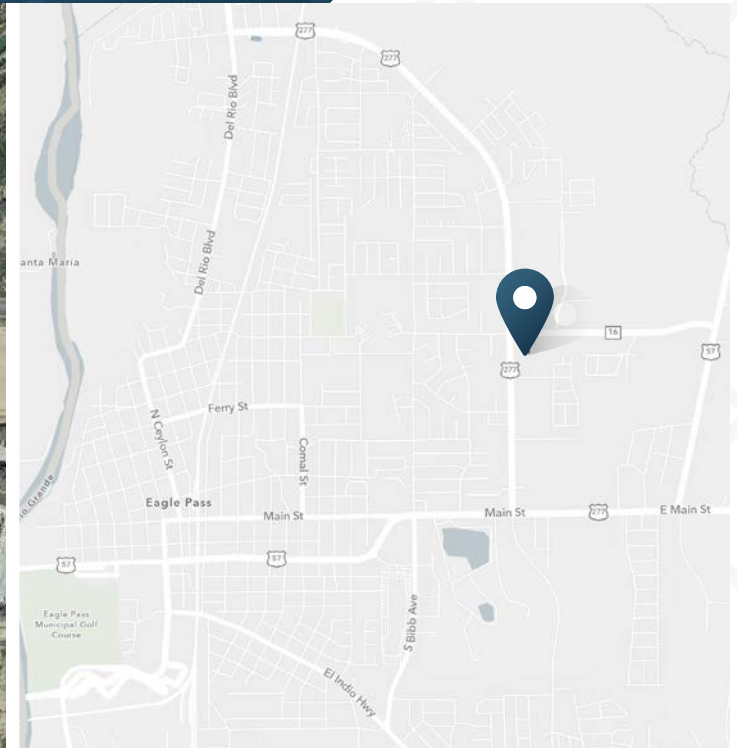


Eagle Pass Pad Sites

SEC of 2nd St. & Veterans Blvd | Eagle Pass, TX



AVAILABLE

ABOUT THE PROPERTY

- Pad sites available for sale or lease
- Located at high impact intersection of 2nd Street and Veterans Blvd
- Close proximity to nearby Eagle Pass High School and Graves Elementary

±1.0-7.25 AC
Available

Contact Broker
Price

NEARBY RETAILERS



TRAFFIC COUNTS

| | |
|---------------------------------------------------|------------|
| SE Corner of 2 nd St & N Veterans Blvd | 16,295 VPD |
| N Veterans South of 2 nd St | 26,781 VPD |
| E Main St | 20,332 VPD |

Year: 2019 | Source: TxDOT

Eagle Pass Pad Sites

SEC of 2nd St. & Veterans Blvd | Eagle Pass, TX



Imagery © 2017 Google, TxDOT

Eagle Pass Pad Sites

SEC of 2nd St. & Veterans Blvd | Eagle Pass, TX



Royal Ridge Dr

N Veterans Blvd

Mondragon Blvd

Eagle Pass High School



2nd St

16,295 AADT

SITE

26,781 AADT

Antonio M. Garcia

Eagle Pass Daycare Center

Graves Elementary



N Bibb Ave

Zacatecas Dr

Fox Pl Dr

TownePlace Suites Marriott

ASHLEY Furniture HomeStore

AutoWorld Eagle Pass

TIRES UNLIMITED

Holiday Inn Express & Suites

FARMERS INSURANCE

Proposed Starbucks

Academy SPORTS+OUTDOORS

T-Mobile



IBC BANK

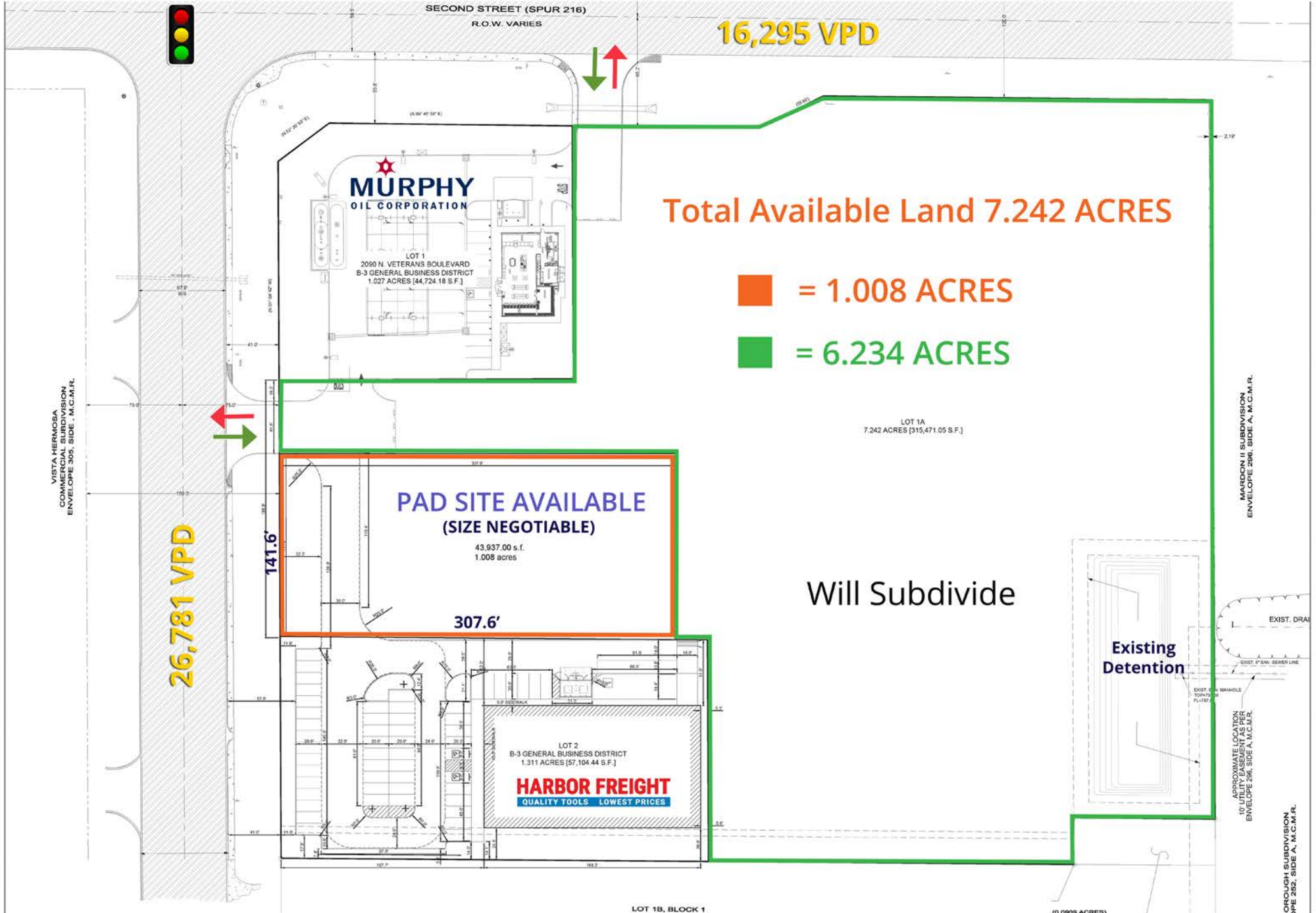
STAT SPECIALTY HOSPITAL

TRACTOR SUPPLY CO



Eagle Pass Pad Sites

SEC of 2nd St. & Veterans Blvd | Eagle Pass, TX



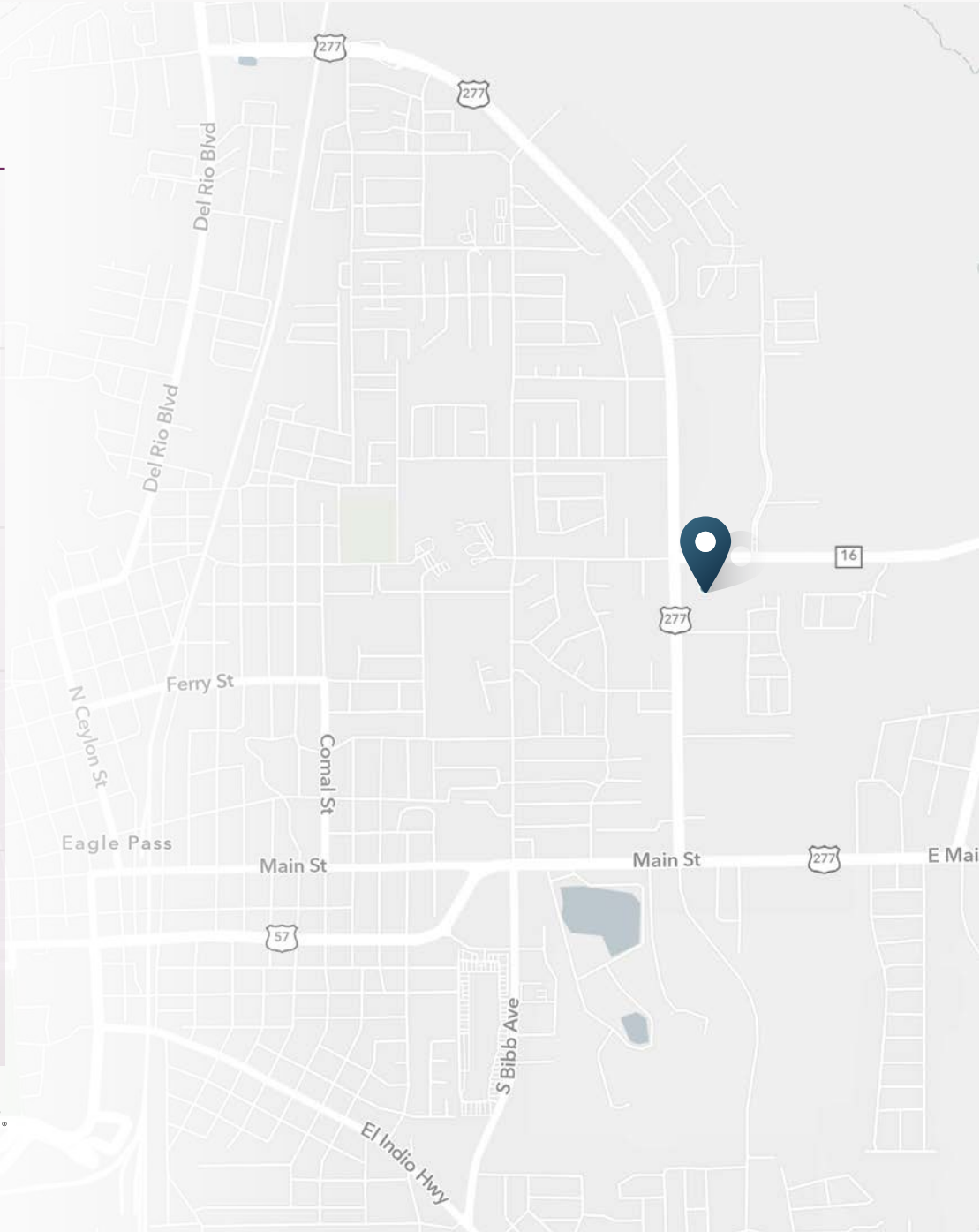
Eagle Pass Pad Sites

SEC of 2nd St. & Veterans Blvd | Eagle Pass, TX



DEMOGRAPHIC HIGHLIGHTS

| Population | 1 mile | 3 miles | 5 miles |
|---------------------------------------------|----------|----------|----------|
| 2023 Estimated Population | 8,879 | 41,650 | 49,554 |
| 2028 Projected Population | 8,708 | 42,341 | 50,558 |
| Projected Annual Growth Rate 2023 to 2028 | -0.39% | 0.33% | 0.40% |
| Daytime Population | | | |
| 2023 Daytime Population | 8,645 | 42,303 | 48,105 |
| Workers | 2,825 | 14,711 | 15,350 |
| Residents | 5,820 | 27,592 | 32,755 |
| Income | | | |
| 2023 Est. Average Household Income | \$61,554 | \$58,068 | \$60,316 |
| 2023 Est. Median Household Income | \$45,683 | \$42,524 | \$44,098 |
| Households & Growth | | | |
| 2023 Estimated Households | 3,024 | 13,615 | 15,807 |
| 2028 Estimated Households | 3,004 | 14,015 | 16,319 |
| Projected Annual Growth Rate 2023 to 2028 | -0.13% | 0.58% | 0.64% |
| Race & Ethnicity | | | |
| 2023 Est. White | 31% | 30% | 29% |
| 2023 Est. Black or African American | 1% | 0% | 0% |
| 2023 Est. Asian or Pacific Islander | 1% | 0% | 0% |
| 2023 Est. American Indian or Native Alaskan | 1% | 1% | 1% |
| 2023 Est. Other Races | 22% | 25% | 26% |
| 2023 Est. Hispanic | 93% | 96% | 96% |



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

| | | | |
|-------------------------------------------------------------------|-------------|-----------------------|--------------|
| SRS Real Estate Partners | 9003586 | will.majors@srsre.com | 512.236.4600 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Will Majors | 508128 | will.majors@srsre.com | 512.236.4646 |
| Designated Broker of Firm | License No. | Email | Phone |

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.

| | | | | |
|----------------------------------------------|-----------------|------------------------|-------------------|------|
| Webb Sellers | 589055 | webb.sellers@srsre.com | 210.504.2781 | |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone | |
| Drew Allen | 656732 | drew.allen@srsre.com | 210.504.1242 | |
| Sales Agent/Associate's Name | License No. | Email | Phone | |
| Buyer Initials | Tenant Initials | Seller Initials | Landlord Initials | Date |



SRS Real Estate Partners
3511 Broadway Street
San Antonio, TX 78209

Webb Sellers
210.504.2781
webb.sellers@srsre.com

Drew Allen
210.504.1242
drew.allen@srsre.com

SRSRE.COM

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