

FOR LEASE  
**UVALDE TX RETAIL OPPORTUNITY**

2300 E. Main Street | Uvalde TX 78801



**Overview**

**AVAILABLE** 9,600 SF  
**RATE** Call for Price

**Demographics**

	3 MILE	5 MILE	10 MILE
2016 Population	18,324	19,819	23,942
Average HH Income	56,058	56,082	57,003
Daytime Population	8,645	9,027	9,580

Year: 2016 | Source: Esri

**Description**

- Vibrant retail hub with limited pad site availability
- Strong medical and collegiate population growth
- Major arterial for international traffic from West Texas border markets

**Traffic Counts**

E. Main St (90) 28,000 VPD  
 Year: 2015 | Source: TxDOT

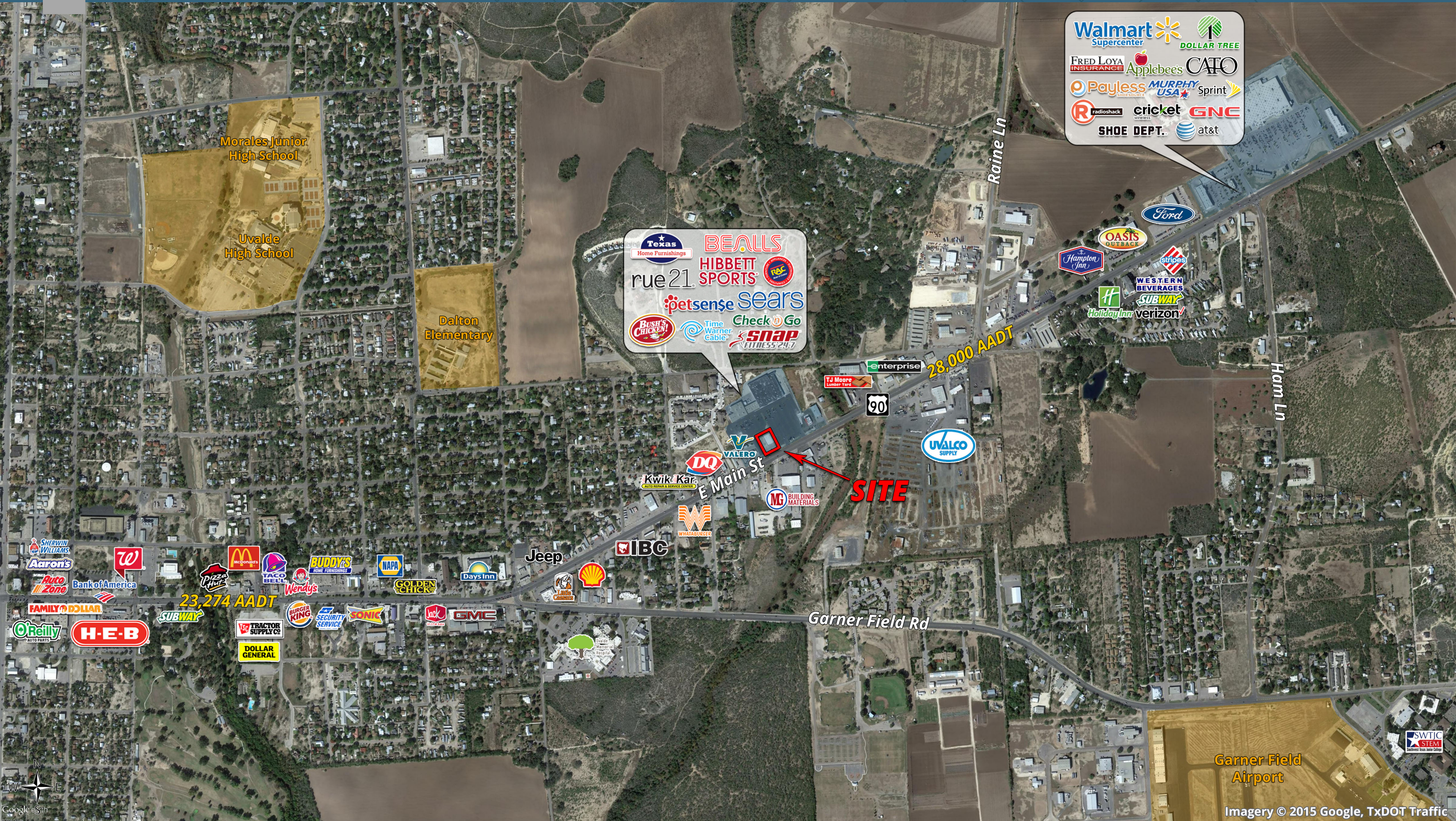
**Contact**

**WEBB SELLERS**

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**WILL MAJORS**

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Walmart Supercenter

FRED LOYA INSURANCE

Applebee's

CATO

Payless SHOES

MURPHY USA

Sprint

radioshack

cricket wireless

GNC

SHOE DEPT.

at&t

DOLLAR TREE

TEXAS Home Furnishings

BEALLS

rue21

HIBBETT SPORTS

petsense

sears

BUSH'S CHICKEN

Time Warner cable

Check 'n Go

SNAP FITNESS

Ford

OASTS OUTBACK

Hampton Inn

WESTERN BEVERAGES

Holiday Inn

SUBWAY

verizon

enterprise

T.J. Moore Lumber Yard

90

UVALCO SUPPLY

VALERO

DQ

Kwik Kar

IBCB

NC BUILDING MATERIALS

Jeep

Shell

SHERWIN WILLIAMS

Aaron's

Bank of America

McDonald's

Pizza Hut

TACO BELL

BUDDY'S HOME FURNISHINGS

NAPA

GOLDEN CHICKS

Days Inn

Wendy's

Wendy's

Wendy's

BURGER KING

SECURITY SERVICE

SONIC

Jack in the Box

GMC

HE-B

TRACTOR SUPPLY CO.

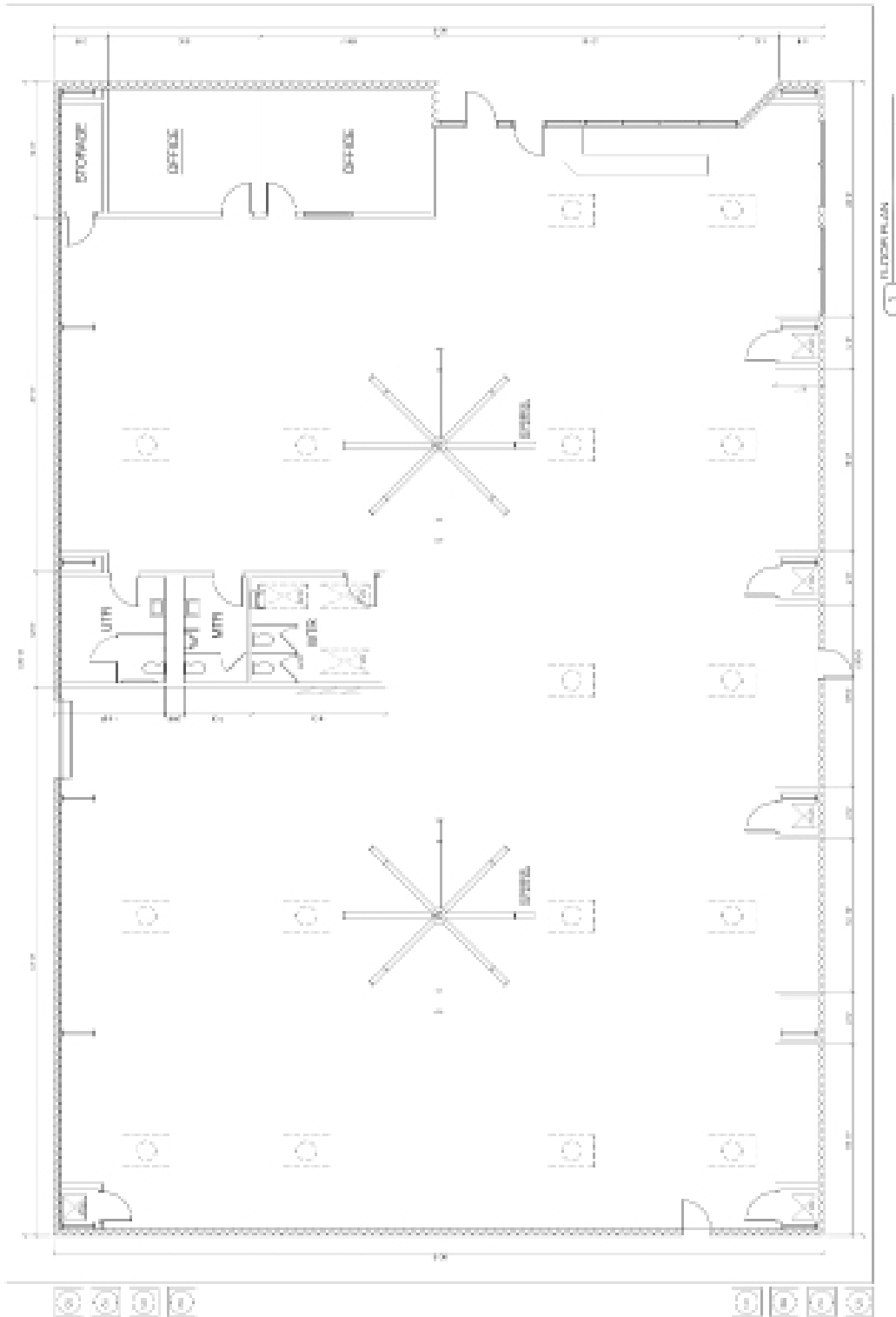
DOLLAR GENERAL



Garner Field Airport

Imagery © 2015 Google, TxDOT Traffic

AS-BUILT PLAN



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,336	17,344	18,613
2010 Population	3,465	17,177	18,450
2016 Population	4,014	18,324	19,819
2021 Population	4,410	19,211	20,821
2000-2010 Annual Rate	0.38%	-0.10%	-0.09%
2010-2016 Annual Rate	2.38%	1.04%	1.15%
2016-2021 Annual Rate	1.90%	0.95%	0.99%
2016 Male Population	47.9%	48.6%	48.7%
2016 Female Population	52.1%	51.4%	51.3%
2016 Median Age	34.9	34.3	34.1

In the identified area, the current year population is 19,819. In 2010, the Census count in the area was 18,450. The rate of change since 2010 was 1.15% annually. The five-year projection for the population in the area is 20,821 representing a change of 0.99% annually from 2016 to 2021. Currently, the population is 48.7% male and 51.3% female.

#### Median Age

The median age in this area is 34.9, compared to U.S. median age of 38.0.

#### Race and Ethnicity

2016 White Alone	75.0%	76.9%	76.4%
2016 Black Alone	1.1%	1.2%	1.2%
2016 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2016 Asian Alone	1.5%	0.8%	0.8%
2016 Pacific Islander Alone	0.1%	0.0%	0.0%
2016 Other Race	19.7%	17.7%	18.0%
2016 Two or More Races	2.2%	2.8%	3.0%
2016 Hispanic Origin (Any Race)	65.8%	76.1%	76.6%

Persons of Hispanic origin represent 76.6% of the population in the identified area compared to 17.9% 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 62.5 in the identified area, compared to 63.5 for the U.S. as a whole.

#### Households

2000 Households	1,218	5,558	5,973
2010 Households	1,294	5,707	6,145
2016 Total Households	1,490	6,057	6,561
2021 Total Households	1,632	6,333	6,869
2000-2010 Annual Rate	0.61%	0.26%	0.28%
2010-2016 Annual Rate	2.28%	0.96%	1.05%
2016-2021 Annual Rate	1.84%	0.90%	0.92%
2016 Average Household Size	2.66	2.96	2.95

The household count in this area has changed from 6,145 in 2010 to 6,561 in the current year, a change of 1.05% annually. The five-year projection of households is 6,869, a change of 0.92% annually from the current year total. Average household size is currently 2.95, compared to 2.93 in the year 2010. The number of families in the current year is 4,836 in the specified area.

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$42,996	\$38,854	\$38,806
2021 Median Household Income	\$49,312	\$42,811	\$42,664
2016-2021 Annual Rate	2.78%	1.96%	1.91%
<b>Average Household Income</b>			
2016 Average Household Income	\$59,033	\$56,058	\$56,082
2021 Average Household Income	\$63,953	\$60,452	\$60,373
2016-2021 Annual Rate	1.61%	1.52%	1.49%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$22,147	\$19,115	\$18,955
2021 Per Capita Income	\$23,882	\$20,502	\$20,291
2016-2021 Annual Rate	1.52%	1.41%	1.37%

**Households by Income**

Current median household income is \$38,806 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$42,664 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$56,082 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$60,373 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$18,955 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$20,291 in five years, compared to \$32,025 for all U.S. households

**Housing**

2000 Total Housing Units	1,414	6,262	6,748
2000 Owner Occupied Housing Units	773	3,793	4,099
2000 Renter Occupied Housing Units	445	1,766	1,874
2000 Vacant Housing Units	196	703	775
2010 Total Housing Units	1,407	6,355	6,886
2010 Owner Occupied Housing Units	761	3,733	4,042
2010 Renter Occupied Housing Units	533	1,974	2,103
2010 Vacant Housing Units	113	648	741
2016 Total Housing Units	1,626	6,787	7,391
2016 Owner Occupied Housing Units	827	3,745	4,091
2016 Renter Occupied Housing Units	662	2,312	2,470
2016 Vacant Housing Units	136	730	830
2021 Total Housing Units	1,781	7,099	7,740
2021 Owner Occupied Housing Units	904	3,872	4,241
2021 Renter Occupied Housing Units	729	2,460	2,629
2021 Vacant Housing Units	149	766	871

Currently, 55.4% of the 7,391 housing units in the area are owner occupied; 33.4%, renter occupied; and 11.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 6,886 housing units in the area - 58.7% owner occupied, 30.5% renter occupied, and 10.8% vacant. The annual rate of change in housing units since 2010 is 3.20%. Median home value in the area is \$85,327, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 6.38% annually to \$116,224.

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

#### 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 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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Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date