

CLOSNER BUSINESS PARK

EXPRESSWAY 83, WEST OF CANTU RD

2801 W EXPRESSWAY 83

LA FERIA, TEXAS 78559



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2014 Population	1,115	12,463	38,689
Hispanic Population	82.5%	85.8%	89.0%
Average HH Income	\$46,080	\$48,997	\$47,591

PROPERTY HIGHLIGHTS

- Business Park
- Off Interstate 2 Highway
- Frontage Access and Visibility
- Great Tenant Mix
- Ample Parking

TRAFFIC COUNTS

Expressway 83: 53,000 VPD
(TXDOT 2012)

FOR LEASE

\$14.00 PSF NNN

NNN - \$2.40 PSF

(Estimate provided by Landlord and subject to change)

**2811-A W. EXPY 83
1,500 SF**

**2805-B W. EXPY 83
1,000 SF**

**2805-B W. MEMORIAL
1,500 SF**

**2731-A W. EXPY 83
3,000 SF**

**BUILD TO SUIT:
Call for Details**



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

Sergio Adame, CCIM
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Corina Cordova
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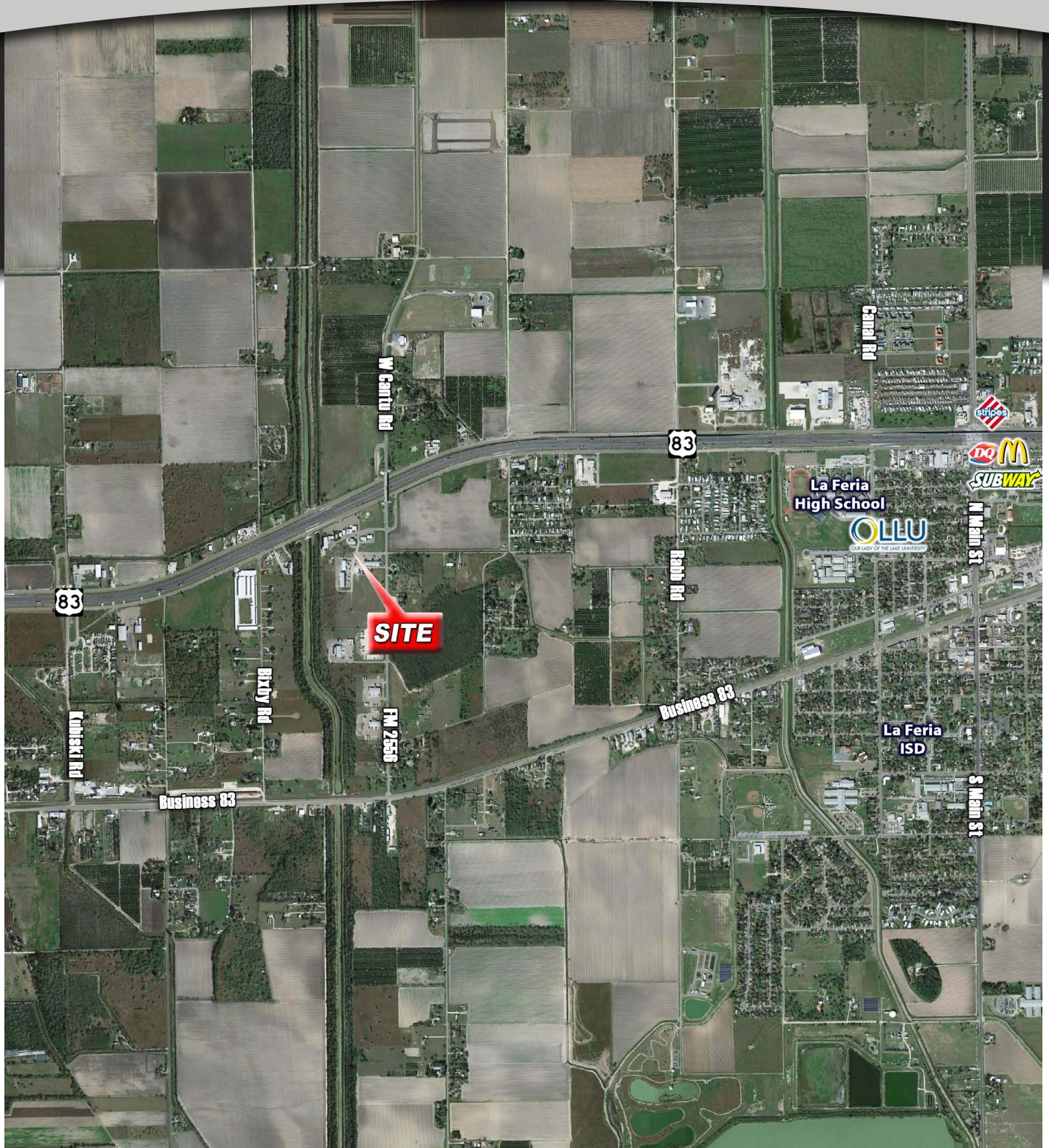
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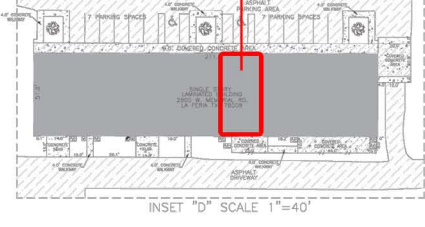
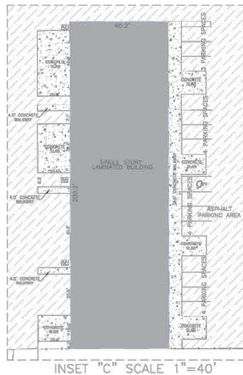
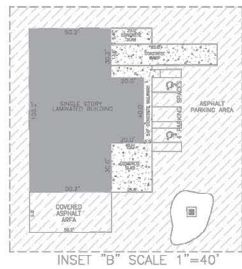
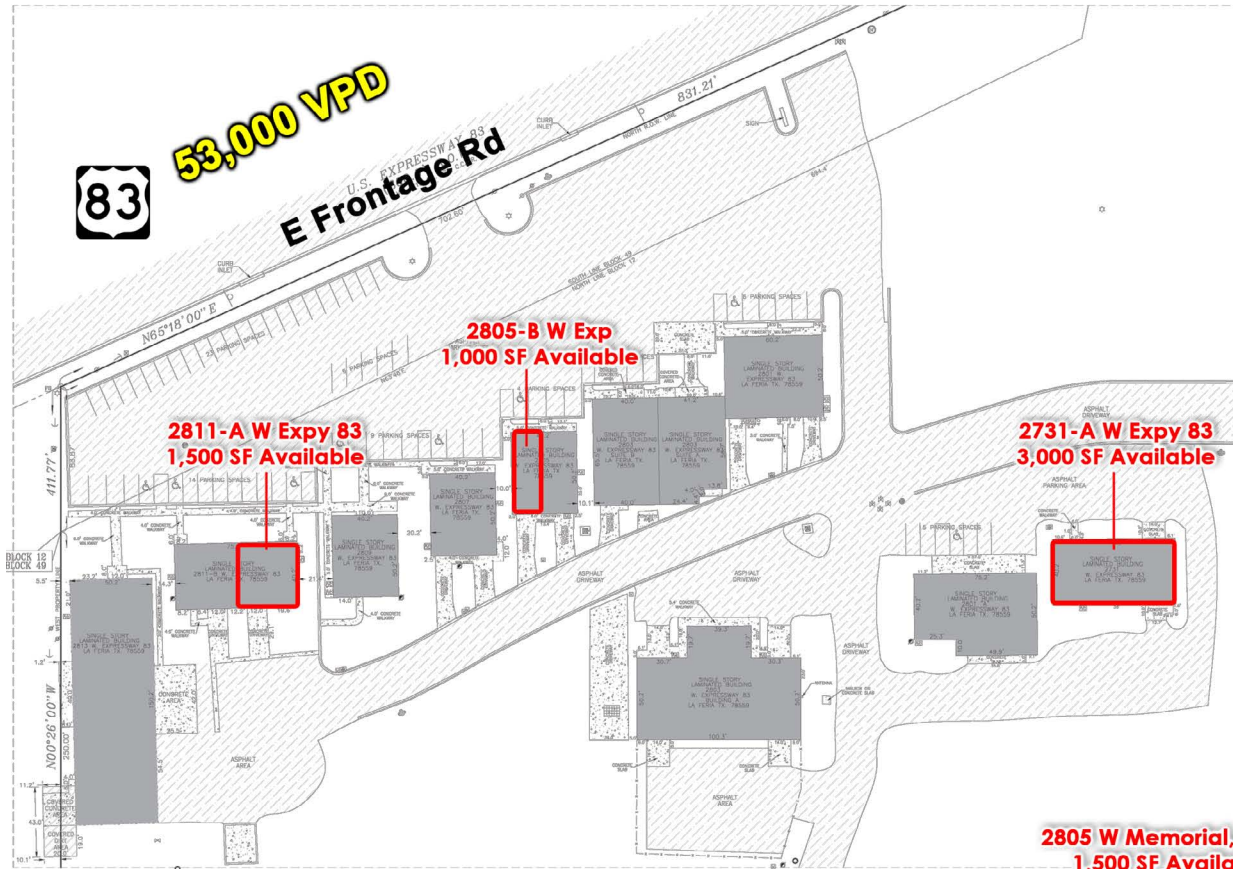
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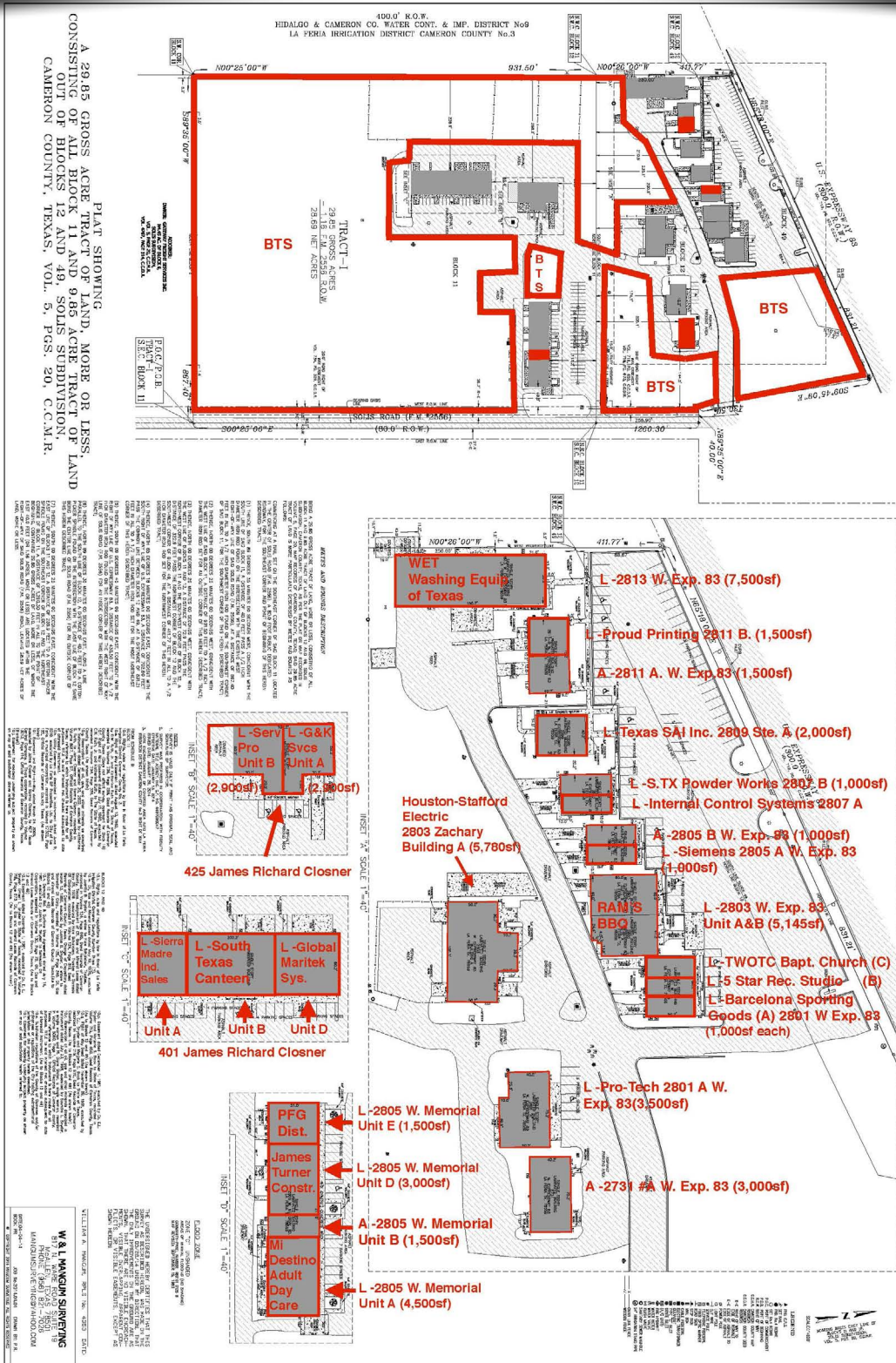
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	1 mi Ring	3 mi Ring	5 mi Ring
Population Trend			
2000 Total Population	867	10,422	30,728
2010 Total Population	1,073	11,939	36,848
2014 Total Population	1,115	12,463	38,689
2019 Total Population	1,144	12,762	39,995
Households Trend			
2000 Total Households	259	3,271	9,132
2010 Total Households	319	3,722	10,929
2014 Total Households	321	3,779	11,190
2019 Total Households	327	3,850	11,489
Population Change Trend			
2000 to 2010 Population Change	23.8%	14.6%	19.9%
2000 to 2014 Population Change	28.6%	19.6%	25.9%
2010 to 2019 Population Change	6.6%	6.9%	8.5%
2014 to 2019 Population Change	2.6%	2.4%	3.4%
Household Change Trend			
2000 to 2010 Household Change	23.2%	13.8%	19.7%
2000 to 2014 Household Change	23.9%	15.5%	22.5%
2010 to 2019 Household Change	2.5%	3.4%	5.1%
2014 to 2019 Household Change	1.9%	1.9%	2.7%
2014 Race			
White alone	89.6%	88.1%	86.3%
Black or African American alone	.1%	.2%	.3%
American Indian and Alaska Native alone	.5%	.4%	.4%
Asian alone	.0%	.3%	.2%
Native Hawaiian and OPI alone	.0%	.0%	.0%
Some Other Race alone	8.3%	9.4%	11.0%
Two or More Races	1.5%	1.6%	1.7%
2014 Income			
Per Capita Income	\$13,620	\$14,665	\$13,711
Household Income: Median	\$31,699	\$33,332	\$32,854
Household Income: Average	\$46,080	\$48,997	\$47,591
Average household size	3.4	3.3	3.5
Total Daytime Population	938	12,111	35,535
Total Employee Population	200	3,375	8,438
Total Daytime at Home Population	738	8,736	27,097
Total Employee Population (% of Daytime Population)	21.3%	27.9%	23.7%
Total Daytime at Home Population (% of Daytime Population)	78.7%	72.1%	76.3%



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Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (<http://www.trec.texas.gov>)