

FORMER GOODYEAR BUILDING

812 E EXPRESSWAY 83, PHARR, TX 78577



RETAIL PROPERTY FOR LEASE

For More Information:

DAVID MCDANIEL

Agent / Property Management
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DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

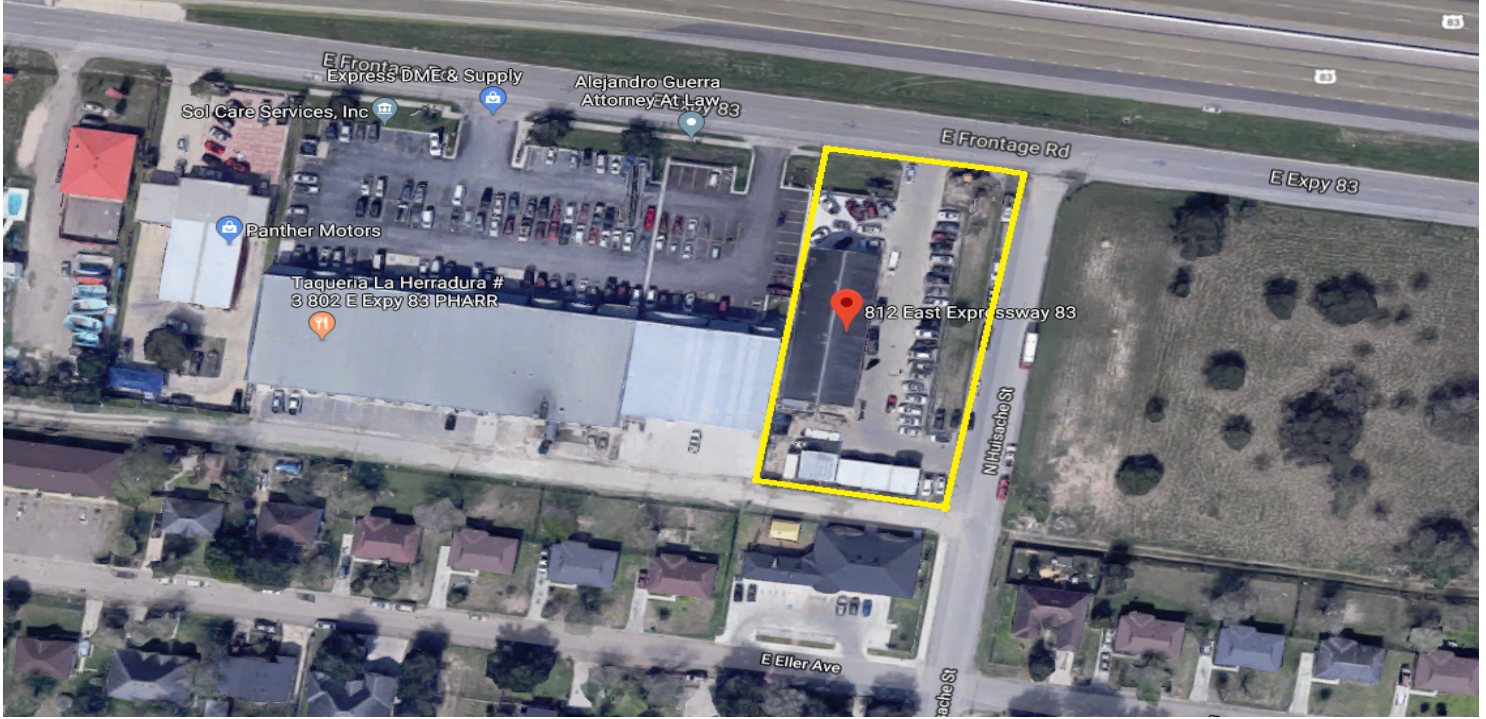
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Executive Summary



OFFERING SUMMARY

Lease Rate: \$12.00 SF/yr (MG)

Available SF: 6,600 SF

Lot Size: 0.68 Acres

Building Size: 6,600

PROPERTY OVERVIEW

Former Goodyear Tire sales and service location. Building has 8 service bays and a nice sales office. Lease rate is \$6,600 per month gross with 1.5% bumps per year on the anniversary of lease commencement.

High visibility with expressway frontage east and west bound.

PROPERTY HIGHLIGHTS

- High visibility with expressway frontage east and west bound
- Excellent location

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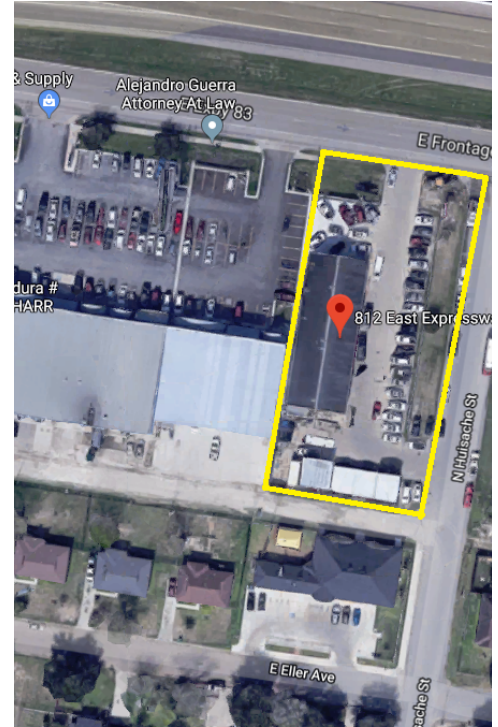
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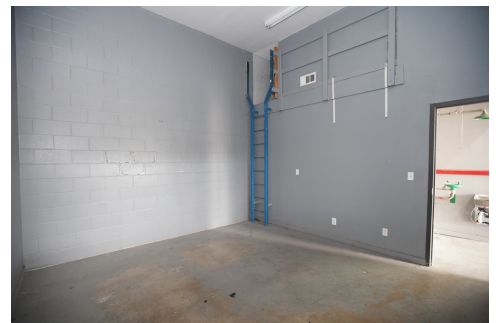
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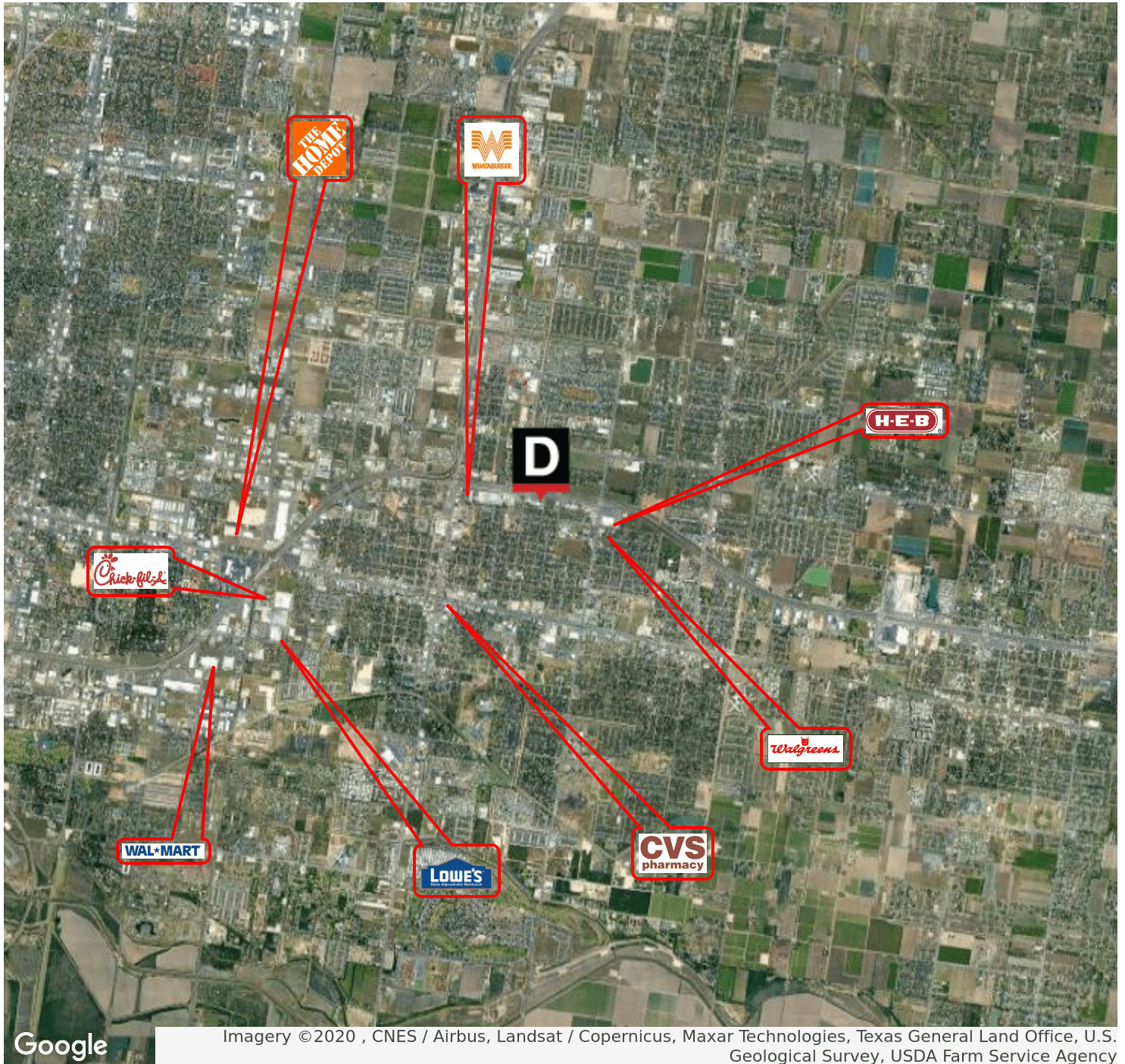
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Retailer Map



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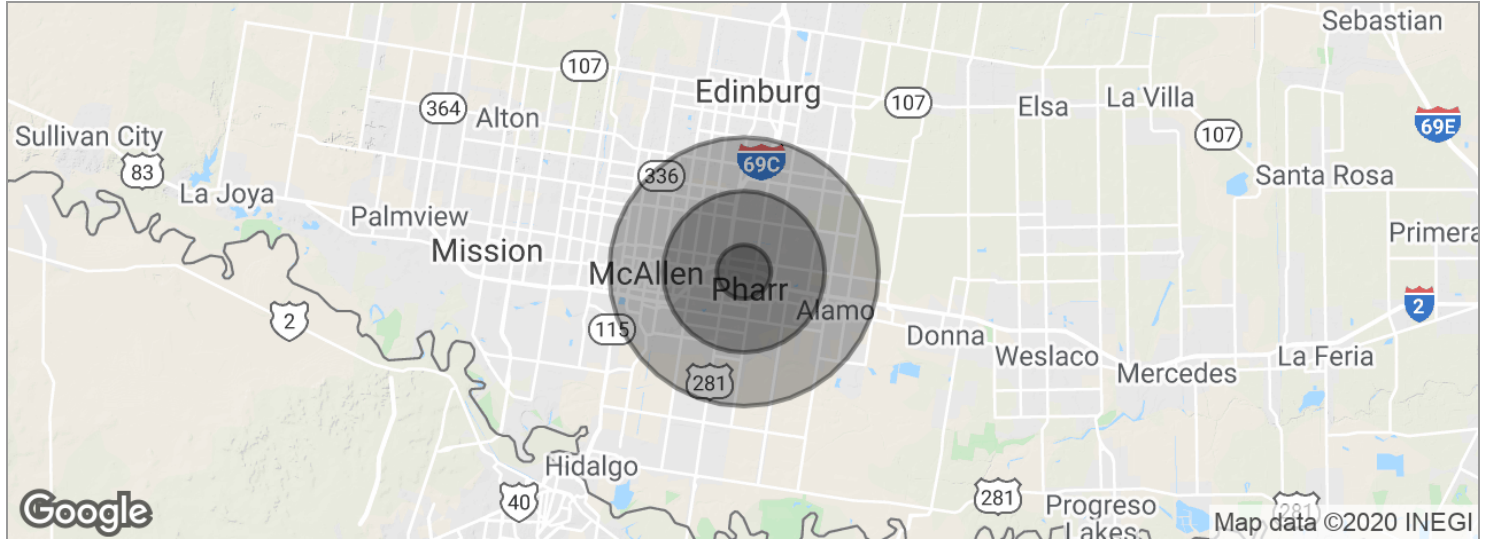
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Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,739	84,052	182,078
Median age	30.2	28.9	30.0
Median age (Male)	29.5	27.1	28.2
Median age (Female)	31.2	30.8	31.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,841	23,982	54,274
# of persons per HH	3.6	3.5	3.4
Average HH income	\$36,760	\$42,284	\$49,539
Average house value	\$74,602	\$82,209	\$102,401

* Demographic data derived from 2010 US Census

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Company Disclosure Statement

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