

FOR LEASE

HEB Eagle Pass

2135 E Main Street | Eagle Pass, TX



ANCHORED BY HEB

Overview

AVAILABLE	+/- 3,605 SF
RENTAL RATE	Contact Broker
NNN	\$3.15/SF/YR (estimated)



Contact

WEBB SELLERS

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DREW ALLEN

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Description

- HEB anchored retail space available
- Highly trafficked intersection of Main St and Bibb St in the heart of Eagle Pass, Texas
- Available space is portion of former AutoZone that moved across the street
- Space includes roll up door

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
2021 Population	12,252	44,115	51,617
Total Households	4,201	13,301	15,299
Average Household Income	\$49,286	\$53,944	\$54,948

Year: 2021 | Source: Esri

Traffic Counts

E Main Street	25,588 VPD
FM 375	24,369 VPD

Year: 2019 | Source: TxDot

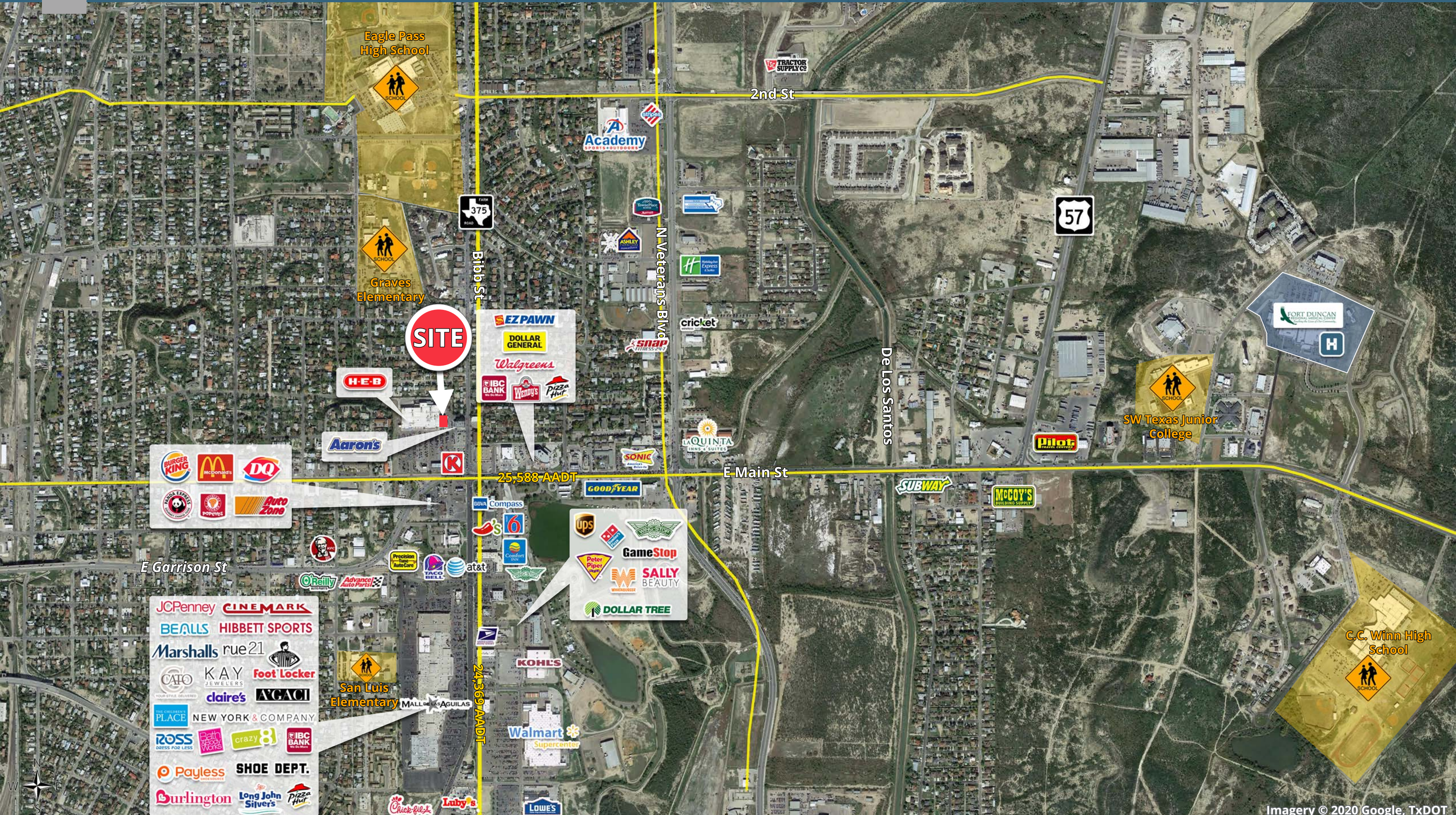
SRS REAL ESTATE PARTNERS | 3511 Broadway Street, | San Antonio, TX 78209 | 210.504.2782

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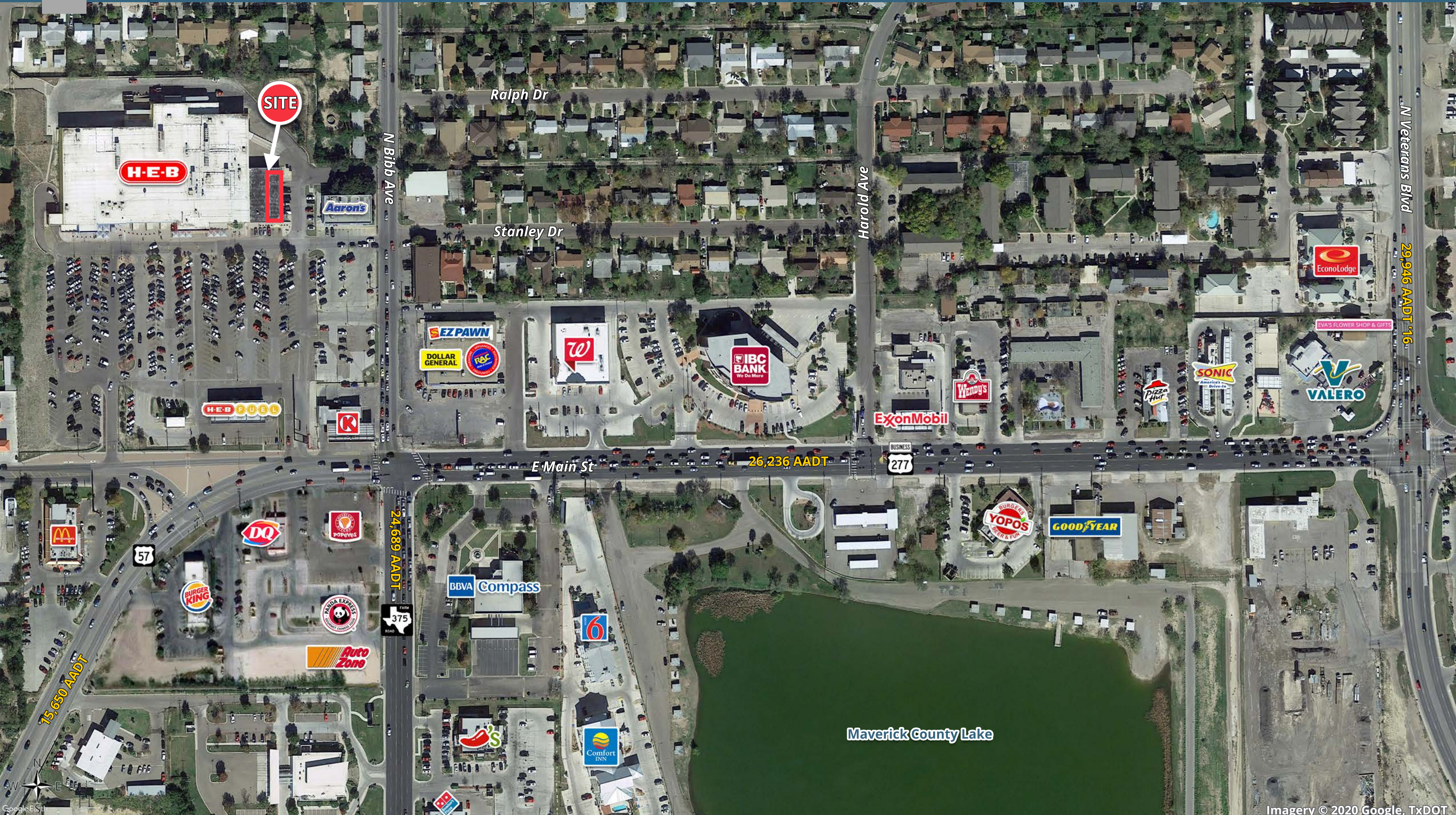
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SITE

H-E-B

Aaron's

Ralph Dr

Stanley Dr

N Bibb Ave

Harold Ave

N Veterans Blvd

EconoLodge

EVA'S FLOWER SHOP & GIFTS

VALERO

SONIC

Pizza Hut

Wendy's

ExxonMobil

IBC BANK

Walgreens

DOLLAR GENERAL

RBC

HEB COOL

K

26,236 AADT

E Main St

277

24,689 AADT

375

BBVA Compass

6

GOODYEAR

YOPPOS

Auto Zone

PANDA EXPRESS

DQ

BURGER KING

McDonald's

Maverick County Lake

HEB Eagle Pass

2135 E Main Street | Eagle Pass, TX



	1 mile	3 miles	5 miles
Population			
2000 Population	11,999	35,351	40,939
2010 Population	11,856	39,891	46,344
2021 Population	12,252	44,115	51,617
2026 Population	12,519	46,156	54,111
2000-2010 Annual Rate	-0.12%	1.22%	1.25%
2010-2021 Annual Rate	0.29%	0.90%	0.96%
2021-2026 Annual Rate	0.43%	0.91%	0.95%
2021 Male Population	46.7%	48.5%	48.5%
2021 Female Population	53.3%	51.5%	51.5%
2021 Median Age	37.5	32.0	31.3

In the identified area, the current year population is 51,617. In 2010, the Census count in the area was 46,344. The rate of change since 2010 was 0.96% annually. The five-year projection for the population in the area is 54,111 representing a change of 0.95% annually from 2021 to 2026. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 37.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	84.5%	90.2%	90.8%
2021 Black Alone	0.8%	0.6%	0.6%
2021 American Indian/Alaska Native Alone	0.8%	0.7%	0.7%
2021 Asian Alone	0.4%	0.4%	0.3%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	11.9%	7.0%	6.5%
2021 Two or More Races	1.6%	1.1%	1.1%
2021 Hispanic Origin (Any Race)	95.6%	96.7%	96.7%

Persons of Hispanic origin represent 96.7% of the population in the identified area compared to 18.9% 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 22.9 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	35	39	40
2000 Households	3,801	10,061	11,420
2010 Households	4,017	11,929	13,603
2021 Total Households	4,201	13,301	15,299
2026 Total Households	4,312	13,960	16,087
2000-2010 Annual Rate	0.55%	1.72%	1.76%
2010-2021 Annual Rate	0.40%	0.97%	1.05%
2021-2026 Annual Rate	0.52%	0.97%	1.01%
2021 Average Household Size	2.89	3.29	3.35

The household count in this area has changed from 13,603 in 2010 to 15,299 in the current year, a change of 1.05% annually. The five-year projection of households is 16,087, a change of 1.01% annually from the current year total. Average household size is currently 3.35, compared to 3.38 in the year 2010. The number of families in the current year is 12,539 in the specified area.

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	12.5%	11.6%	11.0%
Median Household Income			
2021 Median Household Income	\$37,709	\$42,751	\$43,285
2026 Median Household Income	\$40,831	\$48,243	\$48,795
2021-2026 Annual Rate	1.60%	2.45%	2.43%
Average Household Income			
2021 Average Household Income	\$49,286	\$53,944	\$54,948
2026 Average Household Income	\$53,805	\$59,475	\$60,607
2021-2026 Annual Rate	1.77%	1.97%	1.98%
Per Capita Income			
2021 Per Capita Income	\$16,775	\$16,285	\$16,312
2026 Per Capita Income	\$18,380	\$18,009	\$18,045
2021-2026 Annual Rate	1.84%	2.03%	2.04%

Households by Income

Current median household income is \$43,285 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$48,795 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$54,948 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$60,607 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$16,312 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$18,045 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	159	175	184
2000 Total Housing Units	4,201	11,220	12,798
2000 Owner Occupied Housing Units	2,182	6,554	7,693
2000 Renter Occupied Housing Units	1,619	3,508	3,727
2000 Vacant Housing Units	400	1,158	1,378
2010 Total Housing Units	4,391	13,116	15,035
2010 Owner Occupied Housing Units	2,205	7,755	9,158
2010 Renter Occupied Housing Units	1,812	4,174	4,445
2010 Vacant Housing Units	374	1,187	1,432
2021 Total Housing Units	4,627	14,621	16,907
2021 Owner Occupied Housing Units	2,076	7,993	9,622
2021 Renter Occupied Housing Units	2,125	5,309	5,677
2021 Vacant Housing Units	426	1,320	1,608
2026 Total Housing Units	4,749	15,336	17,766
2026 Owner Occupied Housing Units	2,203	8,581	10,327
2026 Renter Occupied Housing Units	2,109	5,379	5,760
2026 Vacant Housing Units	437	1,376	1,679

Currently, 56.9% of the 16,907 housing units in the area are owner occupied; 33.6%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 15,035 housing units in the area - 60.9% owner occupied, 29.6% renter occupied, and 9.5% vacant. The annual rate of change in housing units since 2010 is 5.35%. Median home value in the area is \$113,731, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.58% annually to \$129,163.

Information about brokerage services is 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.

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.

Information about brokerage services is 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.

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 or 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

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date