

RETAIL PROPERTY FOR LEASE

# SAN BENITO EXPRESSWAY CENTER



# 875

S SAM HOUSTON BOULEVARD  
SAN BENITO, TX

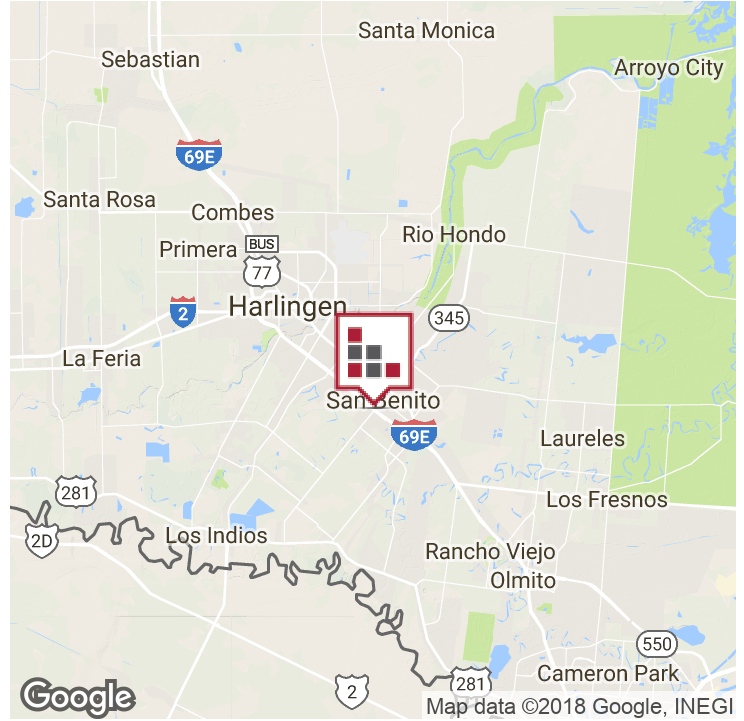
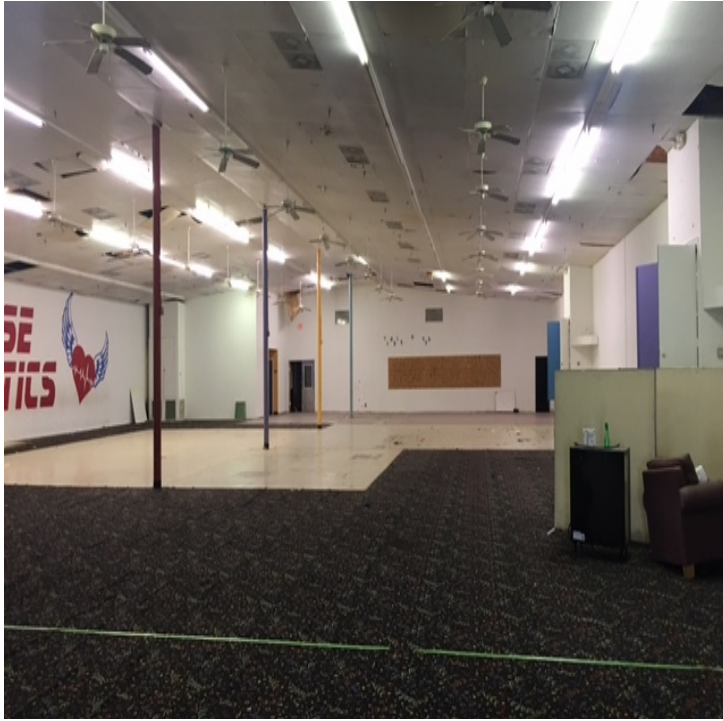


Located on Expressway 83 at major intersection of S Sam Houston.



# FOR LEASE SAN BENITO EXPRESSWAY CENTER

## EXECUTIVE SUMMARY



**LEASE RATE**     **\$6.00 - 15.00 SF/YR**

### OFFERING SUMMARY

Available SF:	7 - 27,000 SF
Lease Rate:	\$6.00 - 15.00 SF/yr (MG; Gross)
Lot Size:	4.18 Acres
Year Built:	1980
Building Size:	42,629 SF
Renovated:	2015
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	San Benito
Traffic Count:	62,000

### PROPERTY OVERVIEW

San Benito Expressway Center is a Neighborhood Shopping Center with great visibility from Expressway 83, San Benito, Texas. San Houston is a major East/West thoroughfare in San Benito, Texas - a growing community in South Texas. Site offers high visibility and competitive market rents.

### PROPERTY HIGHLIGHTS

- Expressway 83 Visibility
- Local Owner/Manager
- Competitive Rental Rates

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 3	\$6.00 SF/yr	7 - 14,000 SF
Suite 2	\$6.00 SF/yr	7,000 - 27,000 SF
Suite 1	\$15.00 SF/yr	1,200 - 2,200 SF

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## ADDITIONAL PHOTOS



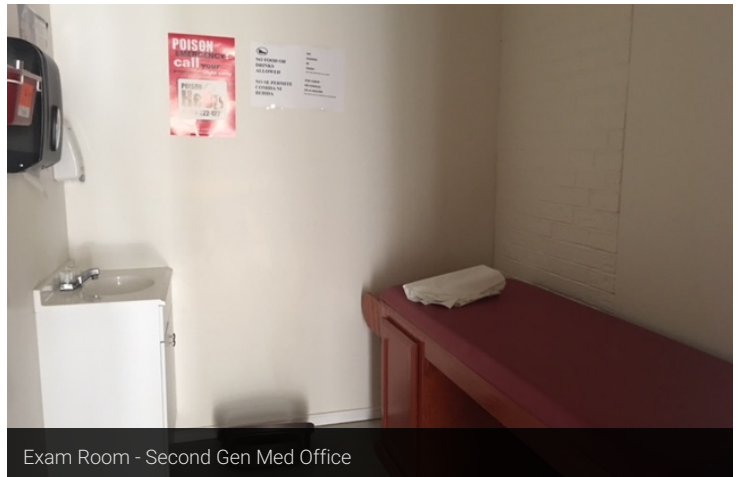
Second Generation Gym Facility



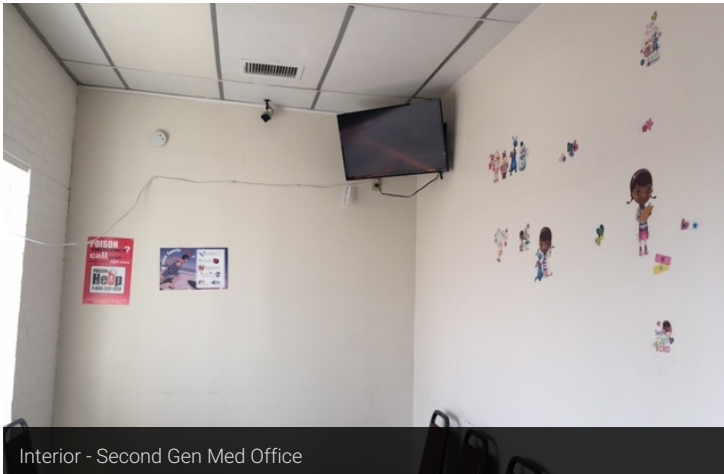
Counter - Second Gen Bar



Dock High Loading Dock - behind Gym



Exam Room - Second Gen Med Office



Interior - Second Gen Med Office

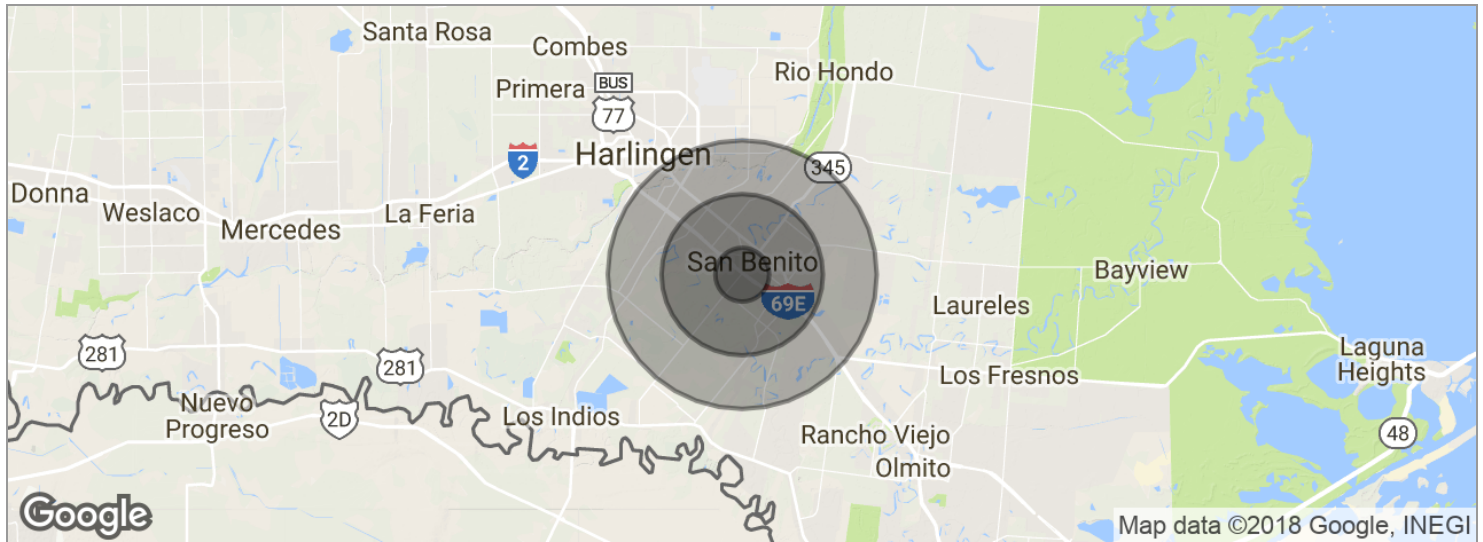


Second Generation Gym Facility



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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,176	25,486	52,746
Median age	30.2	31.7	32.3
Median age (male)	27.6	30.6	31.2
Median age (Female)	34.6	33.3	34.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,424	7,257	16,188
# of persons per HH	3.6	3.5	3.3
Average HH income	\$39,608	\$39,850	\$48,373
Average house value	\$62,684	\$74,126	\$82,330

### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	94.0%	92.5%	84.0%

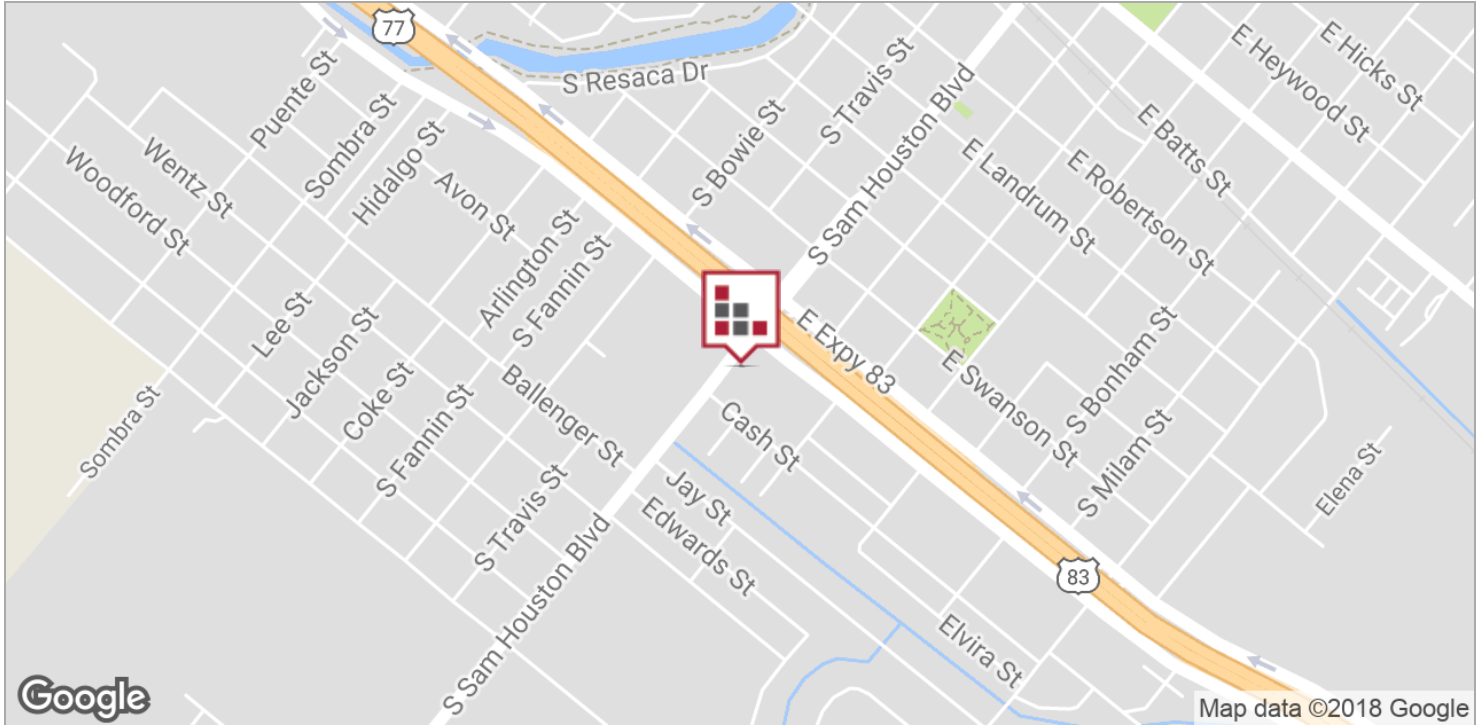
### RACE (%)

	1 MILE	3 MILES	5 MILES
White	81.6%	83.1%	84.8%
Black	0.1%	0.3%	0.7%
Asian	0.7%	0.4%	1.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.2%	0.2%
Other	14.9%	14.3%	11.3%

\* Demographic data derived from 2010 US Census

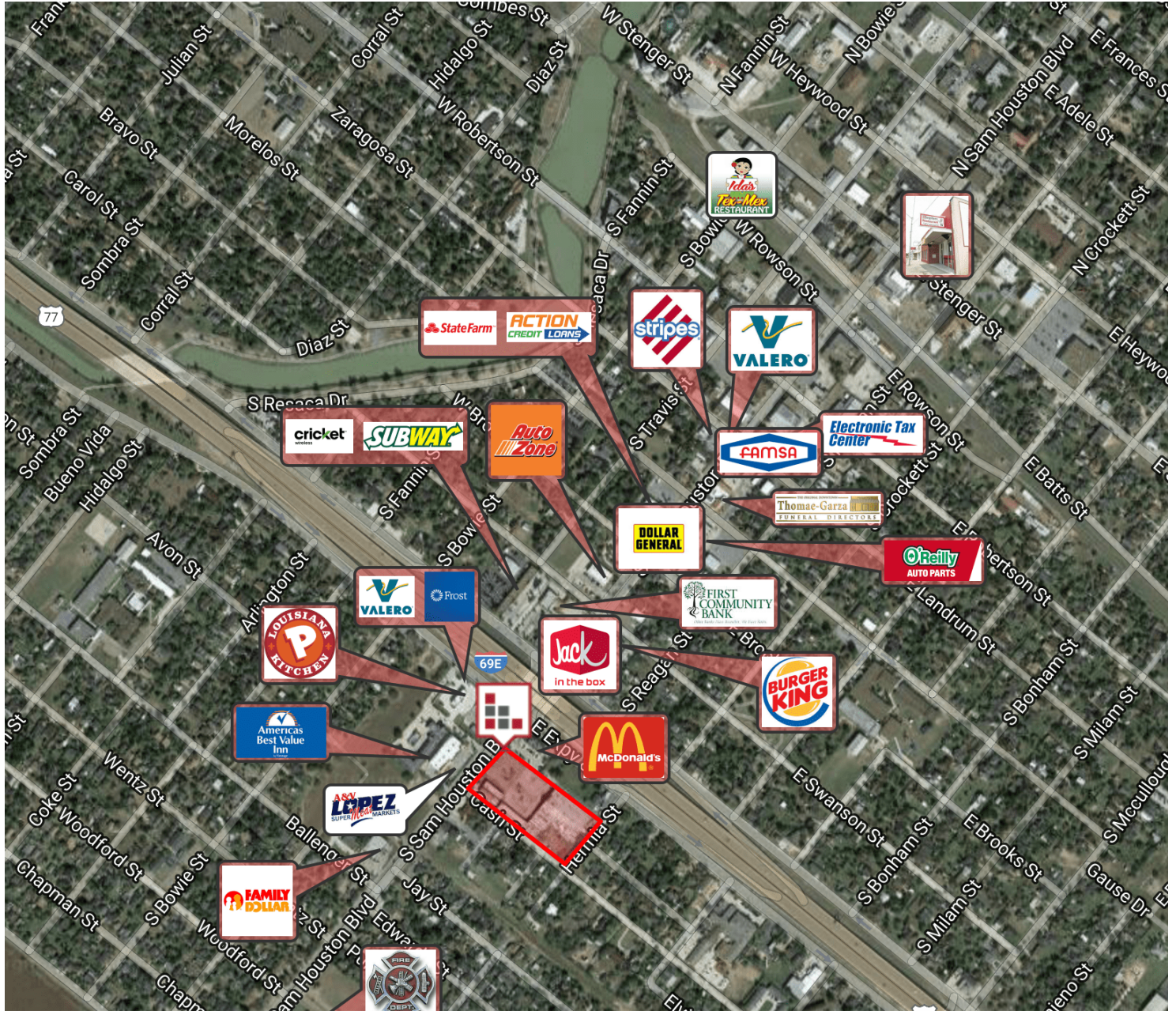
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## LOCATION MAPS





## RETAILER MAP

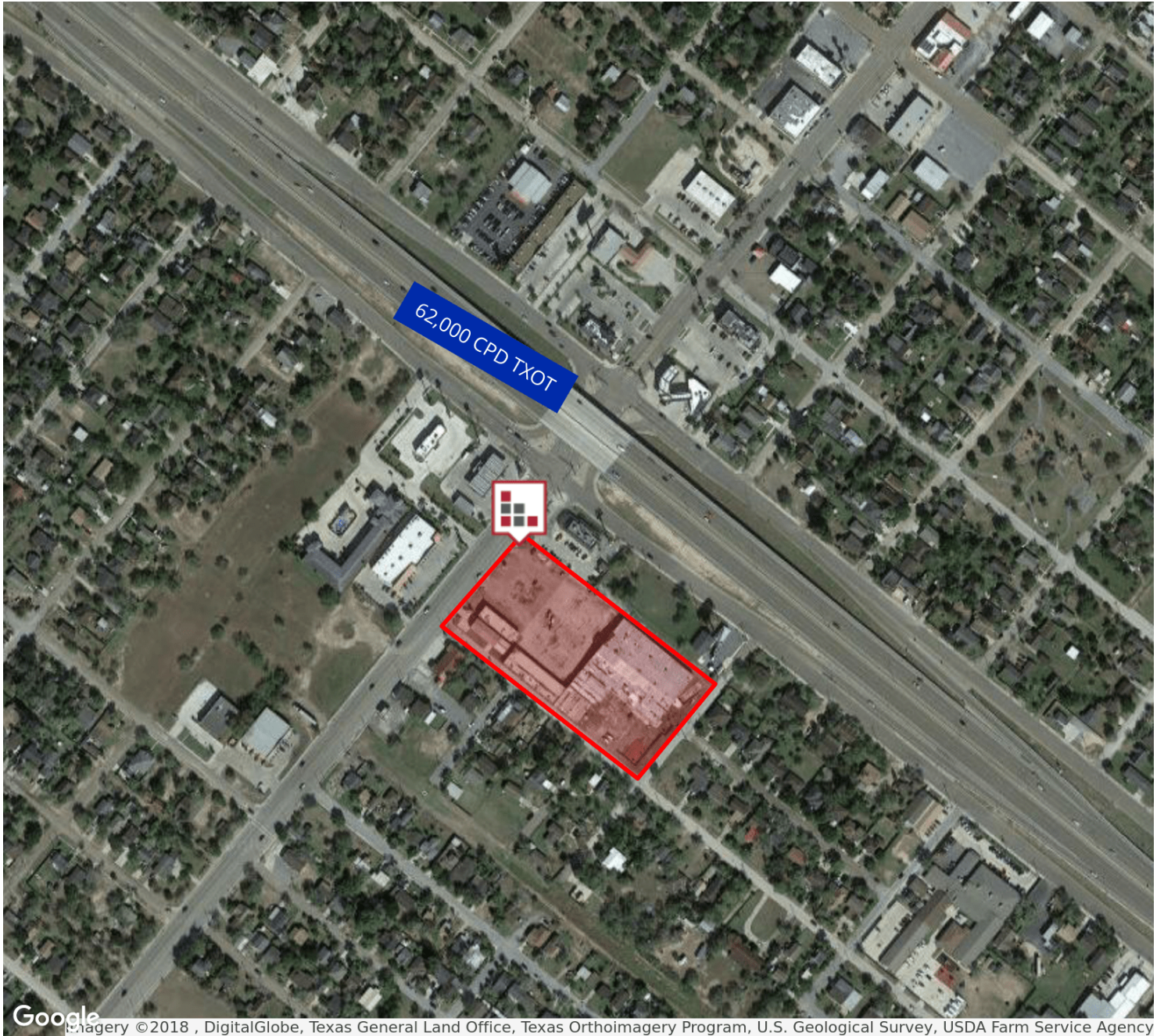


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**AERIAL MAP**



Google

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