

HEB Elsa Pad Sites



512 E Edinburg Ave. | Elsa TX 78543



**SOUTHERN
COMMERCIAL**
REAL ESTATE GROUP

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PROPERTY OVERVIEW

Excellent retail development opportunities directly in front of the H-E-B in Elsa, Texas. These **two pad sites (±0.77 AC and ±0.79 AC)** are positioned within an H-E-B-anchored shopping center along E. Edinburg Avenue, which experiences **approximately 18,023 vehicles per day**. The sites offer **outstanding visibility, steady traffic flow, and convenient access** from major thoroughfares. Surrounded by national and local retailers, they provide an **ideal location for restaurants, retail, or service-oriented businesses** looking to benefit from strong co-tenancy, daily consumer activity, and exposure to one of Elsa's most active commercial corridors.

PROPERTY HIGHLIGHTS

- Grocery anchored shopping center
- Daytime traffic area
- Co-tenants include Rodeo Dental, Domino's Pizza, Sun Loan Company, Fred Loya Insurance, T-Mobile & Wingstop

3

Offering Summary

GLA

±14,400 SF

Available

2 Pad Sites

Lease Rate

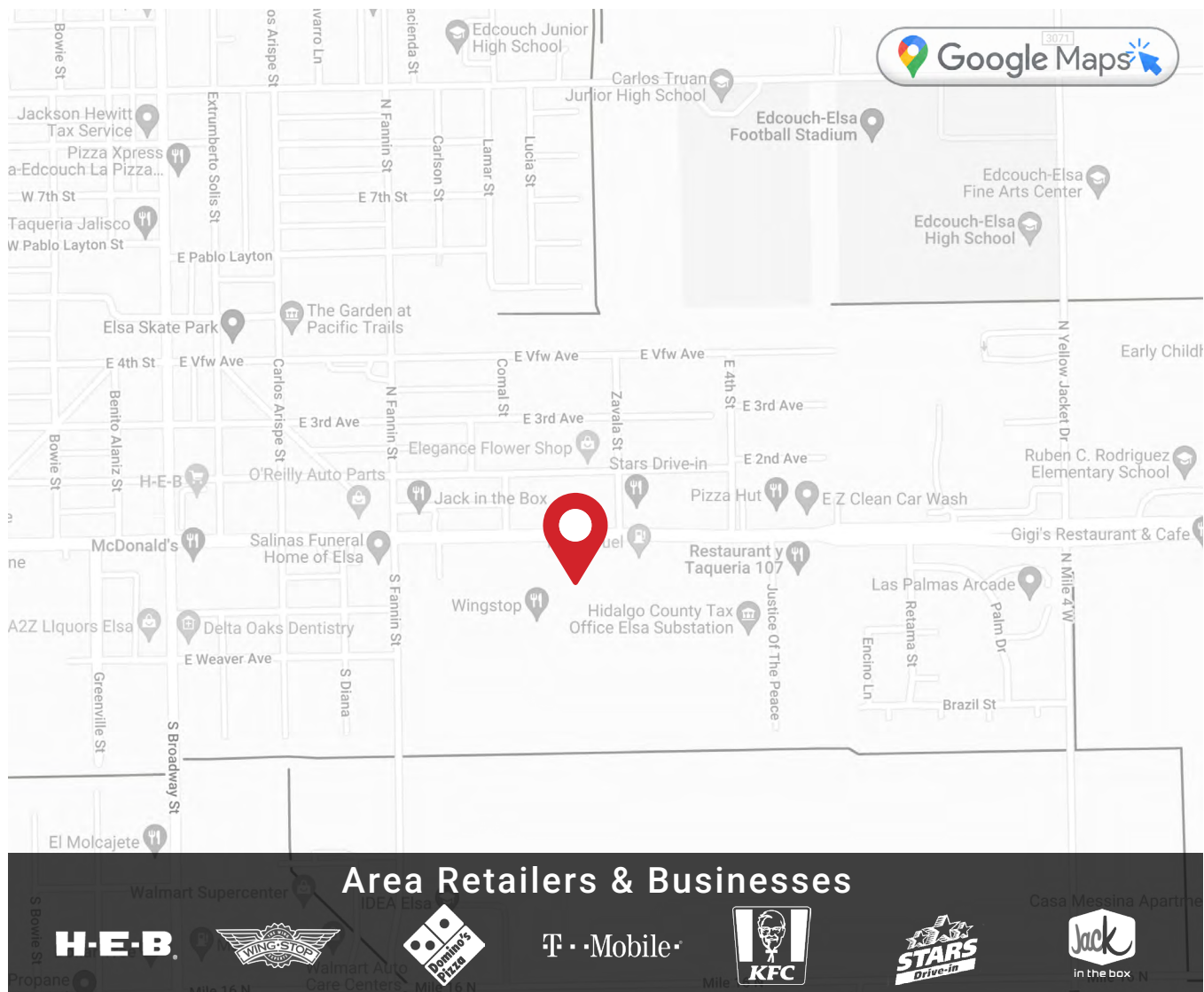
Call for Rates

Lease Type

Ground Lease

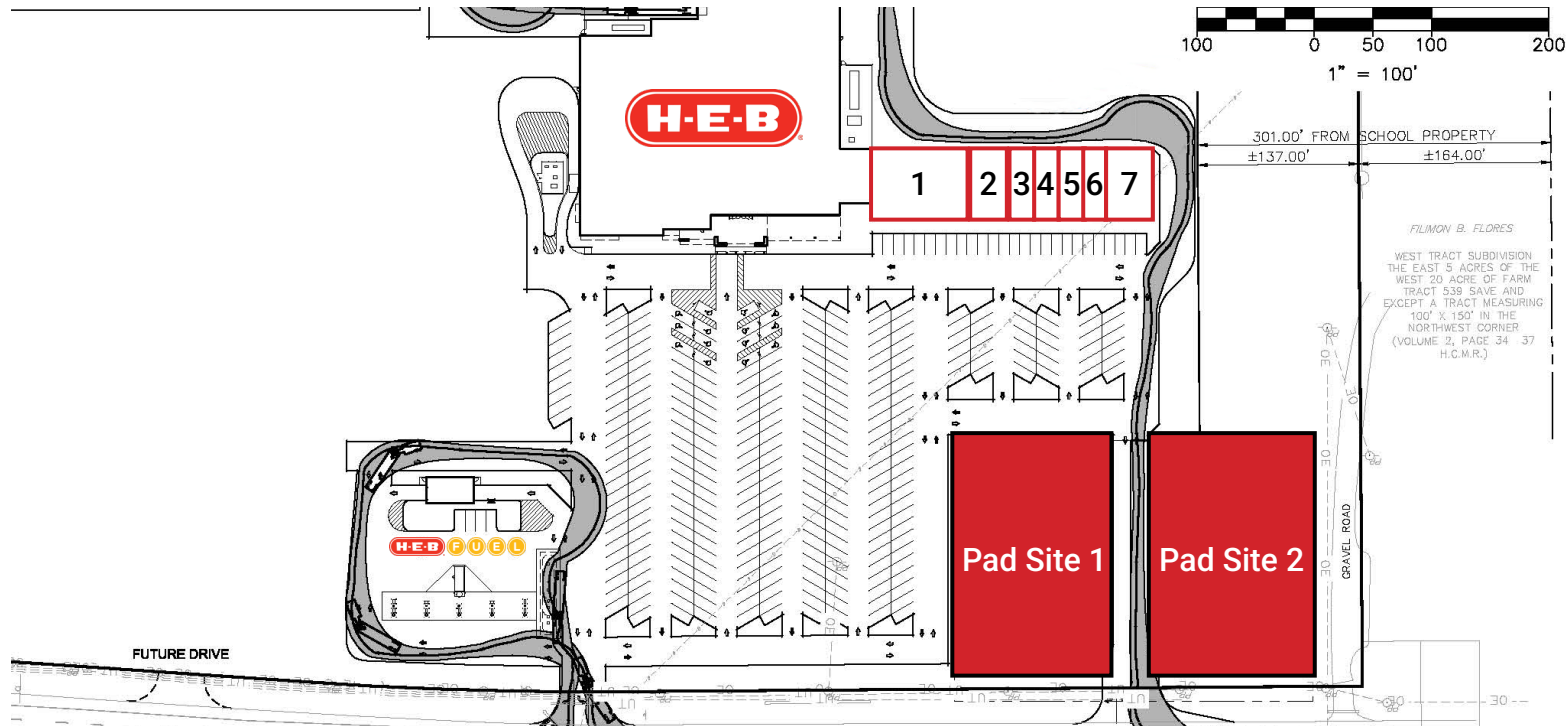
NNN

Est. \$6.00 SF/YR



Demographics

	MILE 1	MILE 3	MILE 5
MEDIAN INCOME	\$58,923	\$50,877	\$50,636
POPULATION	4,801	17,582	41,660



Scan For
Interior Photos



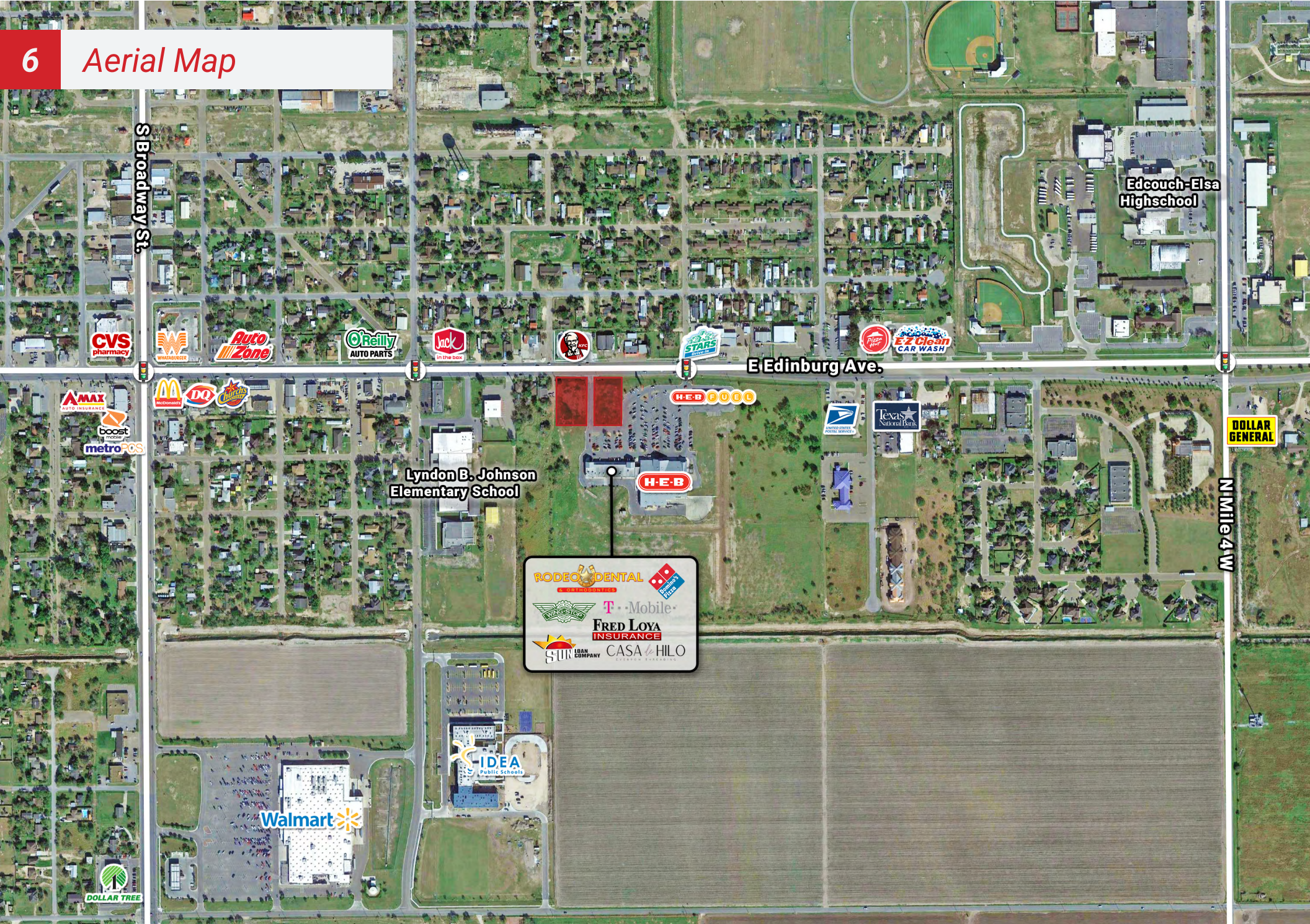
Photos

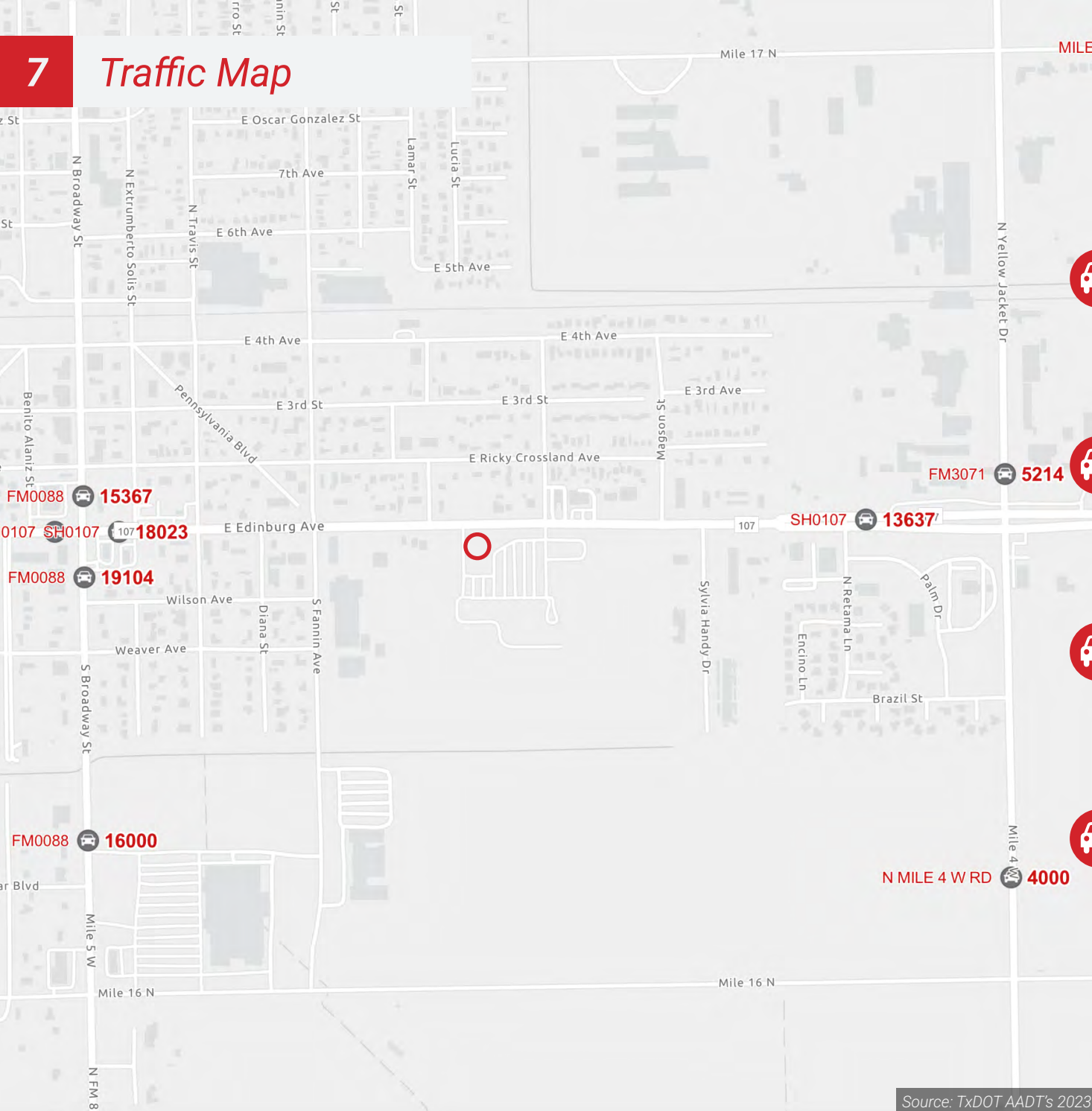
☐ LEASED

☒ AVAILABLE

Suite	Space Type	Unit Size	Tenant Name	Lease Type	Lease Rate SF/YR
1	Retail	5,480	Rodeo Dental	NNN	-
2	Retail	1,720	Casa De Hilo	NNN	-
3	Retail	1,200	Domino's Pizza	NNN	-
4	Office	1,200	Sun Loan Company	NNN	-
5	Office	1,200	Fred Loya Insurance	NNN	-
6	Retail	1,200	T-Mobile	NNN	-
7	Restaurant	2,400	Wingstop	NNN	-
Pad Site 1	Land	0.77 AC	Vacant	Ground Lease	Call for details
Pad Site 2	Land	0.79 AC	Vacant	Ground Lease	Call for details








512 E Edinburg Ave. Elsa, TX

E Edinburg Ave.

 18,023 VPD

S Broadway St.

 19,104 VPD

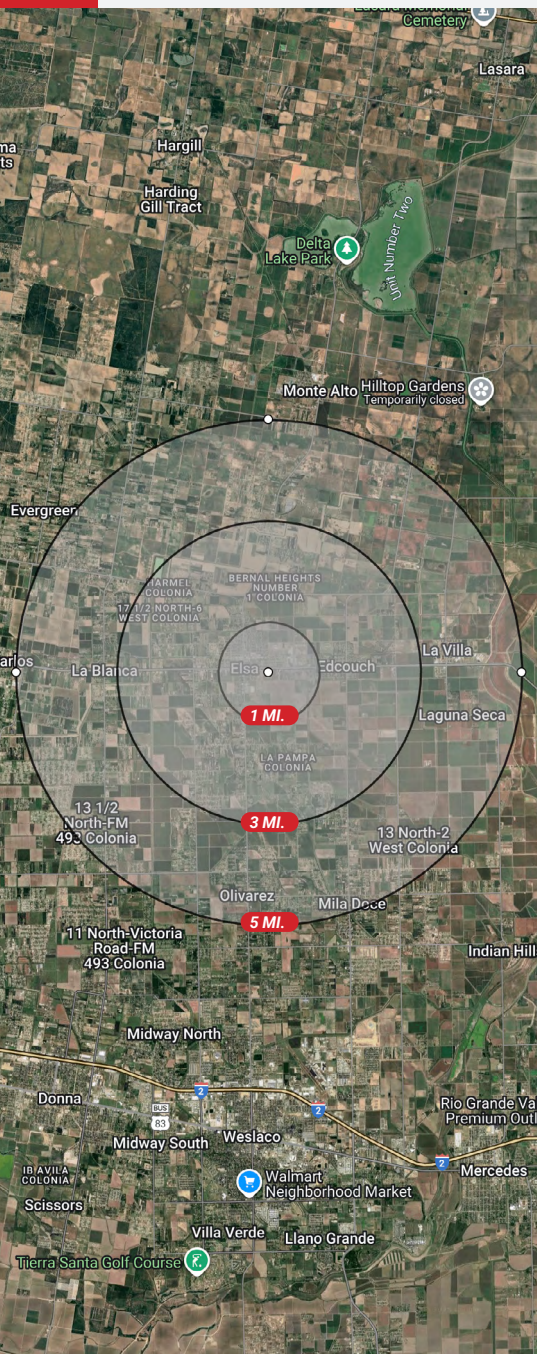
Mile 4 W

 4,000 VPD

N Yellow Jacket Dr.

 5,214 VPD

Source: TxDOT AADT's 2023



1 Mile

KEY FACTS

4,801

2023 Total Population (Esri)

32.8

Median Age



Average Household Size

\$58,923

Median Household Income

BUSINESS



188

Total Businesses



2,448

Total Employees

INCOME



\$58,923

Median Household Income



\$24,091

Per Capita Income



\$121,249

Median Net Worth

EDUCATION

14%

No High School Diploma

37%
High School Graduate31%
Some College17%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



59%

White Collar



25%

Blue Collar



16%

Services

2.8%

Unemployment Rate

3 Miles

KEY FACTS

17,582

2023 Total Population (Esri)

31.9

Median Age



Average Household Size

\$50,877

Median Household Income

BUSINESS



279

Total Businesses



3,962

Total Employees

INCOME



\$50,877

Median Household Income



\$20,041

Per Capita Income



\$118,774

Median Net Worth

EDUCATION

25%

No High School Diploma

37%
High School Graduate26%
Some College11%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



60%

White Collar



26%

Blue Collar



14%

Services

3.6%

Unemployment Rate

5 Miles

KEY FACTS

41,660

2023 Total Population (Esri)

29.6

Median Age



Average Household Size

\$50,636

Median Household Income

BUSINESS



412

Total Businesses



5,302

Total Employees

INCOME



\$50,636

Median Household Income



\$17,421

Per Capita Income



\$112,902

Median Net Worth

EDUCATION

34%

No High School Diploma

33%
High School Graduate22%
Some College11%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



54%

White Collar



30%

Blue Collar



16%

Services

4.4%

Unemployment Rate



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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DISCLAIMER

We obtained the information above from sources we believe to be reliable. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All information should be verified by user prior to purchase or lease.

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