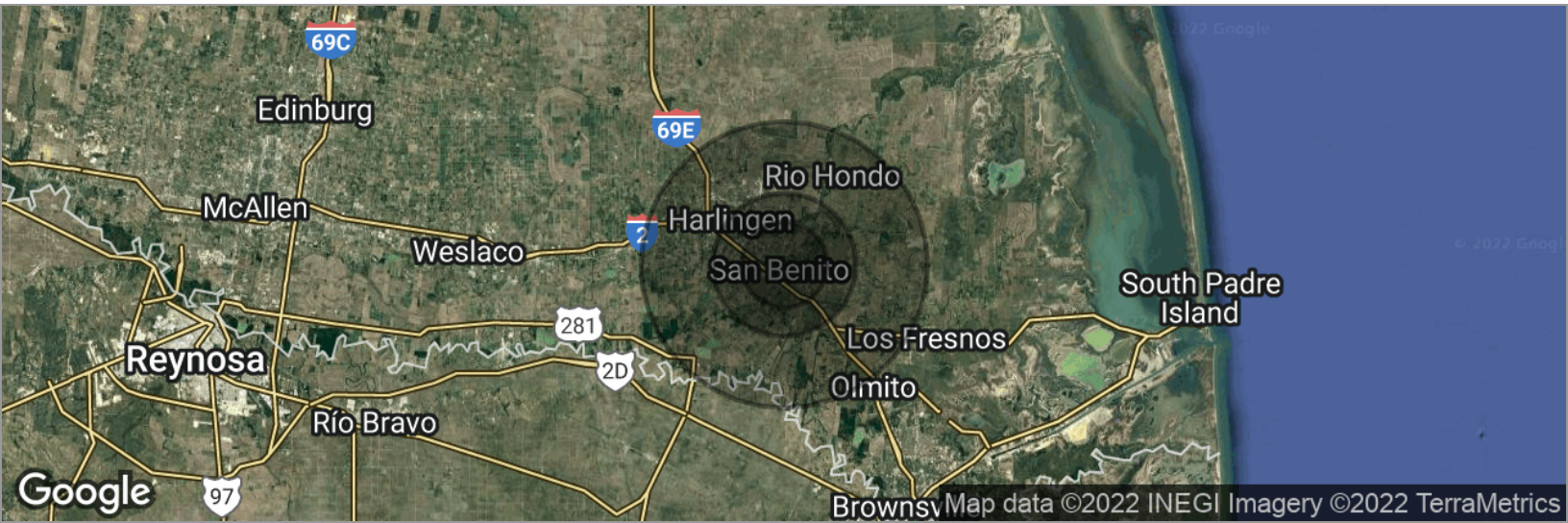
FOR LEASE
HEB PAD SITE

SITE PLAN



FOR LEASE
HEB PAD SITE

DEMOGRAPHICS MAP



POPULATION

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|----------------|----------------|-----------------|
| Total population | 22,700 | 44,438 | 142,066 |
| Median age | 32.0 | 32.2 | 32.6 |
| Median age (Male) | 30.6 | 31.1 | 31.0 |
| Median age (Female) | 34.1 | 33.7 | 34.2 |

HOUSEHOLDS & INCOME

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|----------------|----------------|-----------------|
| Total households | 6,420 | 13,086 | 43,392 |
| # of persons per HH | 3.5 | 3.4 | 3.3 |
| Average HH income | \$40,744 | \$48,819 | \$48,192 |
| Average house value | \$72,940 | \$82,908 | \$95,025 |

ETHNICITY (%)

| | 3 MILES | 5 MILES | 10 MILES |
|----------|----------------|----------------|-----------------|
| Hispanic | 92.5% | 87.2% | 84.0% |

RACE (%)

| | 3 MILES | 5 MILES | 10 MILES |
|-----------------|----------------|----------------|-----------------|
| White | 83.6% | 85.1% | 89.2% |
| Black | 0.3% | 0.5% | 0.6% |
| Asian | 0.4% | 1.1% | 1.0% |
| Hawaiian | 0.0% | 0.0% | 0.0% |
| American Indian | 0.3% | 0.2% | 0.2% |
| Other | 13.9% | 11.6% | 7.7% |

* Demographic data derived from 2010 US Census