

Offering Memorandum

Donna Exp.

506 E. Frontage Road, Donna, TX 78537



For Sale

Commercial Building

11,600 SF | \$595,000



Donna Exp. Frontage

506 E. Frontage Road

Auto-Truck Shop & Parking

Warehouse Office Building

Property Highlights

- Interstate 2 Frontage
- Front & Rear Truck Entrance

Property Description

10,000 SF auto/truck shop which can be used for warehousing and distribution.

1620 SF house which can be used as business office

OFFERING SUMMARY

Sale Price	\$595,000
Lot Size	1.13 Acres
Building Size	11,600 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	5,887	\$41,767
3 Miles	51,674	\$39,411
5 Miles	133,155	\$38,877

For more information

Carlos Molina

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carlosm@nairgv.com

For Sale

Commercial Building

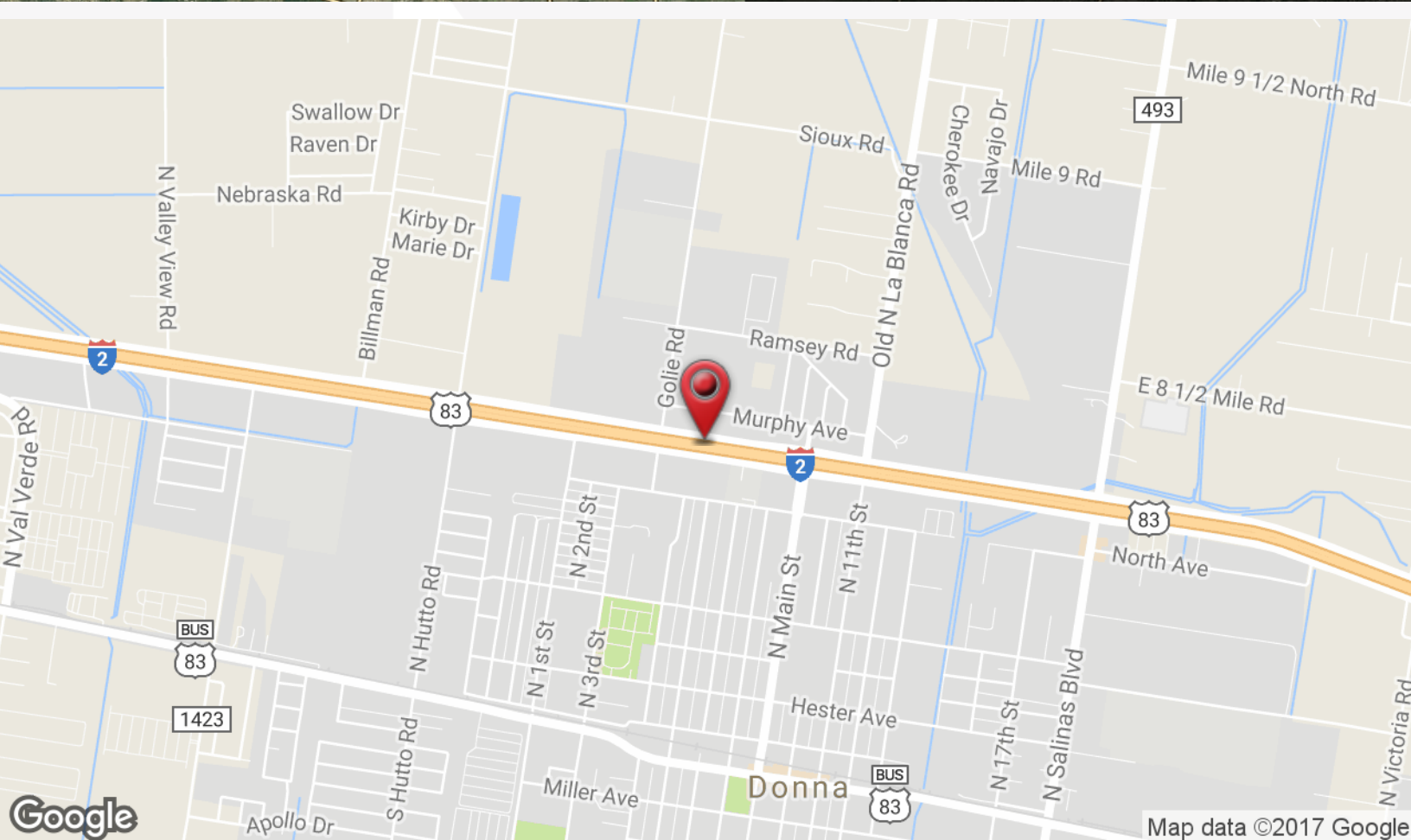
11,600 SF | \$595,000



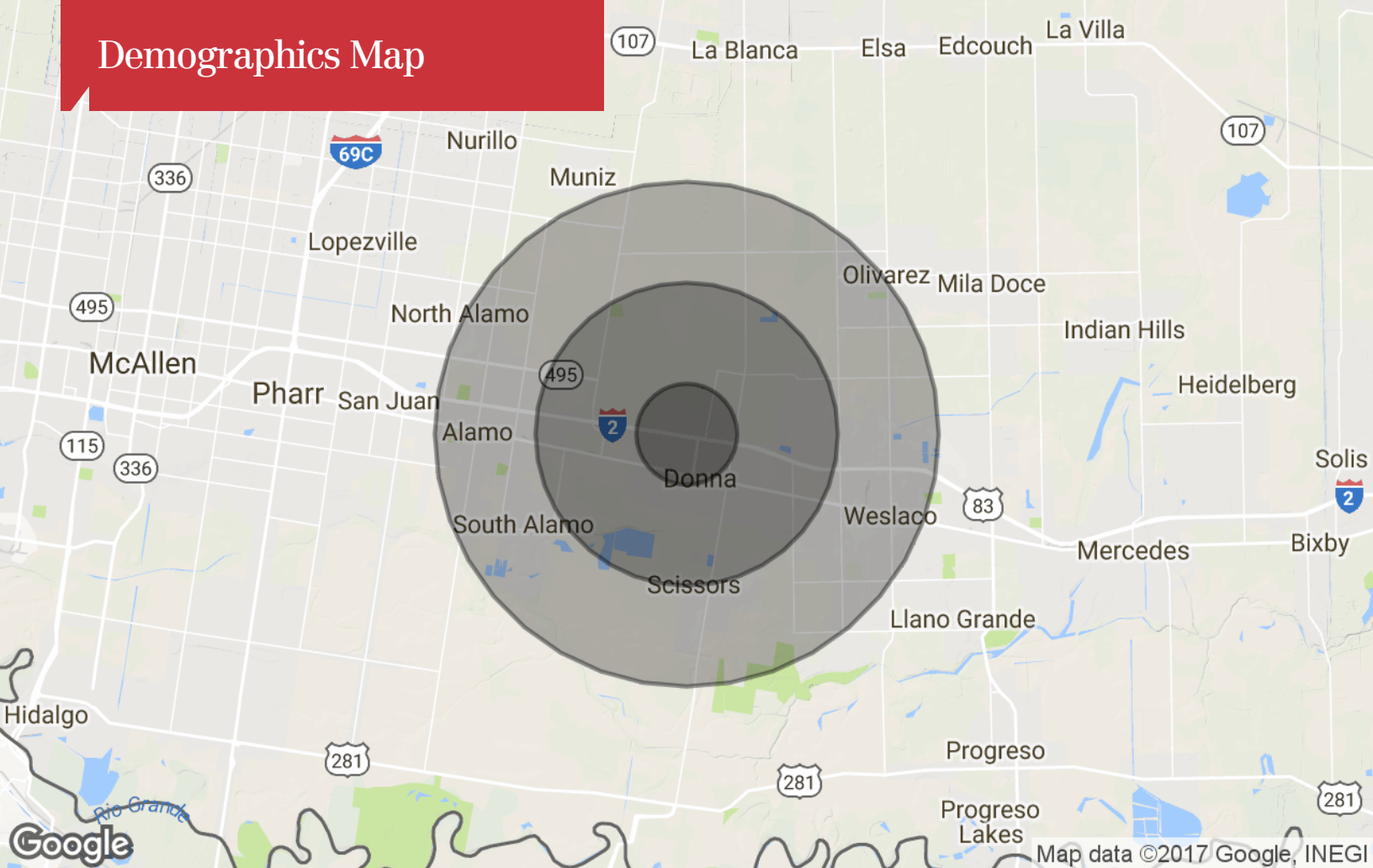
Truck/Auto Shop & House/Office Frontage Interstate 2 Donna, TX



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,887	51,674	133,155
MEDIAN AGE	36.4	29.8	28.2
MEDIAN AGE (MALE)	33.3	28.3	27.0
MEDIAN AGE (FEMALE)	37.6	30.9	29.3

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,741	14,237	35,578
# OF PERSONS PER HH	3.4	3.6	3.7
AVERAGE HH INCOME	\$41,767	\$39,411	\$38,877
AVERAGE HOUSE VALUE	\$87,888	\$90,283	\$81,715

* Demographic data derived from 2010 US Census

BEARING IS THE NORTH LINE
3 AND 4 RESUB. OF LOT 42
SOUTH PORTION OF LOT 35
IN AND IMPROVEMENT CO. SUB.
6 M.R.

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TS, INC.

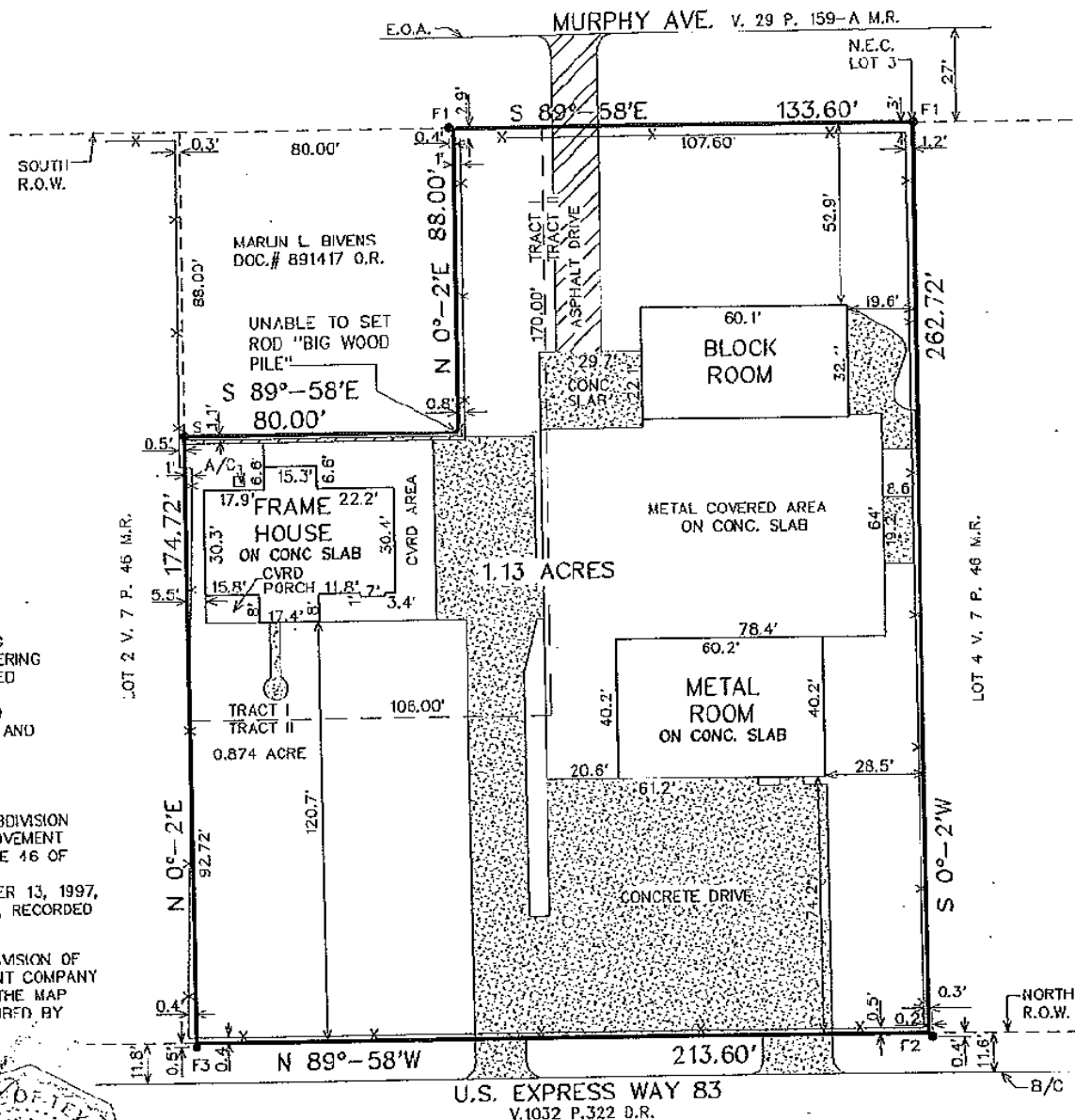
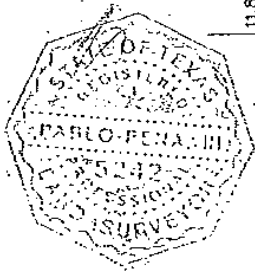
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THE FACTS FOUND ON THE GROUND AT THE
NO VISIBLE DISCREPANCIES, CONFLICTS, OR
S, OR ANY ENCROACHMENTS, OR OVERLAPPING
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EY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND

NORTH OF U.S. 83 EXPRESSWAY OF THE RESUBDIVISION
PART OF BLOCK 35, LOTT TOWN AND IMPROVEMENT
MAP THEREOF RECORDED IN VOLUME 7 PAGE 46 OF
COUNTY.
CONVEYED IN WARRANTY DEED DATED NOVEMBER 13, 1997,
EX. NO. 891417 AND DATED OCTOBER 27, 1995, RECORDED
06, OFFICIAL RECORDS OF SAID COUNTY.

ACT OF LAND, BEING OUT OF LOT 3, RESUBDIVISION OF
ION OF LOT 35, LOTT TOWN AND IMPROVEMENT COMPANY
HEREOF RECORDED IN VOLUME 7 PAGE 46 OF THE MAP
AND TRACT BEING MORE PARTICULARLY DESCRIBED BY
2 OF 2 "ATTACHED"

PROFESSIONAL LAND SURVEYOR No. 5242
2015



PAGE 1 OF 2

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For more information

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