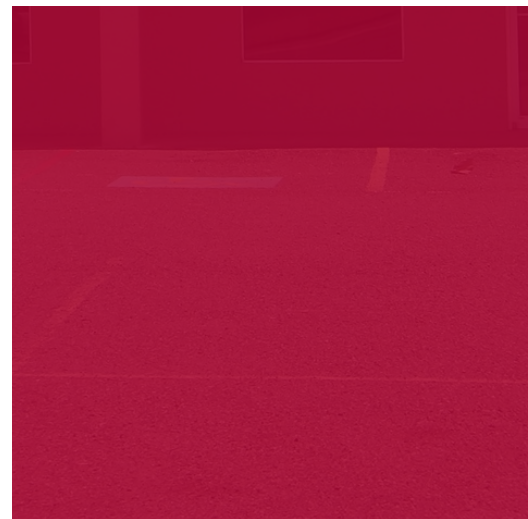
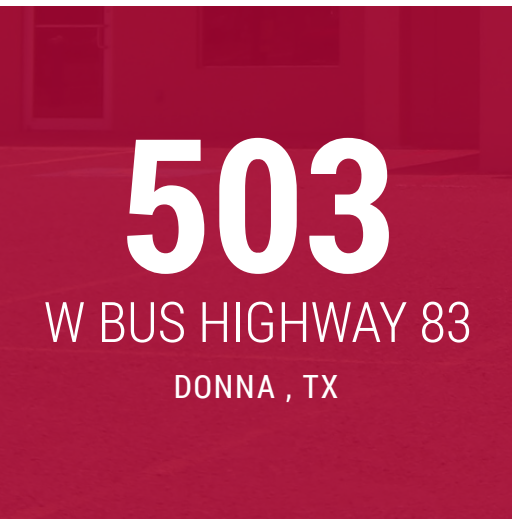


OFFICE BUILDING FOR LEASE

**503 W BUS
HWY 83**

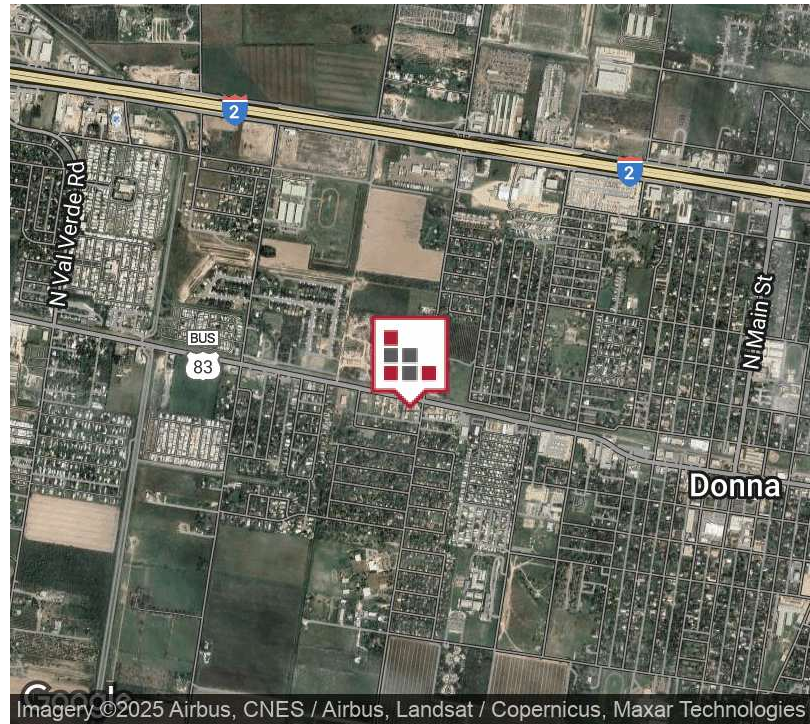


Less than 1 Mile from Expressway 83 from Hutto Road exit, this Retail Strip Center is ideal for your small business needs! Formerly one large unit, this building has been divided into three (3) separate units. Each Unit has private entrance and restroom and ideal for Mobile phone Store, Insurance Office, Retail Clothing Store or General Administrative Office, Shopping Center is in good condition with easy access. New Roof and Air Conditioning.



FOR LEASE
503 W BUS HWY 83

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,500.00 per month (Gross)
Building Size:	3,465 SF
Available SF:	1,200 SF
Lot Size:	0.415 Acres
Number of Units:	3
Year Built:	1980
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Donna

PROPERTY OVERVIEW

Less than 1 Mile from Expressway 83 from Hutto Road exit, this Retail Strip Center is ideal for your small business needs! Formerly one large unit, this building has been divided into three (3) separate units. Each Unit has private entrance and restroom and ideal for Mobile phone Store, Insurance Office, Retail Clothing Store or General Administrative Office, Shopping Center is in good condition with easy access. New Roof and Air Conditioning.

PROPERTY HIGHLIGHTS

- **Freestanding Building**
- **Sprinkler System**
- **Ideal for Small/Local Business**

FOR LEASE
503 W BUS HWY 83

ADDITIONAL PHOTOS



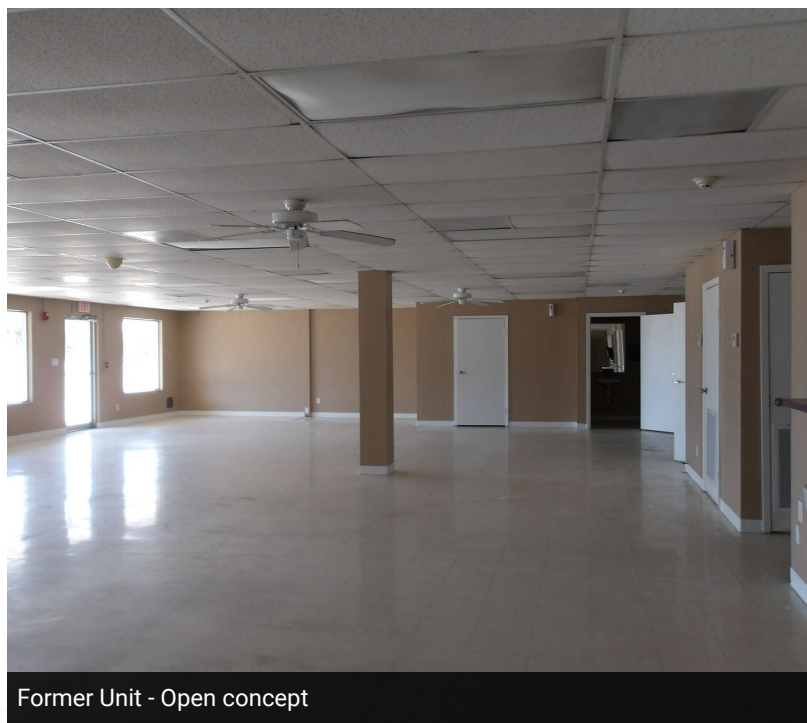
Interior Photo - Unit 2



Interior Photo - Unit 3



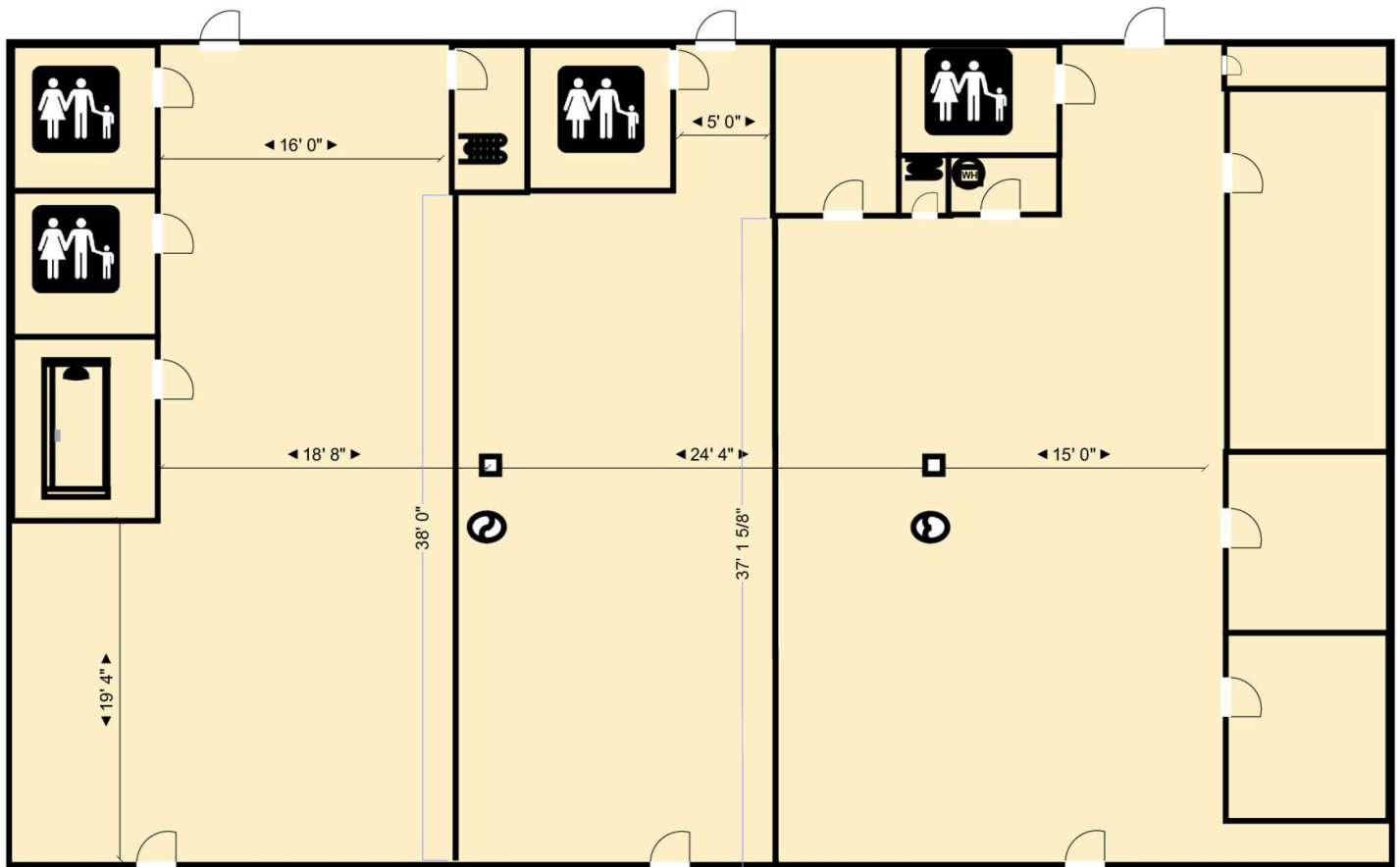
Interior Photo



Former Unit - Open concept

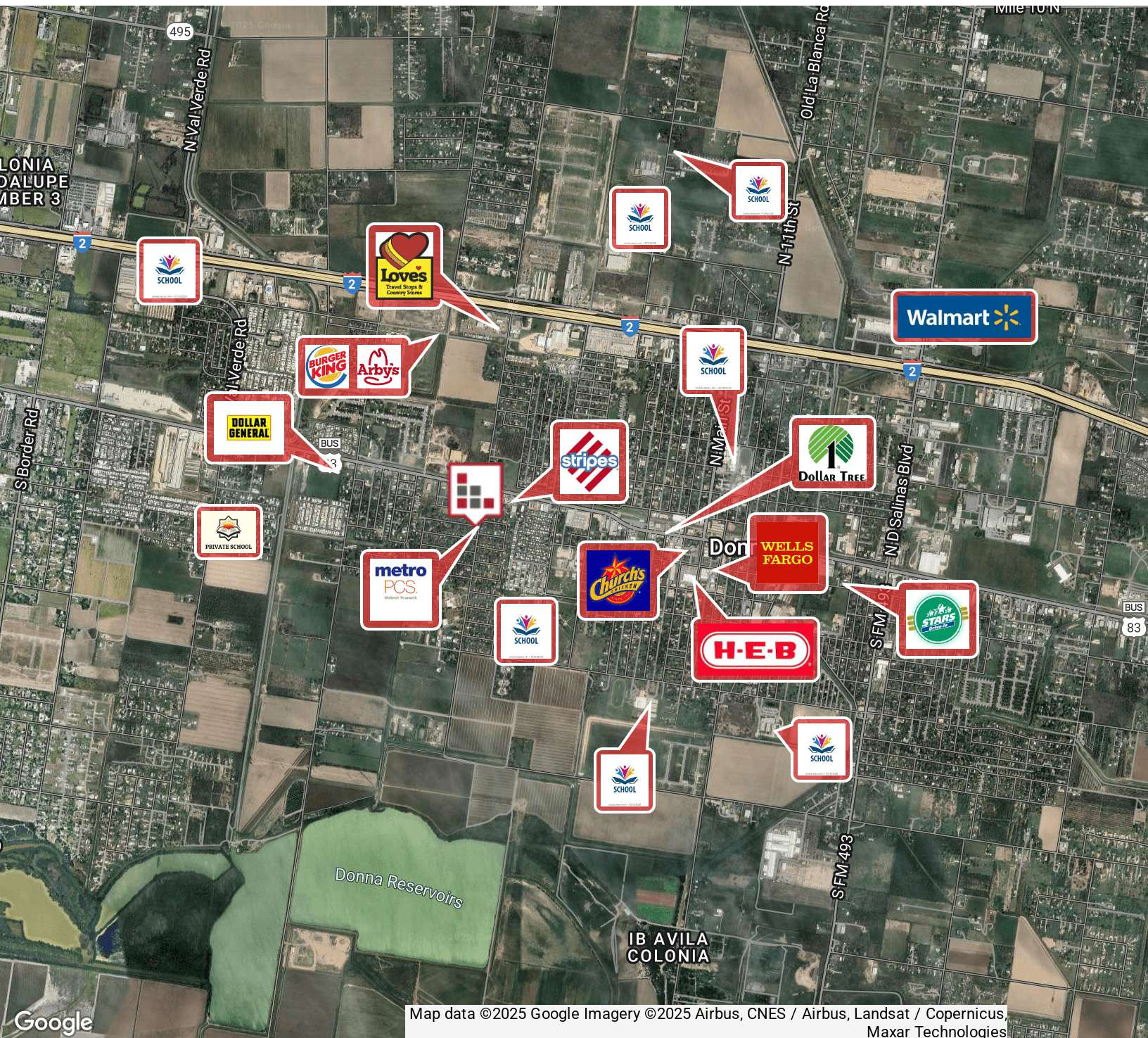
FOR LEASE
503 W BUS HWY 83

FLOOR PLAN



FOR LEASE
503 W BUS HWY 83

RETAILER MAP



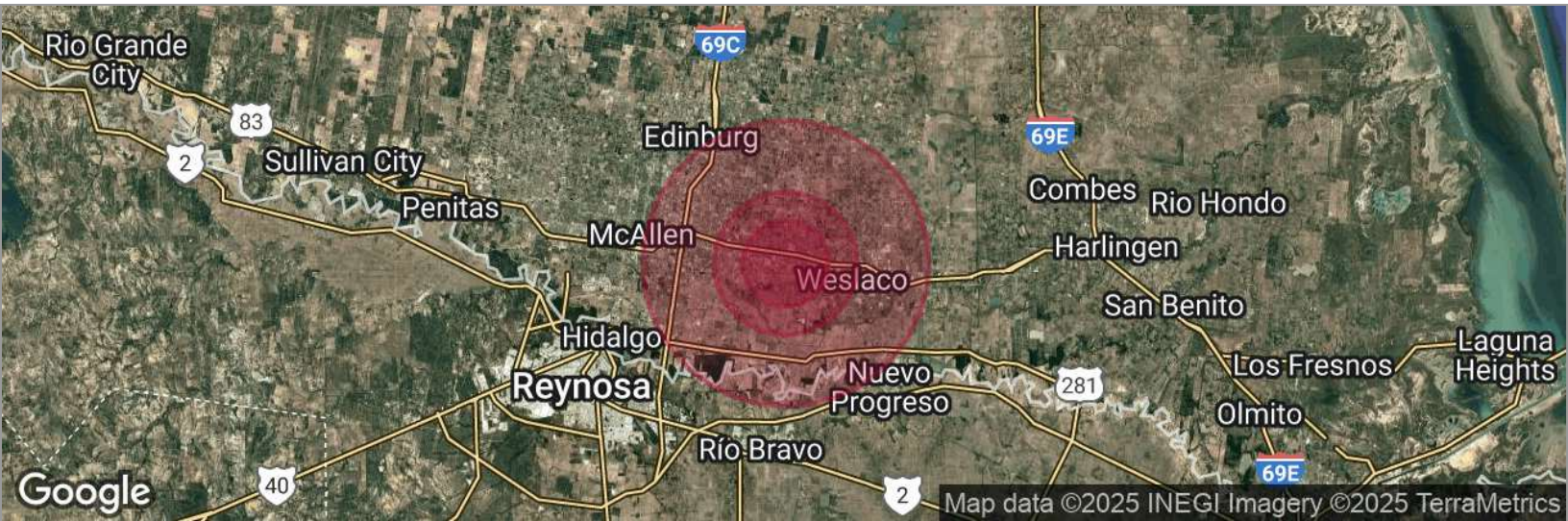
FOR LEASE
503 W BUS HWY 83

AERIAL MAP



FOR LEASE
503 W BUS HWY 83

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	36,777	94,301	329,928
Median age	28.8	29.0	28.4
Median age (Male)	28.9	28.3	27.1
Median age (Female)	28.7	29.4	29.7

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	10,116	25,964	90,310
# of persons per HH	3.6	3.6	3.7
Average HH income	\$34,528	\$38,955	\$41,211
Average house value	\$70,075	\$82,850	\$82,055

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	89.5%	88.1%	91.0%
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RACE (%)

White	71.0%	71.0%	73.7%
Black	0.3%	0.6%	0.3%
Asian	0.3%	0.5%	0.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.5%	0.5%	0.3%
Other	26.9%	26.6%	24.2%

* Demographic data derived from 2020 ACS - US Census

FOR LEASE
503 W BUS HWY 83

LOCATION MAP

