



FOR LEASE



30,000 SF - DEL RIO WAREHOUSE

\$0.30 PSF/MO + NNN
100 LUPITA CIR, DEL RIO TX 78840

THE SPACE

Location	100 Lupita Cir Del Rio, TX 78840
County	Val Verde
APN	56004
Cross Street	Frontera Rd
Size	30,000 SF
Lease Rate	\$3.60 PSF (Yearly)
Lease Type	NNN

HIGHLIGHTS

- ±1.53-acre site
- Approx. 1.5 miles to the U.S.–Mexico border
- Industrial (I) zoning
- Vacant – immediate occupancy available
- Available for Sale or Lease



POPULATION

10.00 MILE	15.00 MILE	25.00 MILE
172,536	45,651	174,064

AVERAGE HOUSEHOLD INCOME

10.00 MILE	15.00 MILE	25.00 MILE
\$0	\$76,228	\$0

NUMBER OF HOUSEHOLDS

10.00 MILE	15.00 MILE	25.00 MILE
51,297	15,944	51,737

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	30,000
LAND ACRES	1.53
YEAR BUILT	2006
ZONING TYPE	I
BUILDING CLASS	B
DOCK HIGH DOORS	5
GRADE LEVEL DOORS	1
OFFICE SF	1500

NEIGHBORING PROPERTIES

NORTH	Warehouse
SOUTH	Warehouse
EAST	Warehouse
WEST	Undeveloped

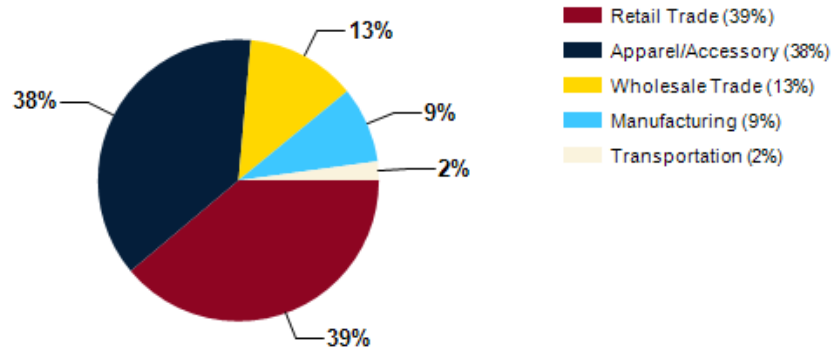
MECHANICAL

FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	3 Phase
LIGHTING	LED



- The property is located in Del Rio, Texas, a city known for its rich history and cultural heritage. Del Rio offers a unique blend of Texan and Mexican influence, making it a vibrant and diverse community.
- The city's economy is supported by a mix of industries, including manufacturing, agriculture, tourism, and military-related activities, offering a diverse market for potential commercial tenants.

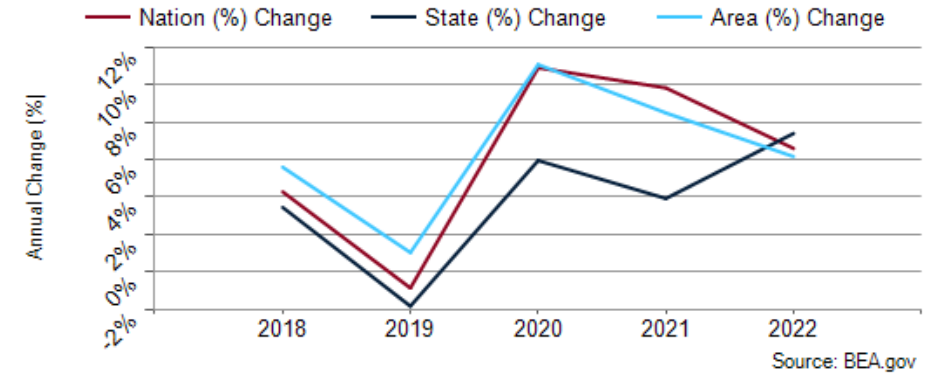
Major Industries by Employee Count



Largest Employers

Laughlin Air Force Base	2,600
Del Rio Independent School District	1,500
Val Verde Regional Medical Center	1,200
City of Del Rio	1,000
H-E-B Grocery Store	500
Val Verde County	450
Del Rio Housing Authority	400
Del Rio Police Department	350

Val Verde County GDP Trend





DEL RIO INTERNATIONAL AIRPORT

Cienegas Terrace

California

Rio Bravo Colonia

Texas Spur 239

W. Gibb

Dr. Fermi



AMERITT



FedEx



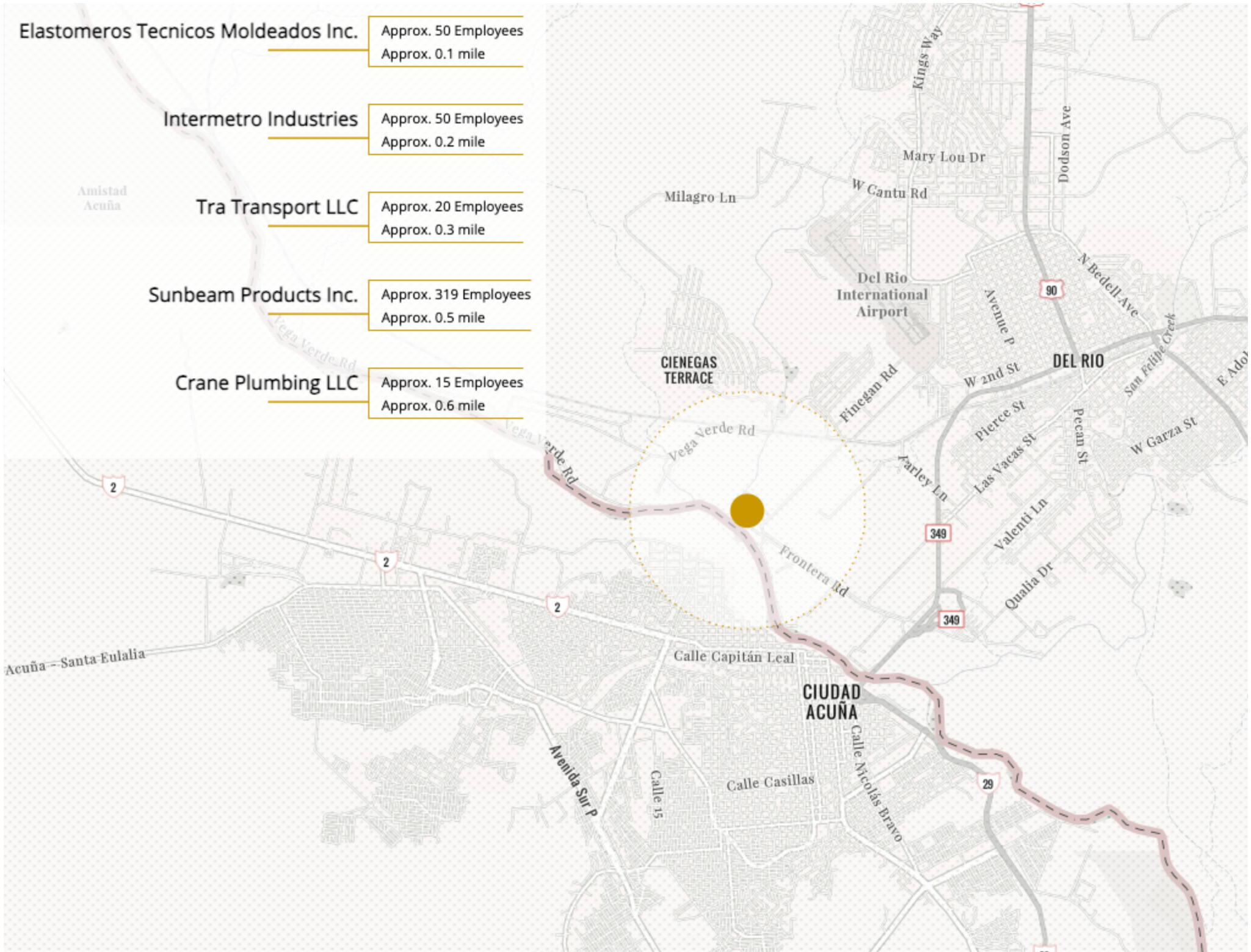
Elastomeros Tecnicos Moldeados Inc. Approx. 50 Employees
Approx. 0.1 mile

Intermetro Industries Approx. 50 Employees
Approx. 0.2 mile

Tra Transport LLC Approx. 20 Employees
Approx. 0.3 mile

Sunbeam Products Inc. Approx. 319 Employees
Approx. 0.5 mile

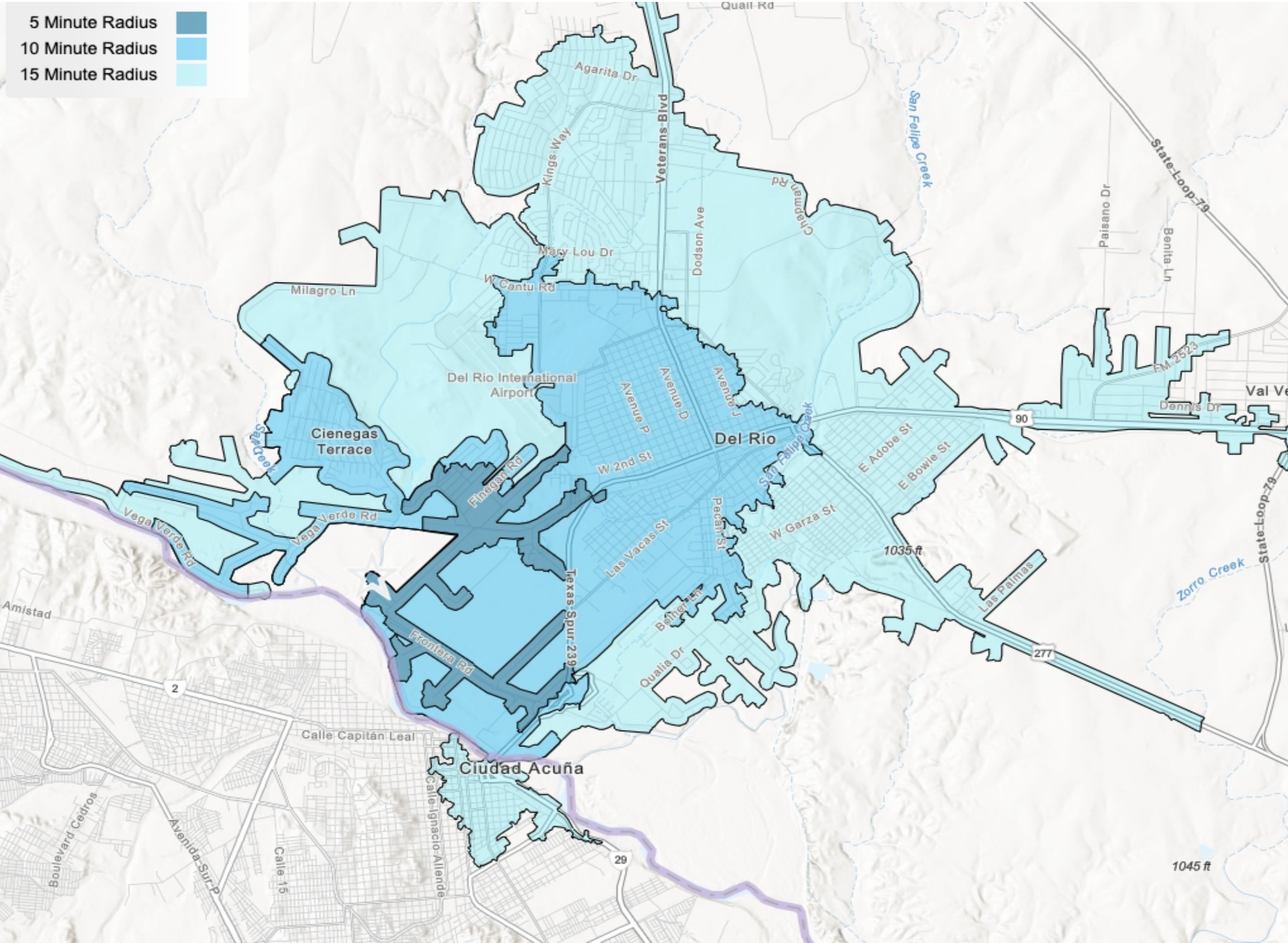
Crane Plumbing LLC Approx. 15 Employees
Approx. 0.6 mile



Traffic Count Legend

■ AADT (Annual Average Daily Traffic)














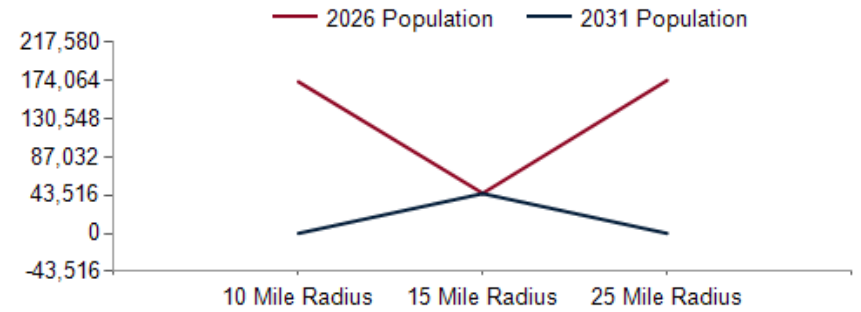
	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	BUILT	Lease Type	DISTANCE (mi)
1	 201 Farley Ln Del Rio, TX 78840	40,000	\$4.32	\$0.36		NNN	2.00
2	 995 Industrial Blvd Del Rio, TX 78840	20,000	\$3.12	\$0.26		NNN	1.30
AVERAGES		30,000	\$3.72	\$0.31			
S	 30,000 SF - Del Rio Warehouse 100 Lupita Cir Del Rio, TX 78840		\$3.60	\$0.30		NNN	



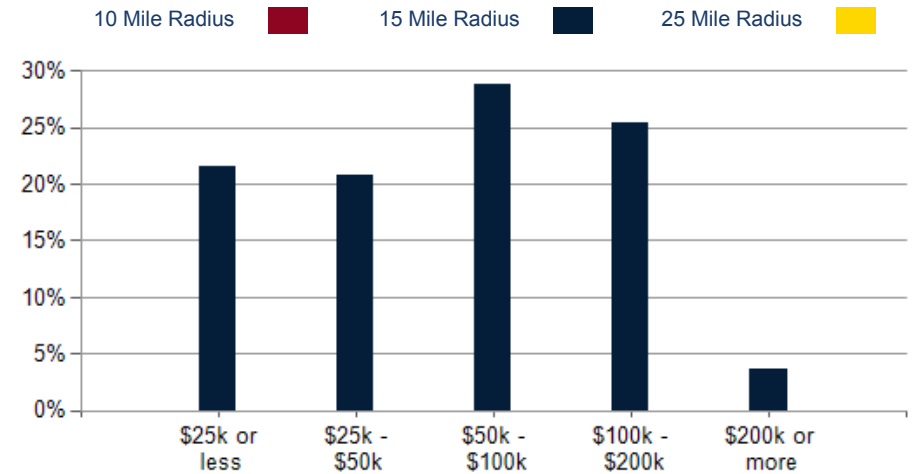
#	Property Name	Address	City
S	30,000 SF - Del Rio Warehouse	100 Lupita Cir	Del Rio
1		201 Farley Ln	Del Rio
2		995 Industrial Blvd	Del Rio

POPULATION	10 MILE	15 MILE	25 MILE
2000 Population	0	43,703	0
2010 Population	0	47,639	0
2026 Population	172,536	45,651	174,064
2031 Population	0	45,245	0
2026 African American	0	653	0
2026 American Indian	0	302	0
2026 Asian	0	342	0
2026 Hispanic	0	37,634	0
2026 Other Race	0	8,258	0
2026 White	0	19,628	0
2026 Multiracial	0	16,424	0
2026-2031: Population: Growth Rate	0.00%	-0.90%	0.00%

2026 HOUSEHOLD INCOME	10 MILE	15 MILE	25 MILE
less than \$15,000	0	2,222	0
\$15,000-\$24,999	0	1,210	0
\$25,000-\$34,999	0	1,470	0
\$35,000-\$49,999	0	1,834	0
\$50,000-\$74,999	0	2,805	0
\$75,000-\$99,999	0	1,786	0
\$100,000-\$149,999	0	3,019	0
\$150,000-\$199,999	0	1,018	0
\$200,000 or greater	0	579	0
Median HH Income	\$0	\$60,448	\$0
Average HH Income	\$0	\$76,228	\$0



2026 Household Income



2026 Own vs. Rent - 10 Mile Radius

Other

Source: esri

2026 POPULATION BY AGE	10 MILE	15 MILE	25 MILE
2026 Population Age 30-34	0	3,143	0
2026 Population Age 35-39	0	2,808	0
2026 Population Age 40-44	0	2,575	0
2026 Population Age 45-49	0	2,349	0
2026 Population Age 50-54	0	2,658	0
2026 Population Age 55-59	0	2,520	0
2026 Population Age 60-64	0	2,401	0
2026 Population Age 65-69	0	2,077	0
2026 Population Age 70-74	0	1,856	0
2026 Population Age 75-79	0	1,630	0
2026 Population Age 80-84	0	995	0
2026 Population Age 85+	0	831	0
2026 Population Age 18+	0	34,228	0
2026 Median Age	0	35	0
2031 Median Age	0	36	0

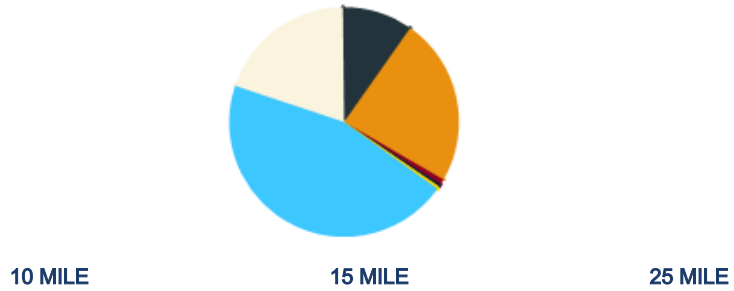
2026 INCOME BY AGE	10 MILE	15 MILE	25 MILE
Median Household Income 25-34	\$0	\$73,876	\$0
Average Household Income 25-34	\$0	\$85,965	\$0
Median Household Income 35-44	\$0	\$77,472	\$0
Average Household Income 35-44	\$0	\$92,024	\$0
Median Household Income 45-54	\$0	\$72,288	\$0
Average Household Income 45-54	\$0	\$86,876	\$0
Median Household Income 55-64	\$0	\$63,512	\$0
Average Household Income 55-64	\$0	\$81,171	\$0
Median Household Income 65-74	\$0	\$44,361	\$0
Average Household Income 65-74	\$0	\$62,885	\$0
Average Household Income 75+	\$0	\$49,946	\$0

Population By Age



DIVERSITY INDEX	10 MILE	15 MILE	25 MILE
Diversity Index (+5 years)	0	75	0
Diversity Index (current year)	0	75	0
Diversity Index (2020)	0	76	0
Diversity Index (2010)	0	49	0

POPULATION BY RACE





Chris Parreira
Broker Associate

Chris Parreira is a Real Estate Broker Associate with W.C. Miller Properties and a Mortgage Advisor with NEXA Mortgage, serving the Central Texas Hill Country. He specializes in commercial real estate sales and leasing, advising investors, owner-users, and developers on acquisitions, dispositions, and strategic capital positioning.

With experience spanning brokerage and financing, Chris approaches each assignment with an underwriting mindset—analyzing cash flow, risk exposure, and long-term value to position assets effectively in the market. His dual perspective allows him to understand both buyer behavior and capital constraints, helping transactions move efficiently from marketing to closing.

Known for clear communication, disciplined execution, and responsiveness, Chris is committed to representing clients with professionalism and strategic focus while delivering results in competitive markets.

30,000 SF - Del Rio Warehouse

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Exclusively Marketed by:



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