

## Overview

AVAILABLE

+/- 0.738 AC

PRICING

Call for Pricing

## Description

- High profile grocery anchored pad site
- Strong regional sales
- Cross access with H-E-B

## Nearby Retailers



## Demographics

	1 MILE	3 MILE	5 MILE
2018 Population	11,447	33,798	44,426
2018 Total Daytime Pop.	13,105	34,756	42,367
2018 Total Households	3,909	11,137	13,916
Average HH Income	\$45,501	\$54,138	\$57,530

Year: 2018 | Source: Esri

## Traffic Counts

Veterans Blvd. & E. 2nd St.	22,081 AADT
E. Gibbs St. & Veterans Blvd.	15,050 AADT

Year: 2018 | Source: TxDot

## Contact

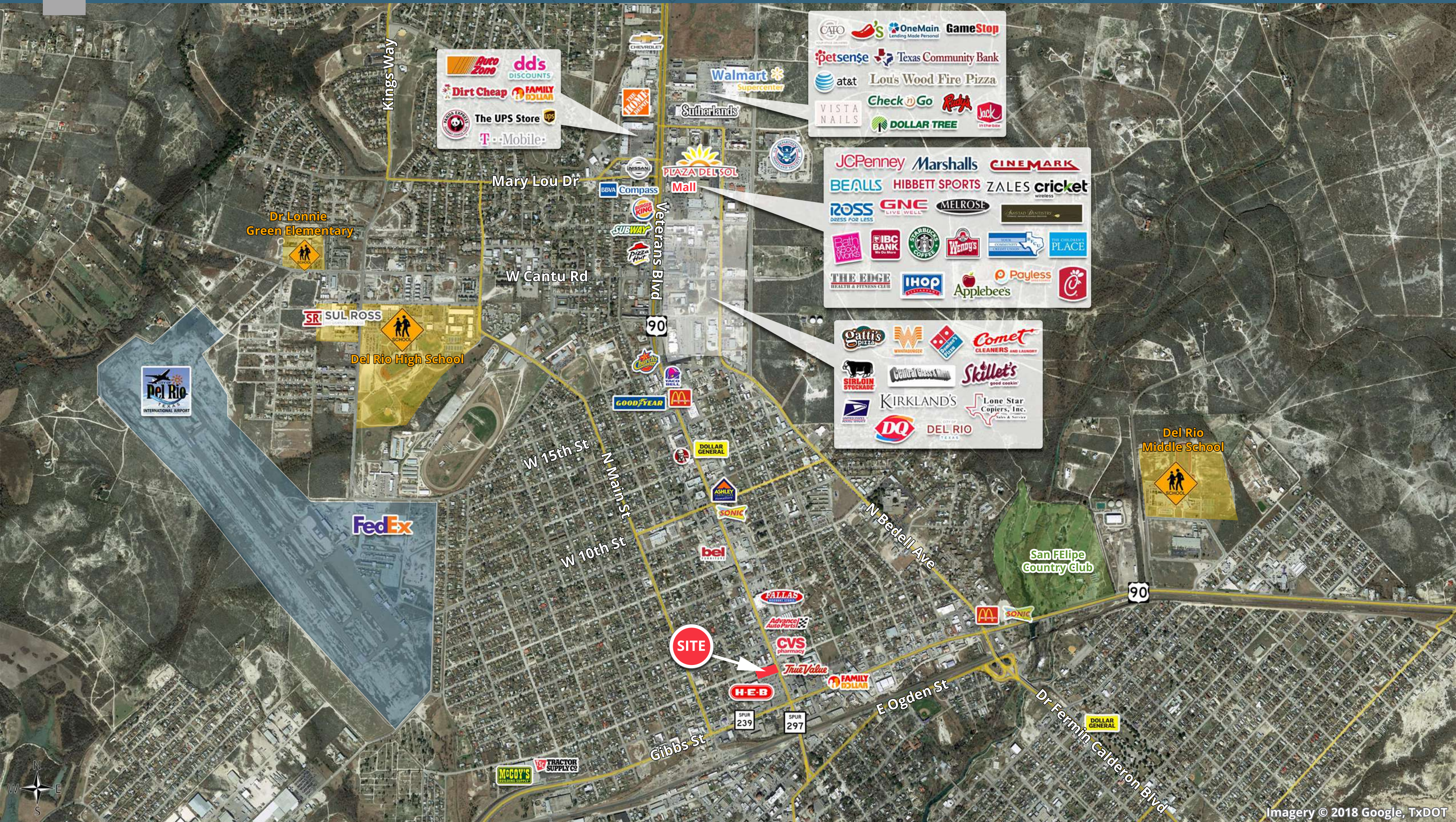
WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com



# HEB Pad Site

SWQ of Veterans Blvd. & E. 2nd St. | Del Rio, TX 78840

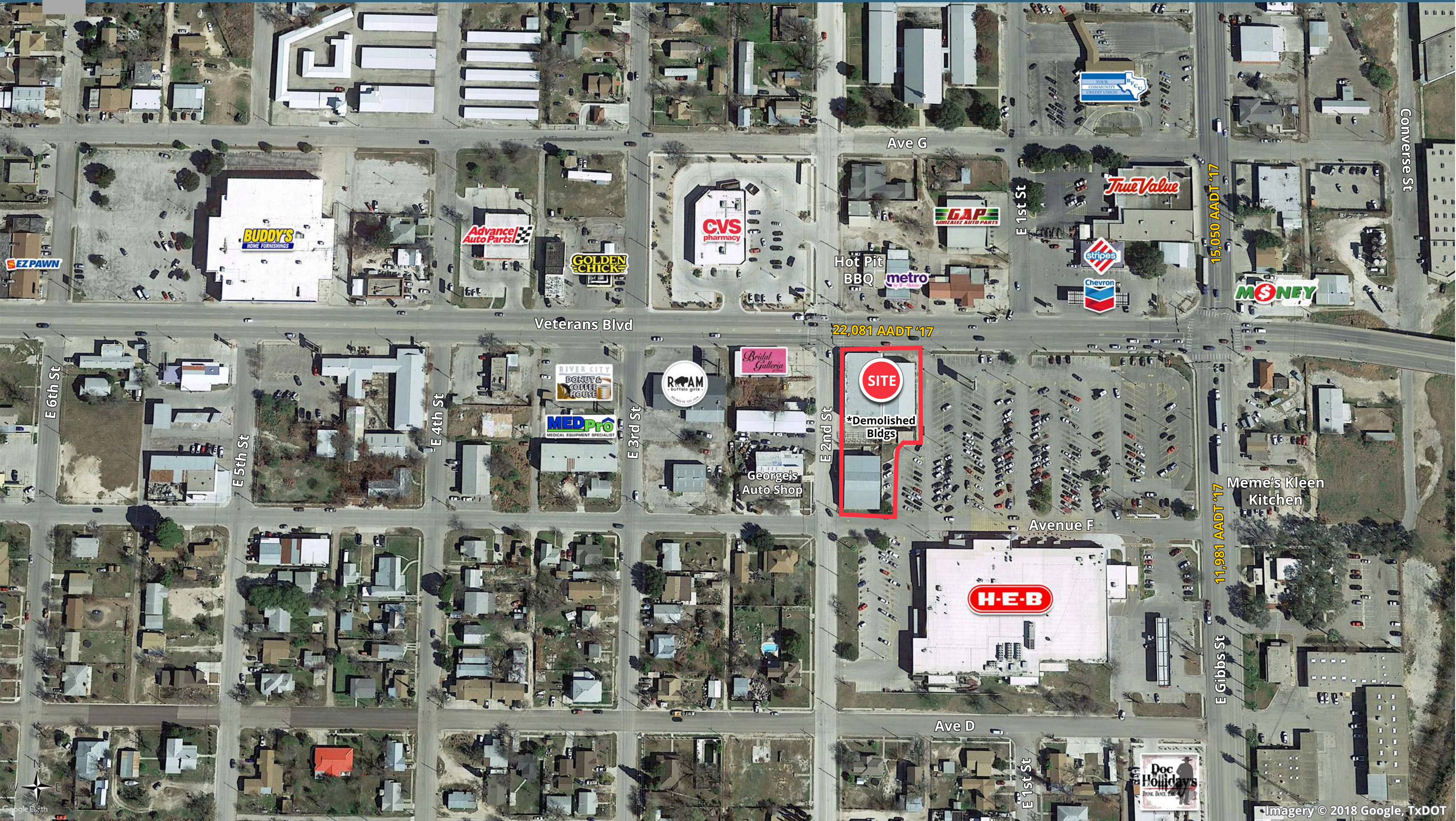


Imagery © 2018 Google, TxDOT



# HEB Pad Site

SWQ of Veterans Blvd. & E. 2nd St. | Del Rio, TX 78840







# Executive Summary

SWQ of Veterans Blvd. & E. 2nd St. | Del Rio, TX 78840



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	12,303	33,350	39,900
2010 Population	11,824	34,250	44,013
2018 Population	11,447	33,798	44,426
2023 Population	11,359	33,898	45,071
2000-2010 Annual Rate	-0.40%	0.27%	0.99%
2010-2017 Annual Rate	-0.39%	-0.16%	0.11%
2017-2022 Annual Rate	-0.15%	0.06%	0.29%
2018 Male Population	47.8%	48.4%	49.5%
2018 Female Population	52.2%	51.6%	50.5%
2018 Median Age	36.1	34.8	33.9
2018 Total Daytime Population	13,105	34,756	42,367
Workers	6,559	15,672	17,389
Residents	6,546	19,084	24,978

In the identified area, the current year population is 11,447. In 2010, the Census count in the area was 11,824. The rate of change since 2010 was -0.39% annually. The five-year projection for the population in the area is 11,359 representing a change of -0.15% annually from 2017 to 2022. Currently, the population is 47.8% male and 52.2% female.

## Median Age

The median age in this area is 36.1, compared to U.S. median age of 38.2.

## Race and Ethnicity

2018 White Alone	84.1%	83.4%	83.7%
2018 Black Alone	1.0%	1.5%	1.5%
2018 American Indian/Alaska Native Alone	0.7%	0.6%	0.6%
2018 Asian Alone	0.5%	0.6%	0.7%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	11.6%	11.7%	11.2%
2018 Two or More Races	1.9%	2.1%	2.2%
2018 Hispanic Origin (Any Race)	91.4%	87.7%	85.7%

Persons of Hispanic origin represent 91.4% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.4 in the identified area, compared to 64.0 for the U.S. as a whole.

## Households

2000 Households	4,027	10,527	12,359
2010 Households	4,042	11,293	13,859
2018 Total Households	3,909	11,137	13,916
2023 Total Households	3,876	11,167	14,096
2000-2010 Annual Rate	0.04%	0.70%	1.15%
2010-2017 Annual Rate	-0.40%	-0.17%	0.05%
2017-2022 Annual Rate	-0.17%	0.05%	0.26%
2018 Average Household Size	2.90	3.01	3.10

The household count in this area has changed from 4,042 in 2010 to 3,909 in the current year, a change of -0.40% annually. The five-year projection of households is 3,876, a change of -0.17% annually from the current year total. Average household size is currently 2.90, compared to 2.90 in the year 2010. The number of families in the current year is 2,832 in the specified area.

# Executive Summary

SWQ of Veterans Blvd. & E. 2nd St. | Del Rio, TX 78840



	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$31,814	\$39,303	\$41,737
2023 Median Household Income	\$34,702	\$42,852	\$45,731
2017-2022 Annual Rate	1.75%	1.74%	1.84%
<b>Average Household Income</b>			
2018 Average Household Income	\$45,501	\$54,138	\$57,530
2023 Average Household Income	\$50,820	\$59,678	\$63,484
2017-2022 Annual Rate	2.24%	1.97%	1.99%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$15,520	\$17,987	\$18,838
2023 Per Capita Income	\$17,308	\$19,807	\$20,727
2017-2022 Annual Rate	2.20%	1.95%	1.93%

## Households by Income

Current median household income is \$31,814 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$34,702 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$45,501 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$50,820 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$15,520 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$17,308 in five years, compared to \$34,828 for all U.S. households

## Housing

2000 Total Housing Units	4,518	11,624	13,770
2000 Owner Occupied Housing Units	2,392	6,948	8,360
2000 Renter Occupied Housing Units	1,634	3,579	3,999
2000 Vacant Housing Units	492	1,097	1,411
2010 Total Housing Units	4,656	12,612	15,619
2010 Owner Occupied Housing Units	2,368	7,310	9,199
2010 Renter Occupied Housing Units	1,674	3,983	4,660
2010 Vacant Housing Units	614	1,319	1,760
2018 Total Housing Units	4,677	12,728	15,834
2018 Owner Occupied Housing Units	2,149	6,835	8,793
2018 Renter Occupied Housing Units	1,760	4,302	5,123
2018 Vacant Housing Units	768	1,591	1,918
2023 Total Housing Units	4,702	12,884	16,148
2023 Owner Occupied Housing Units	2,173	6,969	9,089
2023 Renter Occupied Housing Units	1,703	4,198	5,007
2023 Vacant Housing Units	826	1,717	2,052

Currently, 45.9% of the 4,677 housing units in the area are owner occupied; 37.6%, renter occupied; and 16.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 4,656 housing units in the area - 50.9% owner occupied, 36.0% renter occupied, and 13.2% vacant. The annual rate of change in housing units since 2010 is 0.20%. Median home value in the area is \$83,074, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 0.72% annually to \$86,124.

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.

SRS Real Estate Partners LLC	9003586	will.majors@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will Majors	508128	will.majors@srsre.com	512.236.4600
Designated Broker of Firm	License No.	Email	Phone
R. Webb Sellers, Jr.	589055	webb.sellers@srsre.com	210.504.2782
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date