

**Prime Commercial Location
701 E Expressway 83
San Juan, Texas**



- ADDRESS:** 701 E Expressway 83 – San Juan, Texas
- BUILDING I:** 10,718 total building area – Building I
Office – 3,848 SF
Warehouse – 6,870 SF
- BUILDING II:** 10,200 SF metal warehouse
- LOT:** 5.408 net acres – survey May 19, 2015
- DIMENSIONS:** 331' X 736' average – appraisal March 19, 2015
- ZONED:** C-1
- BUILT:** 1988 & 2000
- PRICE:** \$3,533,000
- COMMENTS:** Property presently occupied by Hi-Tech Irrigation. All city utilities onsite, in the growth corridor of the Rio Grande Valley. Has Frontage on Expressway 83 and on Carroll Road to the south.

**For More Information, Contact:
Adrian A. Arriaga, CCIM, CIPS**



W Expwy 83

E Carroll Rd

E Frontage Rd

S Stewart Rd

E 2nd St

Royal Palm St

SITE

Google earth

© 2015 Google



E Carroll Rd

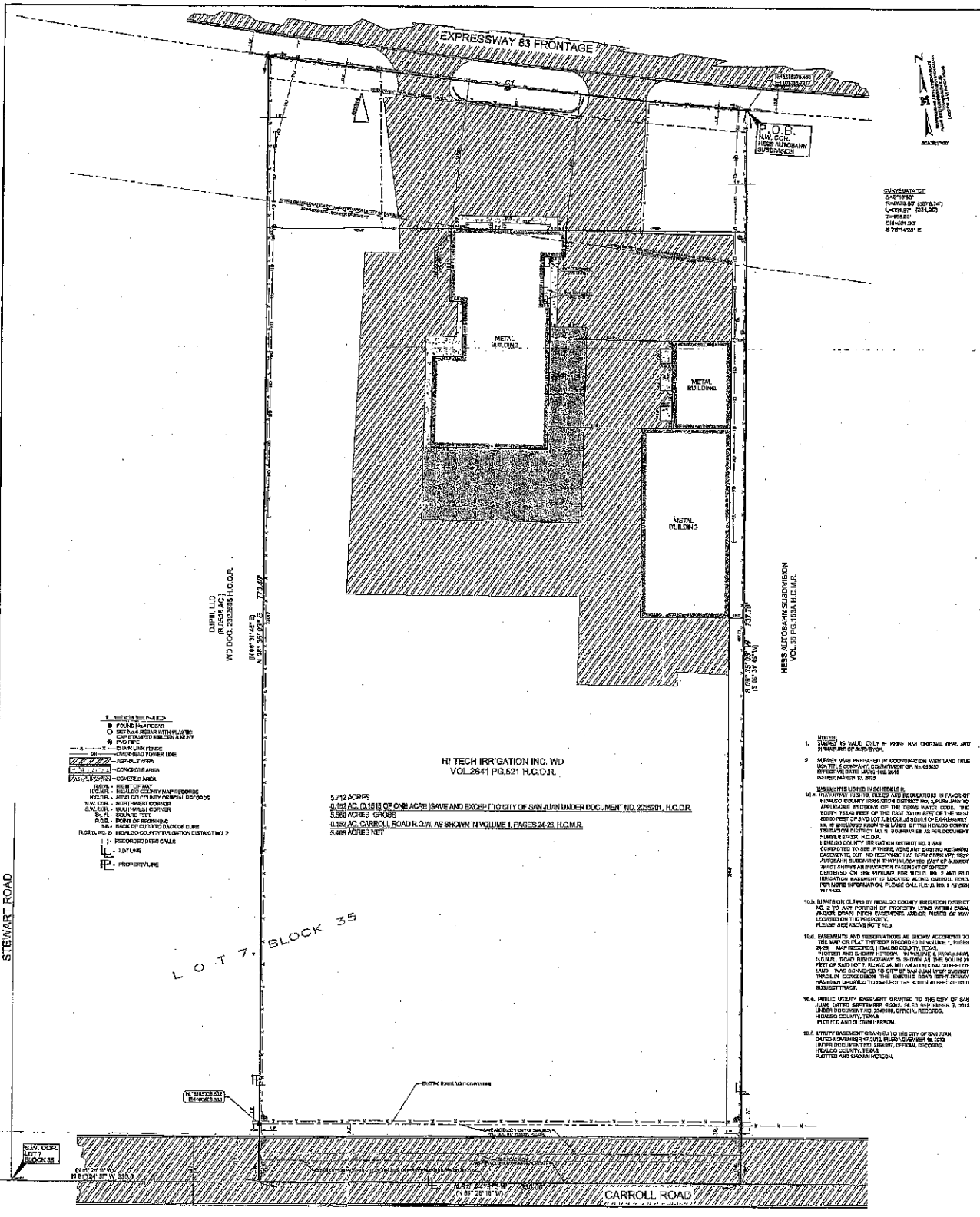
S Stewart Rd

©2015 Google

E Fontaine Rd

2

Google earth



- LEGEND**
- 18 FOUNDATION RECORD
 - 19 SETBACK RECORD WITH PLATE
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HI-TECH IRRIGATION INC. WD
VOL. 2641 PG. 621 H.C.O.R.

5.712 ACRES
0.152 AC. (0.15% OF ONE ACRE) SAVE AND EXCEPT LOT 10 CITY OF SAN JUAN UNDER DOCUMENT NO. 2035201, H.C.O.R.
3.960 ACRES GROSS
0.152 AC. CARROLL ROAD R.O.W. AS SHOWN IN VOLUME 1, PAGES 24-26, H.C.M.R.
5.468 ACRES NET

LOT 7, BLOCK 35

STEWART ROAD

CARROLL ROAD

FLAT SHOWING
5.712 ACRES
OUT OF
LOT 7 BLOCK 35
ALAMO LAND AND SUGAR COMPANY
SUBDIVISION
VOLUME 1, PAGES 24-26 H.C.M.R.
CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS

SAVE AND EXCEPT
0.512 ACRES TO
CITY OF SAN JUAN
UNDER DOCUMENT NO. 2035201, H.C.O.R.

THE UNDERSIGNED CERTIFIES THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS SHOWN TO HIM BY THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND THAT HE HAS NOT BEEN ADVISED OF ANY OTHER RECORDS THAT MAY AFFECT THE ABOVE PROPERTY.

DATE: 5-14-15

FLOOD ZONE
NONE
NO FLOOD ZONE INFORMATION IS SHOWN ON THIS MAP.

JOB NO. 16003.17

DRAWING DATE: 5/14/15

PROJECT: ALAMO LAND AND SUGAR COMPANY SUBDIVISION

DATE: 5/14/15

BY: M. WELDEN & HUNT, INC.

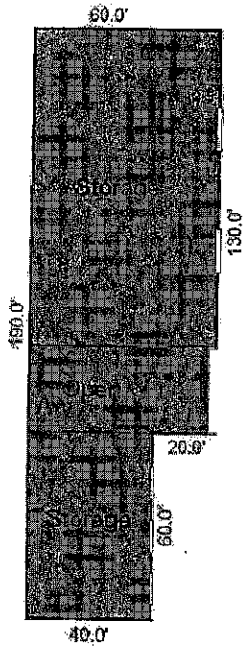
112 W. MAIN STREET, SUITE 100, SAN JUAN, TEXAS 78402

PHONE: (409) 251-1001 FAX: (409) 251-1002

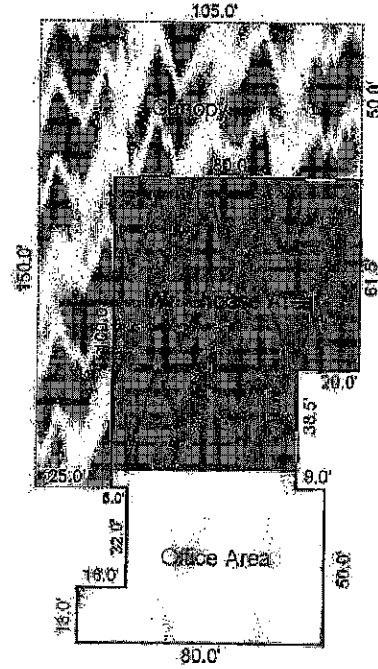
WWW.MWHANDH.COM

Building Footprints

Footprint of Building 2



Footprint of Building 1



AREA CALCULATIONS SUMMARY

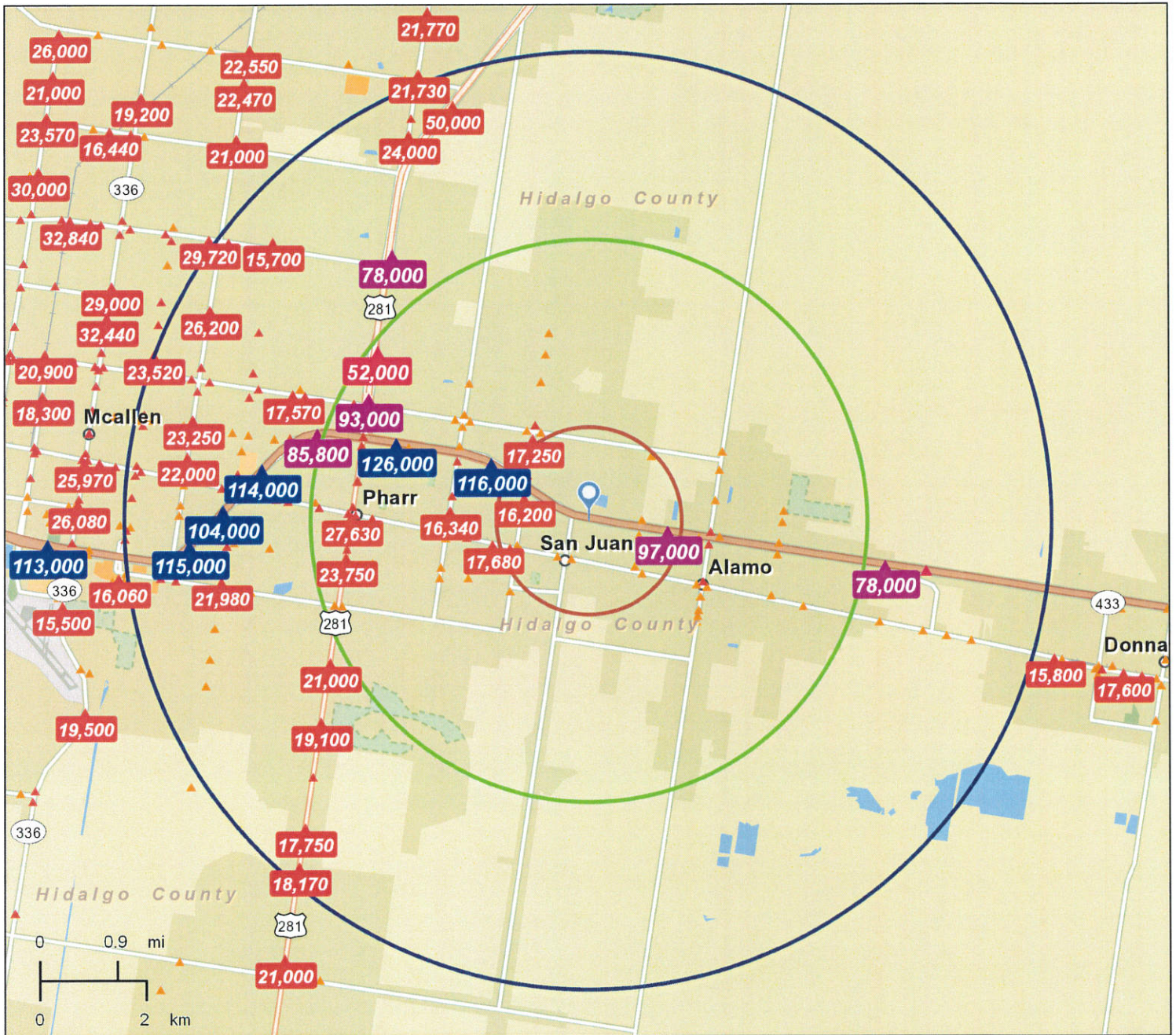
Code	Description	Net Size	Net Totals
GBA1	Office Warehouse	10718.0	
	Warehouse Building	10200.0	20918.0
OTH	Canopy	7750.0	
	Office Area	3848.0	
	Warehouse Area	6870.0	18468.0



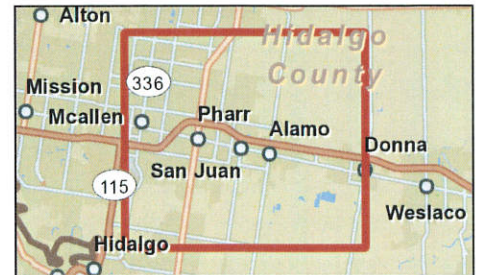
Traffic Count Map

701 E Expressway 83, San Juan, Texas, 78589
701 E Expressway 83, San Juan, Texas, 78589
Ring: 1, 3, 5 Miles

Latitude: 26.1938
Longitude: -98.14285



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2012 Market Planning Solutions, Inc.

May 28, 2015

Made with Esri Business Analyst



Executive Summary

701 E Expressway 83, San Juan, Texas, 78589
Rings: 1, 3, 5 mile radii

Latitude: 26.19380
Longitude: -98.14285

	1 mile	3 miles	5 miles
Population			
2000 Population	7,902	63,543	113,427
2010 Population	9,513	79,468	150,697
2015 Population	9,896	84,279	161,649
2020 Population	10,621	90,170	174,480
2000-2010 Annual Rate	1.87%	2.26%	2.88%
2010-2015 Annual Rate	0.75%	1.13%	1.35%
2015-2020 Annual Rate	1.42%	1.36%	1.54%
2015 Male Population	48.6%	48.5%	48.5%
2015 Female Population	51.4%	51.5%	51.5%
2015 Median Age	28.2	29.9	29.4

In the identified area, the current year population is 161,649. In 2010, the Census count in the area was 150,697. The rate of change since 2010 was 1.35% annually. The five-year projection for the population in the area is 174,480 representing a change of 1.54% annually from 2015 to 2020. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 28.2, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	79.9%	87.3%	87.5%
2015 Black Alone	0.8%	0.5%	0.6%
2015 American Indian/Alaska Native Alone	0.6%	0.4%	0.4%
2015 Asian Alone	0.2%	0.3%	0.7%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	17.1%	10.4%	9.6%
2015 Two or More Races	1.5%	1.1%	1.3%
2015 Hispanic Origin (Any Race)	96.4%	93.3%	91.9%

Persons of Hispanic origin represent 91.9% of the population in the identified area compared to 17.6% 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 34.8 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	2,093	17,838	31,612
2010 Households	2,589	22,462	42,655
2015 Total Households	2,715	23,984	46,124
2020 Total Households	2,931	25,761	49,986
2000-2010 Annual Rate	2.15%	2.33%	3.04%
2010-2015 Annual Rate	0.91%	1.26%	1.50%
2015-2020 Annual Rate	1.54%	1.44%	1.62%
2015 Average Household Size	3.61	3.51	3.49

The household count in this area has changed from 42,655 in 2010 to 46,124 in the current year, a change of 1.50% annually. The five-year projection of households is 49,986, a change of 1.62% annually from the current year total. Average household size is currently 3.49, compared to 3.52 in the year 2010. The number of families in the current year is 37,839 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 28, 2015



Executive Summary

701 E Expressway 83, San Juan, Texas, 78589
Rings: 1, 3, 5 mile radii

Latitude: 26.19380
Longitude: -98.14285

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$29,768	\$31,760	\$32,991
2020 Median Household Income	\$33,551	\$36,139	\$37,489
2015-2020 Annual Rate	2.42%	2.62%	2.59%
Average Household Income			
2015 Average Household Income	\$40,885	\$42,862	\$46,078
2020 Average Household Income	\$46,685	\$48,746	\$52,380
2015-2020 Annual Rate	2.69%	2.61%	2.60%
Per Capita Income			
2015 Per Capita Income	\$11,052	\$12,128	\$13,269
2020 Per Capita Income	\$12,652	\$13,843	\$15,127
2015-2020 Annual Rate	2.74%	2.68%	2.66%

Households by Income

Current median household income is \$32,991 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$37,489 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$46,078 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$52,380 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$13,269 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$15,127 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	2,900	22,532	41,445
2000 Owner Occupied Housing Units	1,624	13,609	23,463
2000 Renter Occupied Housing Units	469	4,229	8,149
2000 Vacant Housing Units	807	4,694	9,833
2010 Total Housing Units	3,033	26,760	51,008
2010 Owner Occupied Housing Units	1,893	16,569	29,786
2010 Renter Occupied Housing Units	696	5,893	12,869
2010 Vacant Housing Units	444	4,298	8,353
2015 Total Housing Units	3,133	28,464	55,087
2015 Owner Occupied Housing Units	1,933	17,319	31,330
2015 Renter Occupied Housing Units	782	6,665	14,793
2015 Vacant Housing Units	418	4,480	8,963
2020 Total Housing Units	3,394	30,696	59,910
2020 Owner Occupied Housing Units	2,076	18,444	33,670
2020 Renter Occupied Housing Units	855	7,317	16,316
2020 Vacant Housing Units	463	4,935	9,924

Currently, 56.9% of the 55,087 housing units in the area are owner occupied; 26.9%, renter occupied; and 16.3% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 51,008 housing units in the area - 58.4% owner occupied, 25.2% renter occupied, and 16.4% vacant. The annual rate of change in housing units since 2010 is 3.48%. Median home value in the area is \$94,875, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.17% annually to \$122,086.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 28, 2015



Demographic and Income Profile

701 E Expressway 83, San Juan, Texas, 78589
 Ring: 1 mile radius

Latitude: 26.19380
 Longitude: -98.14285

Summary	Census 2010	2015	2020
Population	9,513	9,896	10,621
Households	2,589	2,715	2,931
Families	2,248	2,350	2,531
Average Household Size	3.64	3.61	3.59
Owner Occupied Housing Units	1,893	1,933	2,076
Renter Occupied Housing Units	696	782	855
Median Age	27.8	28.2	29.3

Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.42%	1.52%	0.75%
Households	1.54%	1.54%	0.77%
Families	1.50%	1.49%	0.69%
Owner HHs	1.44%	1.47%	0.70%
Median Household Income	2.42%	2.84%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	681	25.1%	714	24.4%
\$15,000 - \$24,999	395	14.5%	328	11.2%
\$25,000 - \$34,999	500	18.4%	476	16.2%
\$35,000 - \$49,999	339	12.5%	376	12.8%
\$50,000 - \$74,999	361	13.3%	414	14.1%
\$75,000 - \$99,999	267	9.8%	363	12.4%
\$100,000 - \$149,999	145	5.3%	223	7.6%
\$150,000 - \$199,999	21	0.8%	28	1.0%
\$200,000+	7	0.3%	9	0.3%
Median Household Income	\$29,768		\$33,551	
Average Household Income	\$40,885		\$46,685	
Per Capita Income	\$11,052		\$12,652	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	952	10.0%	975	9.9%	1,007	9.5%
5 - 9	971	10.2%	922	9.3%	976	9.2%
10 - 14	920	9.7%	911	9.2%	936	8.8%
15 - 19	846	8.9%	862	8.7%	906	8.5%
20 - 24	697	7.3%	804	8.1%	808	7.6%
25 - 34	1,299	13.7%	1,401	14.2%	1,496	14.1%
35 - 44	1,257	13.2%	1,174	11.9%	1,280	12.1%
45 - 54	979	10.3%	1,086	11.0%	1,164	11.0%
55 - 64	733	7.7%	794	8.0%	907	8.5%
65 - 74	451	4.7%	551	5.6%	661	6.2%
75 - 84	290	3.0%	287	2.9%	335	3.2%
85+	118	1.2%	129	1.3%	145	1.4%

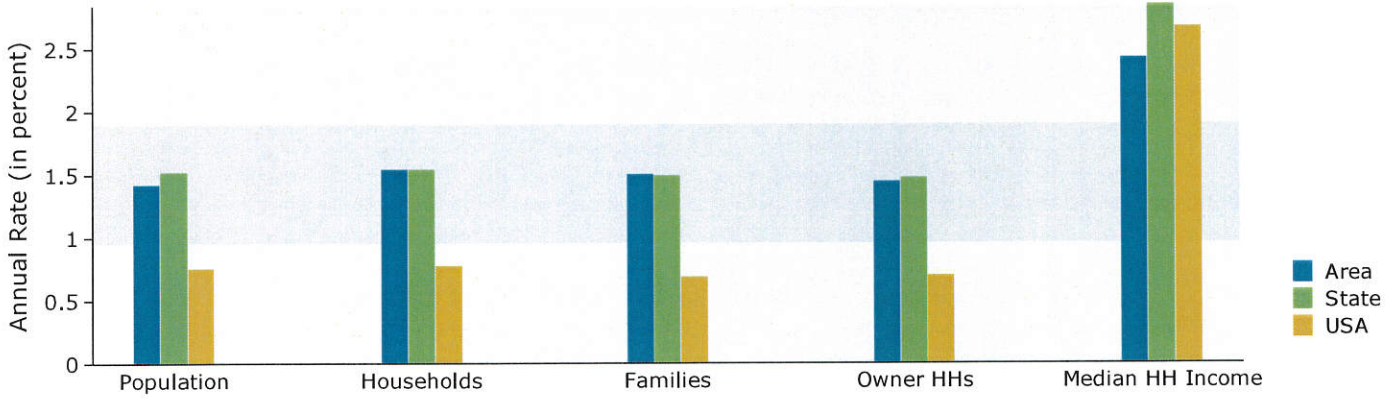
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,670	80.6%	7,902	79.9%	8,559	80.6%
Black Alone	52	0.5%	75	0.8%	105	1.0%
American Indian Alone	44	0.5%	55	0.6%	66	0.6%
Asian Alone	18	0.2%	20	0.2%	26	0.2%
Pacific Islander Alone	3	0.0%	4	0.0%	5	0.0%
Some Other Race Alone	1,591	16.7%	1,694	17.1%	1,708	16.1%
Two or More Races	136	1.4%	146	1.5%	152	1.4%
Hispanic Origin (Any Race)	9,129	96.0%	9,539	96.4%	10,271	96.7%

Data Note: Income is expressed in current dollars.

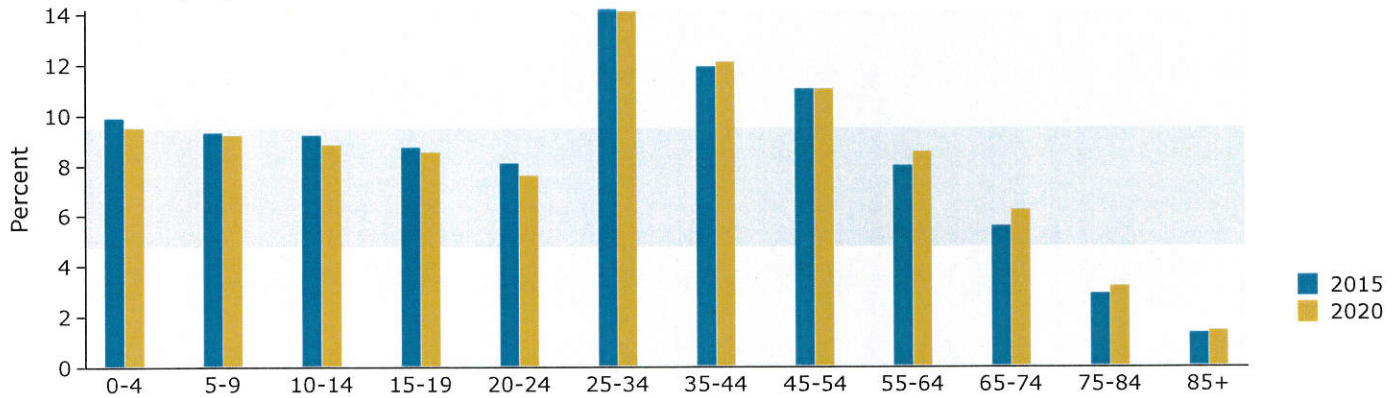
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

May 28, 2015

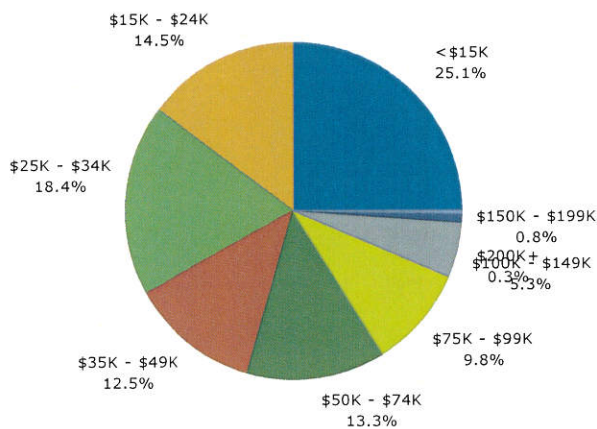
Trends 2015-2020



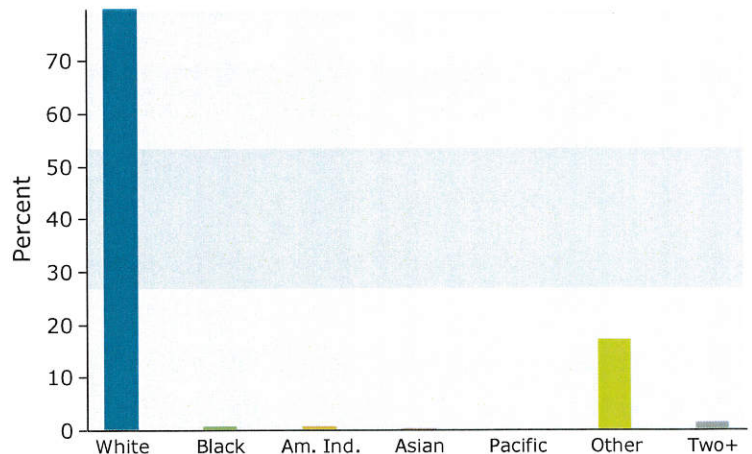
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 96.4%



Demographic and Income Profile

701 E Expressway 83, San Juan, Texas, 78589
 Ring: 3 mile radius

Latitude: 26.19380
 Longitude: -98.14285

Summary	Census 2010	2015	2020
Population	79,468	84,279	90,170
Households	22,462	23,984	25,761
Families	18,944	20,152	21,592
Average Household Size	3.53	3.51	3.49
Owner Occupied Housing Units	16,569	17,319	18,444
Renter Occupied Housing Units	5,893	6,665	7,317
Median Age	29.3	29.9	31.1

Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.36%	1.52%	0.75%
Households	1.44%	1.54%	0.77%
Families	1.39%	1.49%	0.69%
Owner HHs	1.27%	1.47%	0.70%
Median Household Income	2.62%	2.84%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	5,316	22.2%	5,522	21.4%
\$15,000 - \$24,999	3,690	15.4%	3,055	11.9%
\$25,000 - \$34,999	4,020	16.8%	3,881	15.1%
\$35,000 - \$49,999	3,657	15.2%	4,014	15.6%
\$50,000 - \$74,999	3,363	14.0%	3,769	14.6%
\$75,000 - \$99,999	2,239	9.3%	3,055	11.9%
\$100,000 - \$149,999	1,289	5.4%	1,928	7.5%
\$150,000 - \$199,999	320	1.3%	420	1.6%
\$200,000+	89	0.4%	116	0.5%
Median Household Income	\$31,760		\$36,139	
Average Household Income	\$42,862		\$48,746	
Per Capita Income	\$12,128		\$13,843	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,560	9.5%	7,912	9.4%	8,223	9.1%
5 - 9	7,856	9.9%	7,507	8.9%	7,842	8.7%
10 - 14	7,272	9.2%	7,584	9.0%	7,665	8.5%
15 - 19	6,812	8.6%	6,888	8.2%	7,391	8.2%
20 - 24	5,472	6.9%	6,492	7.7%	6,363	7.1%
25 - 34	11,084	13.9%	11,549	13.7%	11,914	13.2%
35 - 44	10,005	12.6%	10,487	12.4%	11,156	12.4%
45 - 54	7,904	9.9%	8,485	10.1%	9,476	10.5%
55 - 64	6,658	8.4%	7,214	8.6%	7,945	8.8%
65 - 74	4,827	6.1%	5,898	7.0%	7,181	8.0%
75 - 84	3,086	3.9%	3,202	3.8%	3,791	4.2%
85+	930	1.2%	1,060	1.3%	1,224	1.4%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	69,741	87.8%	73,577	87.3%	79,105	87.7%
Black Alone	314	0.4%	458	0.5%	635	0.7%
American Indian Alone	253	0.3%	326	0.4%	393	0.4%
Asian Alone	177	0.2%	220	0.3%	276	0.3%
Pacific Islander Alone	6	0.0%	8	0.0%	9	0.0%
Some Other Race Alone	8,149	10.3%	8,766	10.4%	8,774	9.7%
Two or More Races	827	1.0%	924	1.1%	978	1.1%
Hispanic Origin (Any Race)	73,741	92.8%	78,645	93.3%	84,617	93.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

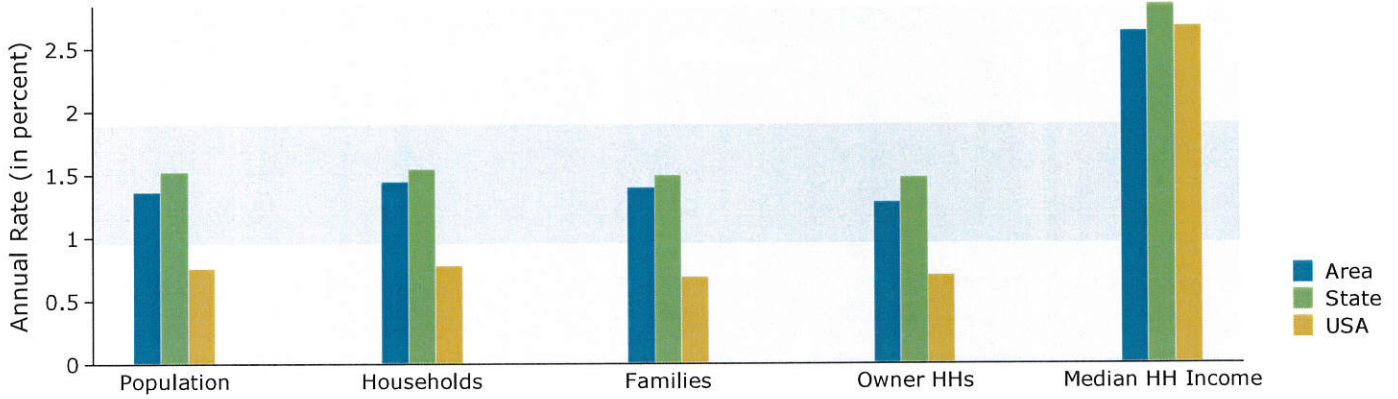


Demographic and Income Profile

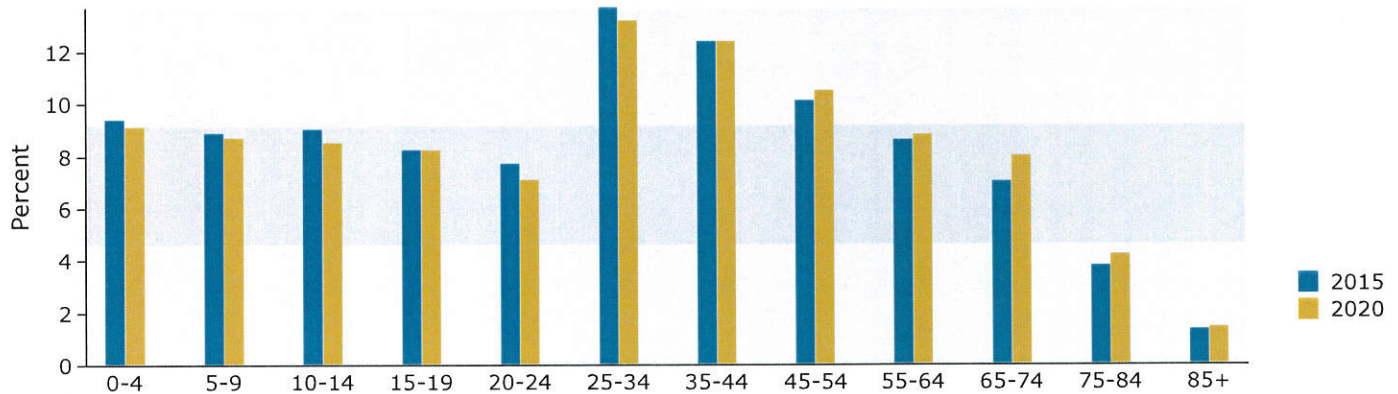
701 E Expressway 83, San Juan, Texas, 78589
 Ring: 3 mile radius

Latitude: 26.19380
 Longitude: -98.14285

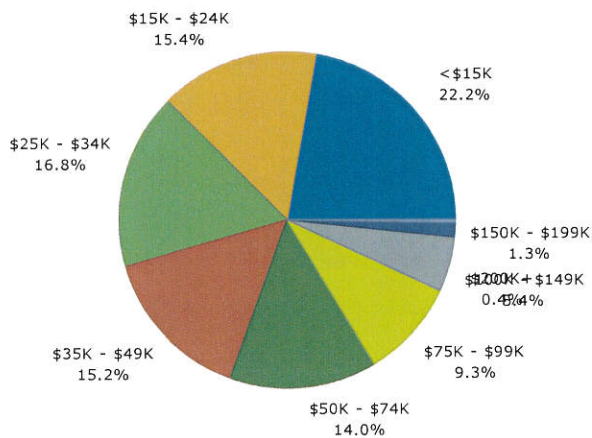
Trends 2015-2020



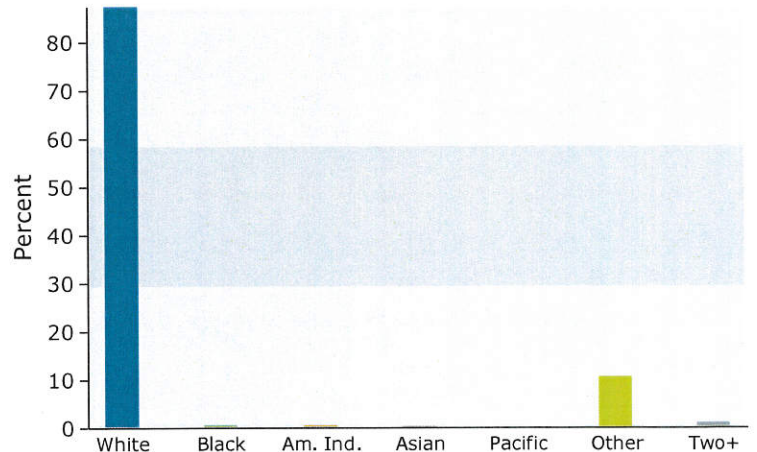
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 93.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

701 E Expressway 83, San Juan, Texas, 78589
 Ring: 5 mile radius

Latitude: 26.19380
 Longitude: -98.14285

Summary	Census 2010	2015	2020
Population	150,697	161,649	174,480
Households	42,655	46,124	49,986
Families	35,183	37,839	40,874
Average Household Size	3.52	3.49	3.48
Owner Occupied Housing Units	29,786	31,330	33,670
Renter Occupied Housing Units	12,869	14,793	16,316
Median Age	28.8	29.4	30.5

Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.54%	1.52%	0.75%
Households	1.62%	1.54%	0.77%
Families	1.56%	1.49%	0.69%
Owner HHs	1.45%	1.47%	0.70%
Median Household Income	2.59%	2.84%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	10,233	22.2%	10,652	21.3%
\$15,000 - \$24,999	6,692	14.5%	5,533	11.1%
\$25,000 - \$34,999	7,268	15.8%	7,126	14.3%
\$35,000 - \$49,999	6,896	15.0%	7,652	15.3%
\$50,000 - \$74,999	6,477	14.0%	7,187	14.4%
\$75,000 - \$99,999	4,477	9.7%	6,011	12.0%
\$100,000 - \$149,999	2,806	6.1%	4,158	8.3%
\$150,000 - \$199,999	844	1.8%	1,123	2.2%
\$200,000+	431	0.9%	543	1.1%
Median Household Income	\$32,991		\$37,489	
Average Household Income	\$46,078		\$52,380	
Per Capita Income	\$13,269		\$15,127	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,655	9.7%	15,481	9.6%	16,271	9.3%
5 - 9	14,975	9.9%	14,565	9.0%	15,396	8.8%
10 - 14	13,875	9.2%	14,570	9.0%	14,836	8.5%
15 - 19	12,864	8.5%	13,241	8.2%	14,174	8.1%
20 - 24	10,680	7.1%	12,633	7.8%	12,572	7.2%
25 - 34	21,691	14.4%	22,944	14.2%	24,214	13.9%
35 - 44	19,118	12.7%	20,281	12.5%	21,920	12.6%
45 - 54	14,717	9.8%	16,132	10.0%	18,161	10.4%
55 - 64	11,853	7.9%	13,186	8.2%	14,730	8.4%
65 - 74	8,663	5.7%	10,445	6.5%	12,719	7.3%
75 - 84	5,747	3.8%	6,036	3.7%	7,054	4.0%
85+	1,860	1.2%	2,131	1.3%	2,432	1.4%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	132,696	88.1%	141,408	87.5%	153,077	87.7%
Black Alone	664	0.4%	983	0.6%	1,370	0.8%
American Indian Alone	444	0.3%	575	0.4%	694	0.4%
Asian Alone	901	0.6%	1,106	0.7%	1,363	0.8%
Pacific Islander Alone	11	0.0%	17	0.0%	23	0.0%
Some Other Race Alone	14,176	9.4%	15,504	9.6%	15,735	9.0%
Two or More Races	1,805	1.2%	2,056	1.3%	2,218	1.3%
Hispanic Origin (Any Race)	137,605	91.3%	148,606	91.9%	161,423	92.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

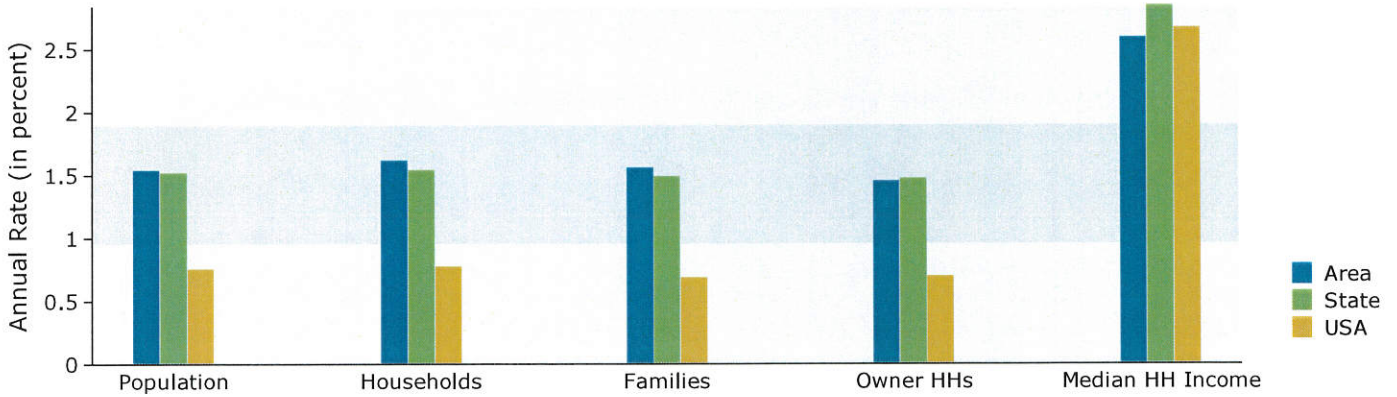


Demographic and Income Profile

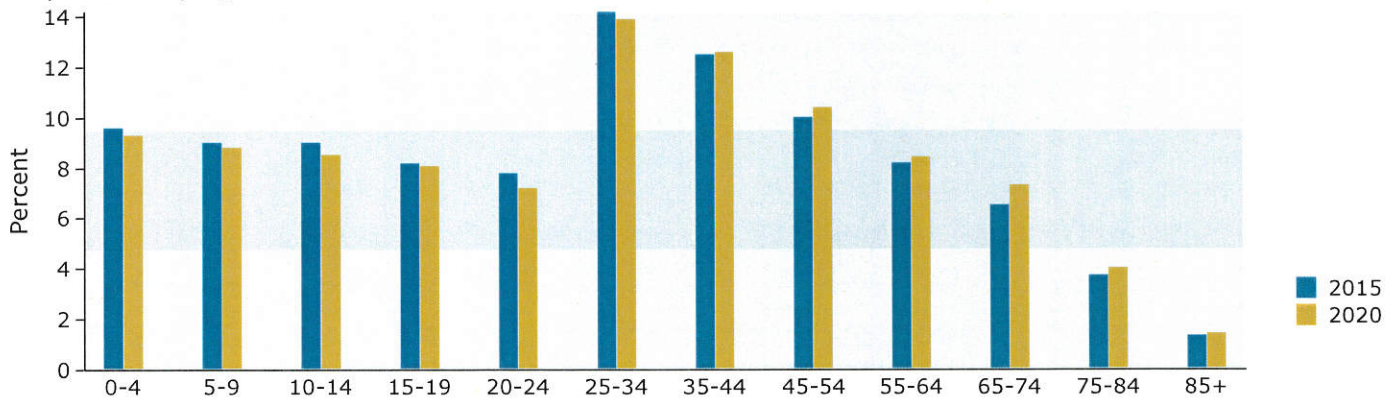
701 E Expressway 83, San Juan, Texas, 78589
 Ring: 5 mile radius

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 Longitude: -98.14285

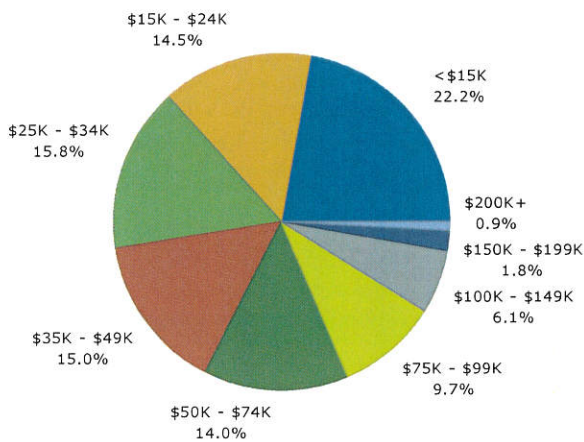
Trends 2015-2020



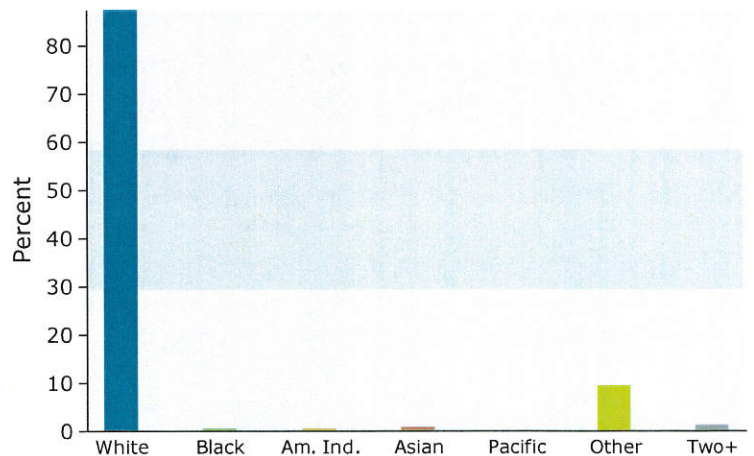
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 91.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.