



# FOR LEASE

7013 E Expressway 83,  
Mercedes, TX 78570

**±1,488- 18,005 SF | RETAIL**

**NAIExcel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# SUMMARY

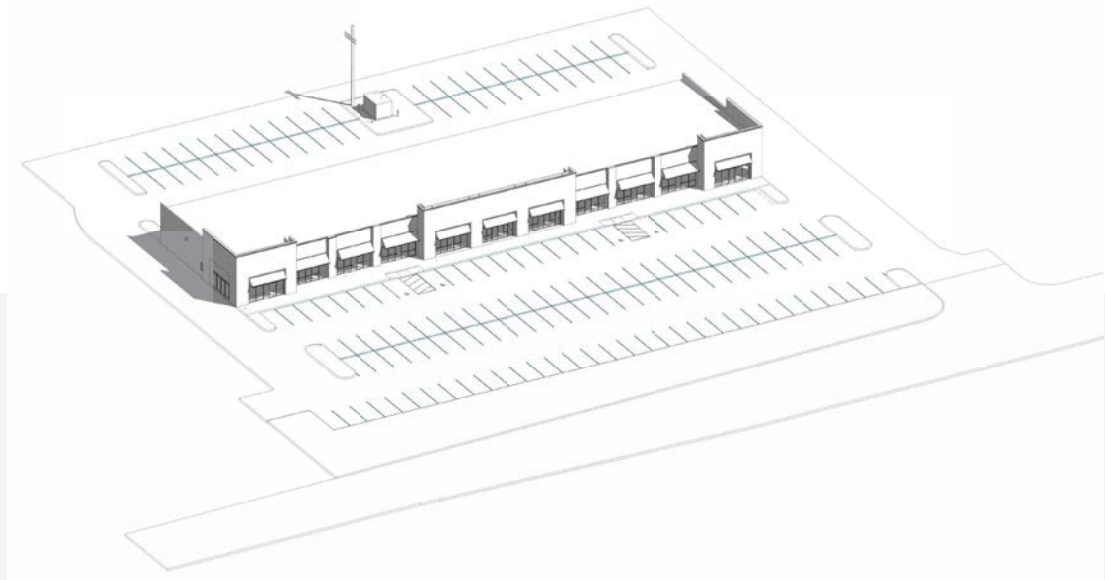
## Property Specs

LEASE RATE **\$12.00-\$25.00 PSF**

AVAILABLE SF **1,488- 18,005 SF**

ZONING **C-O**

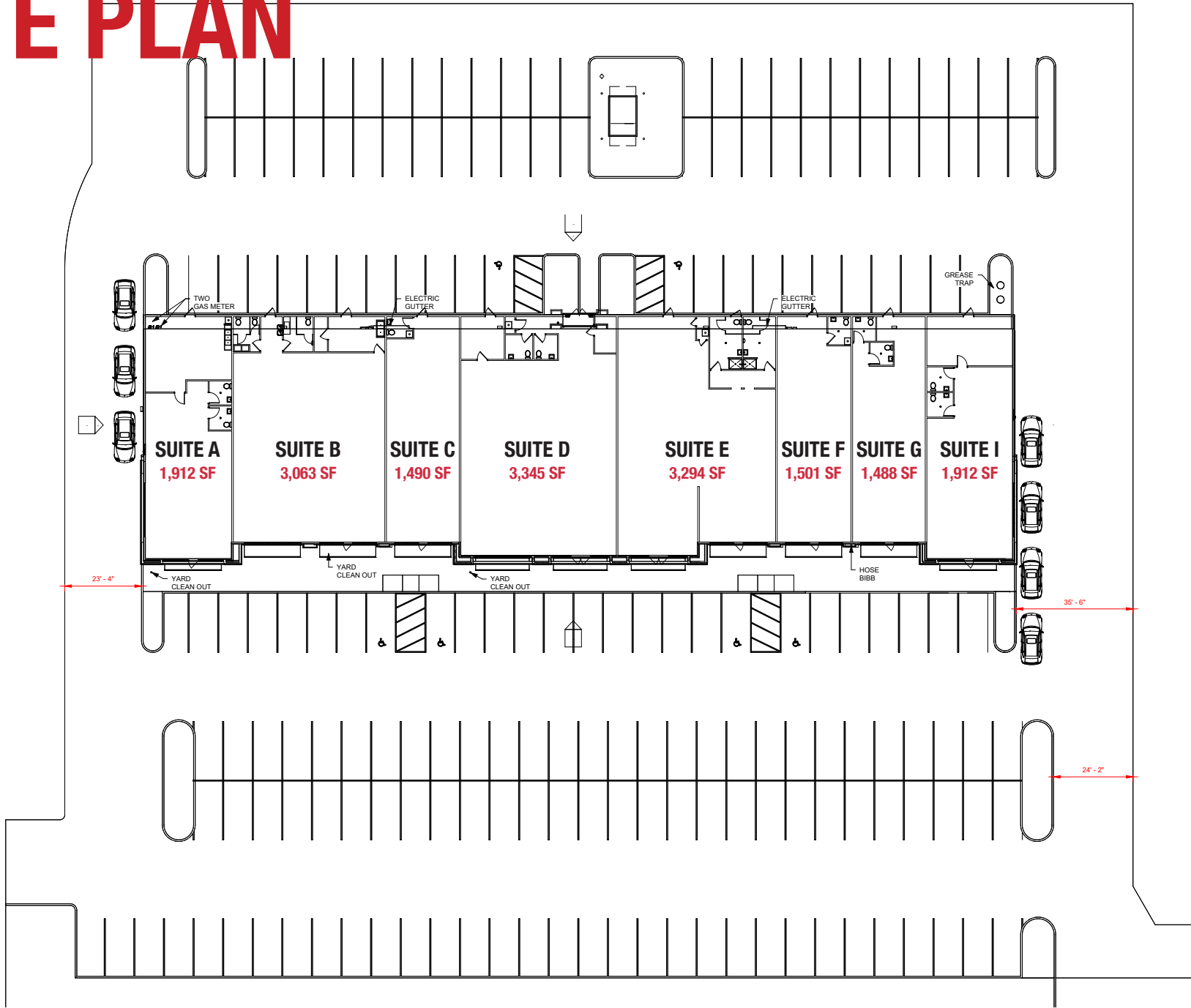
TYPE **Retail**



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

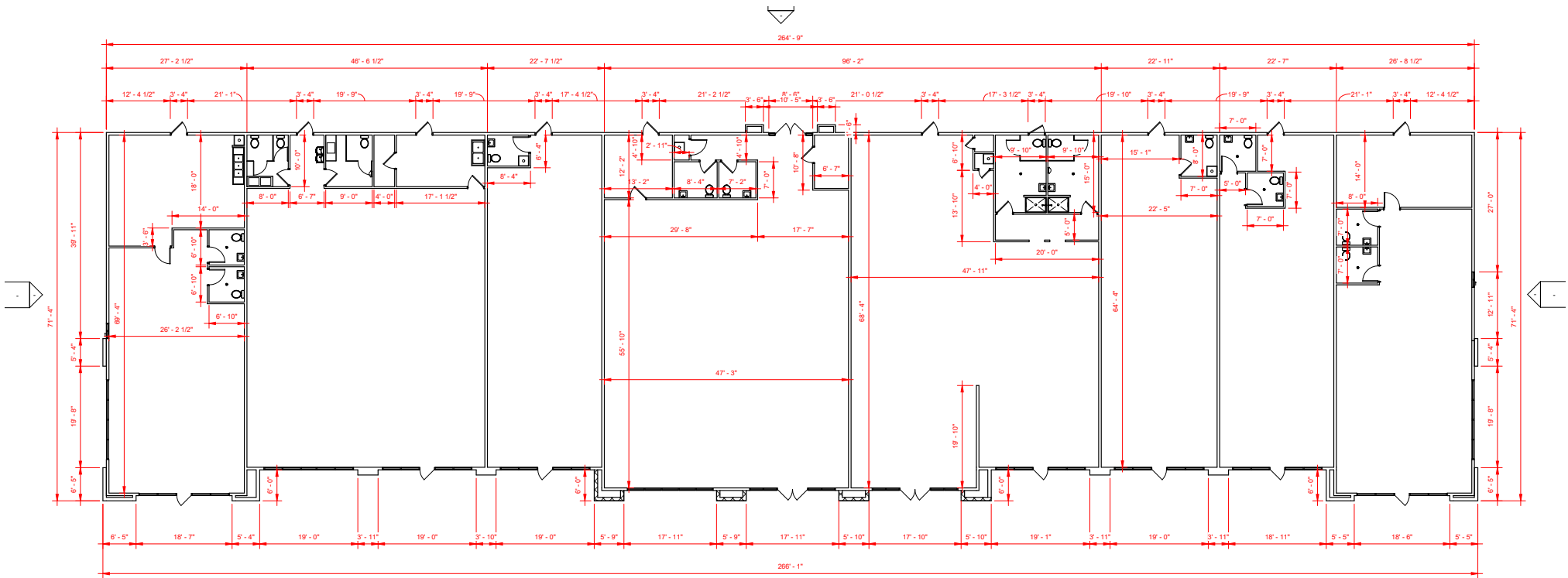
[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)

# SITE PLAN



① SITE PLAN  
1/16" = 1'-0"

# FLOOR PLAN



# AREA MAP



MILE 8 N

250,000 SF REGIONAL POWER CENTER

MILE 2 RD



**SITE**



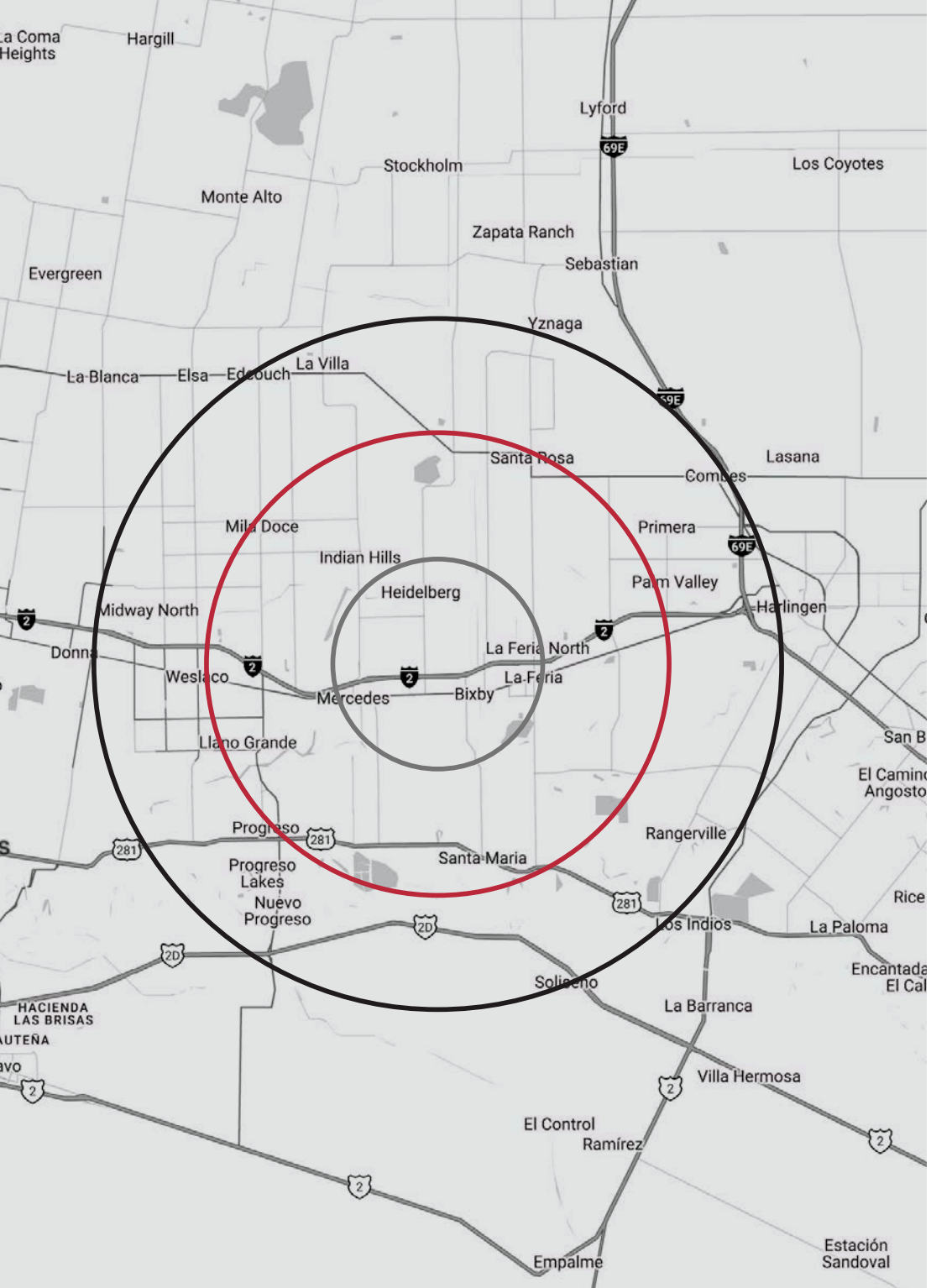
E BUSINESS 83

MANUEL CHACON MIDDLE SCHOOL

MILE 6 RD

MILE 2 1/2 E

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

| POPULATION             | 1-mile   | 3-mile   | 5-mile   |
|------------------------|----------|----------|----------|
| 2025 Population        | 1,469    | 19,105   | 38,744   |
| HOUSEHOLDS             | 1-mile   | 3-mile   | 5-mile   |
| 2025 Households        | 445      | 6,089    | 12,278   |
| INCOME                 | 1-mile   | 3-mile   | 5-mile   |
| 2025 Average HH Income | \$84,539 | \$60,447 | \$65,153 |

## Traffic Counts

| STREET              | AADT   |
|---------------------|--------|
| Mile 2 1/2 Road     | 64,802 |
| Interstate 2; US 83 | 70,032 |

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

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## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## Non-Warranty

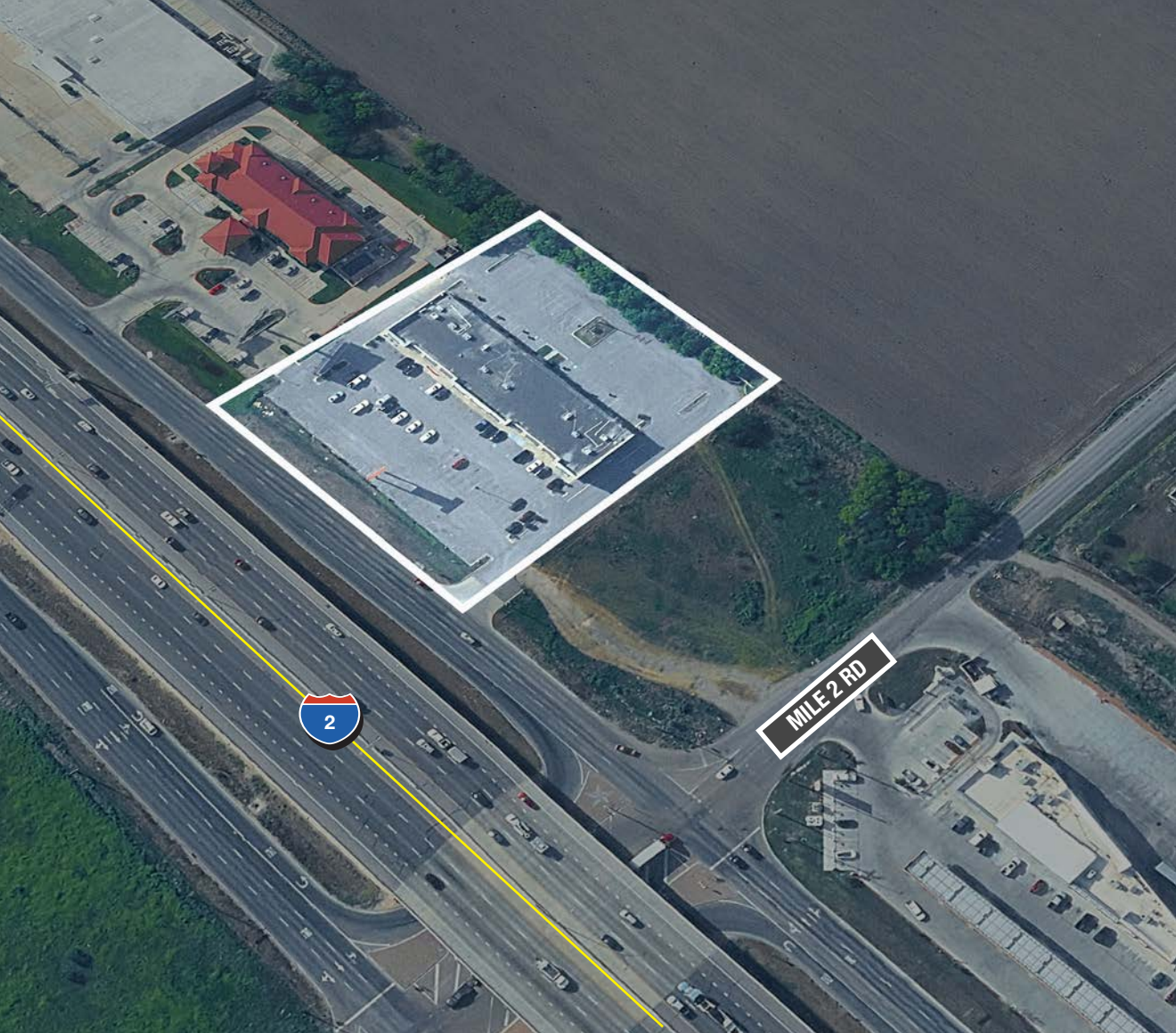
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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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