



FOR LEASE

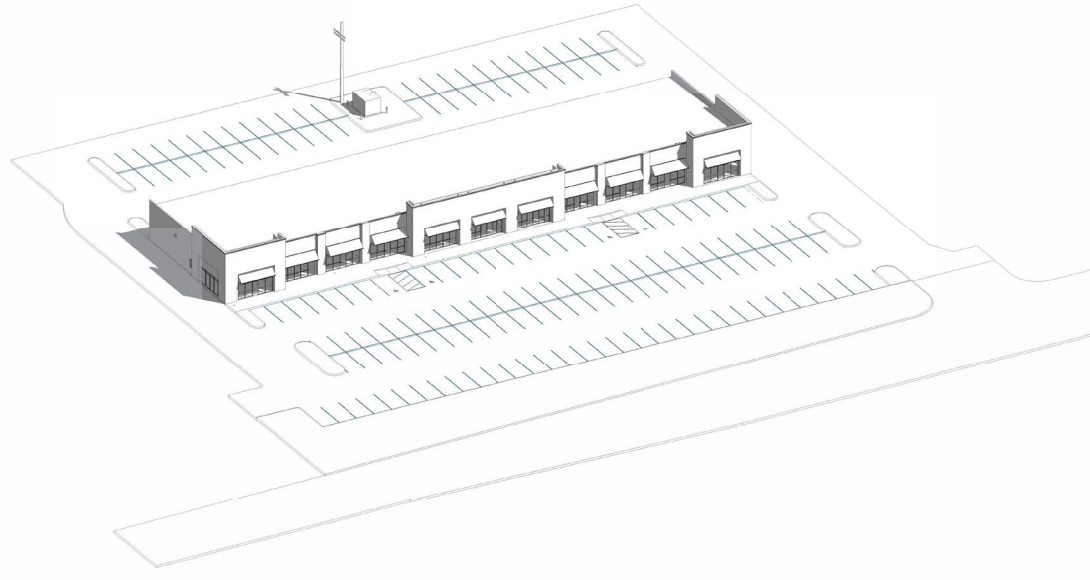
7013 E Expressway 83,
Mercedes, TX 78570

±1,488- 18,005 SF | RETAIL

SUMMARY

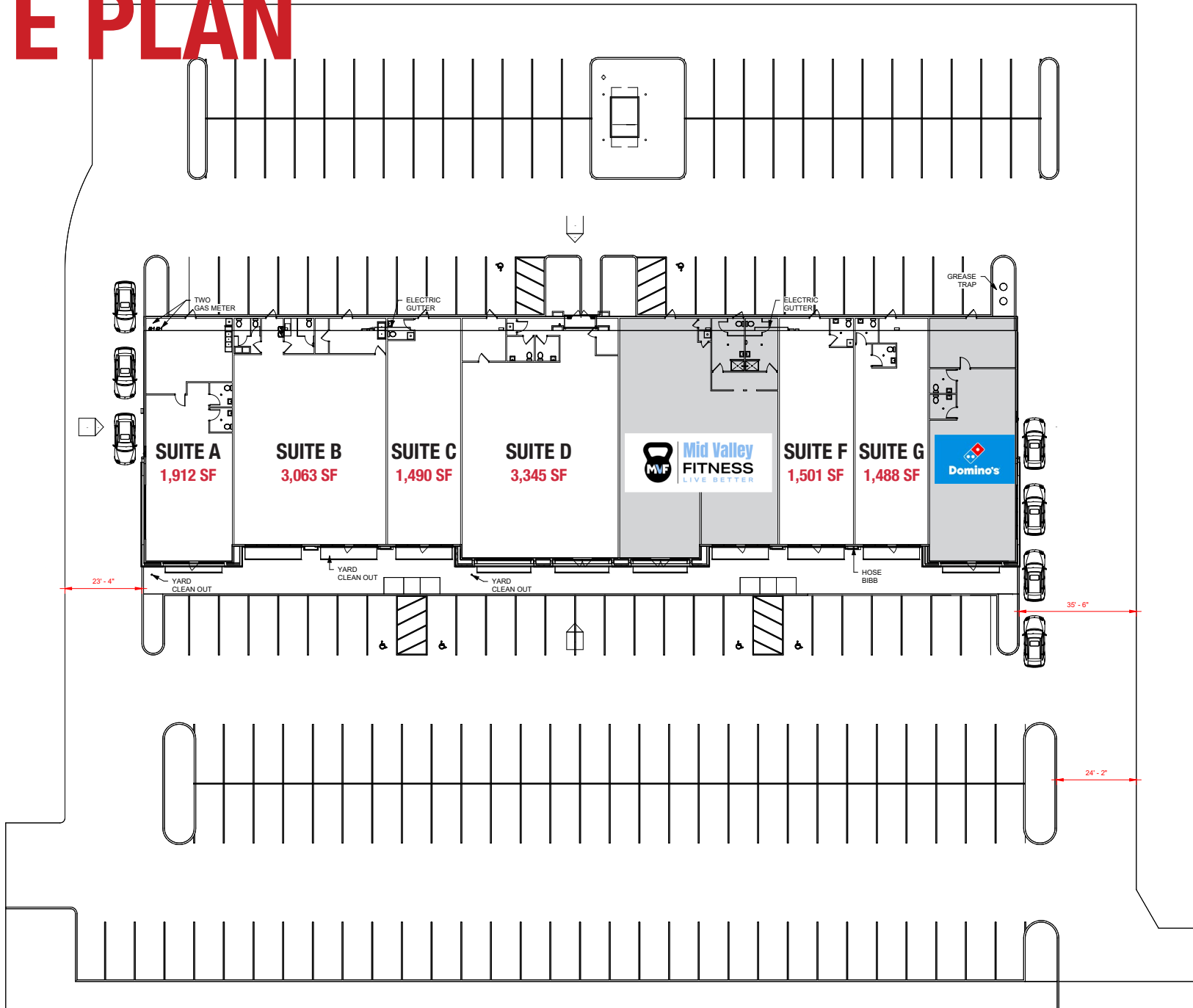
Property Specs

LEASE RATE	\$12.00-\$25.00 PSF
AVAILABLE SF	1,488- 18,005 SF
ZONING	C-O
TYPE	Retail



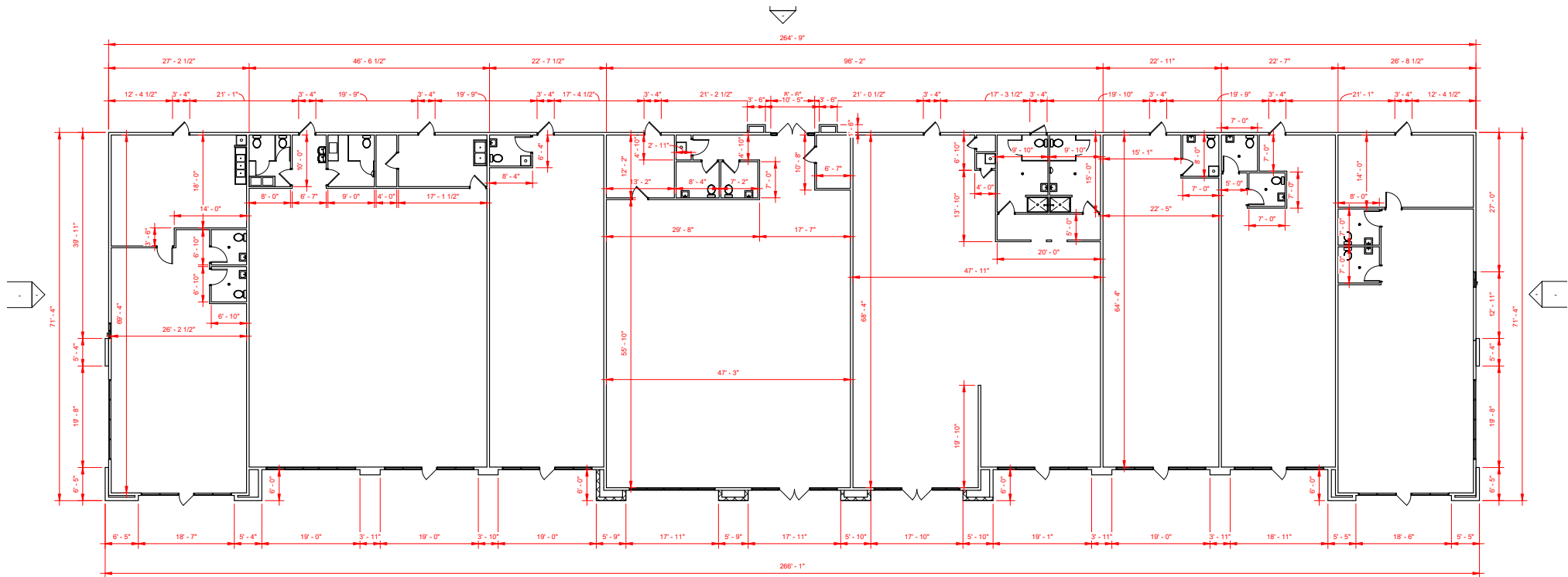
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SITE PLAN



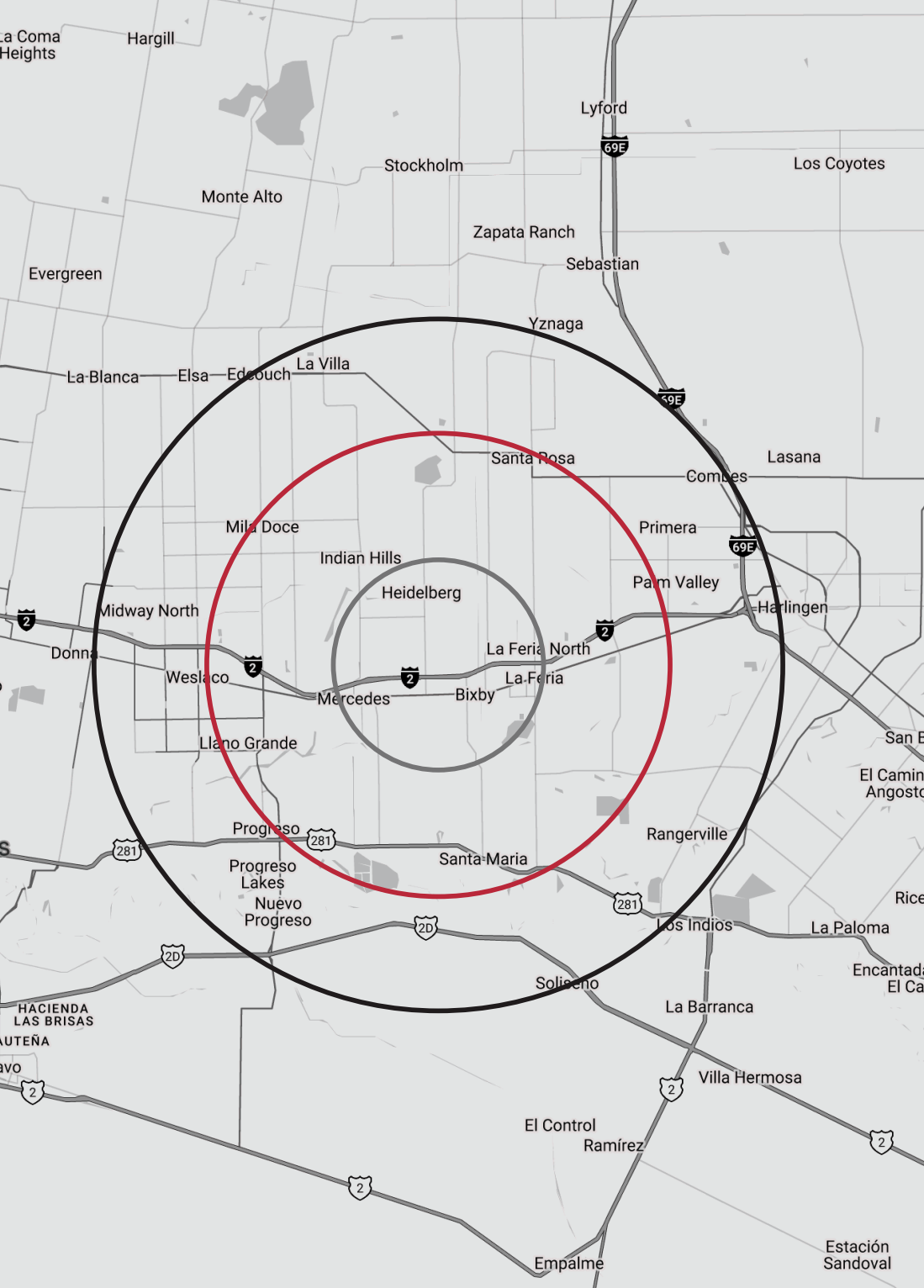
① SITE PLAN
1/16" = 1'-0"

FLOOR PLAN



AREA MAP





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.

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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

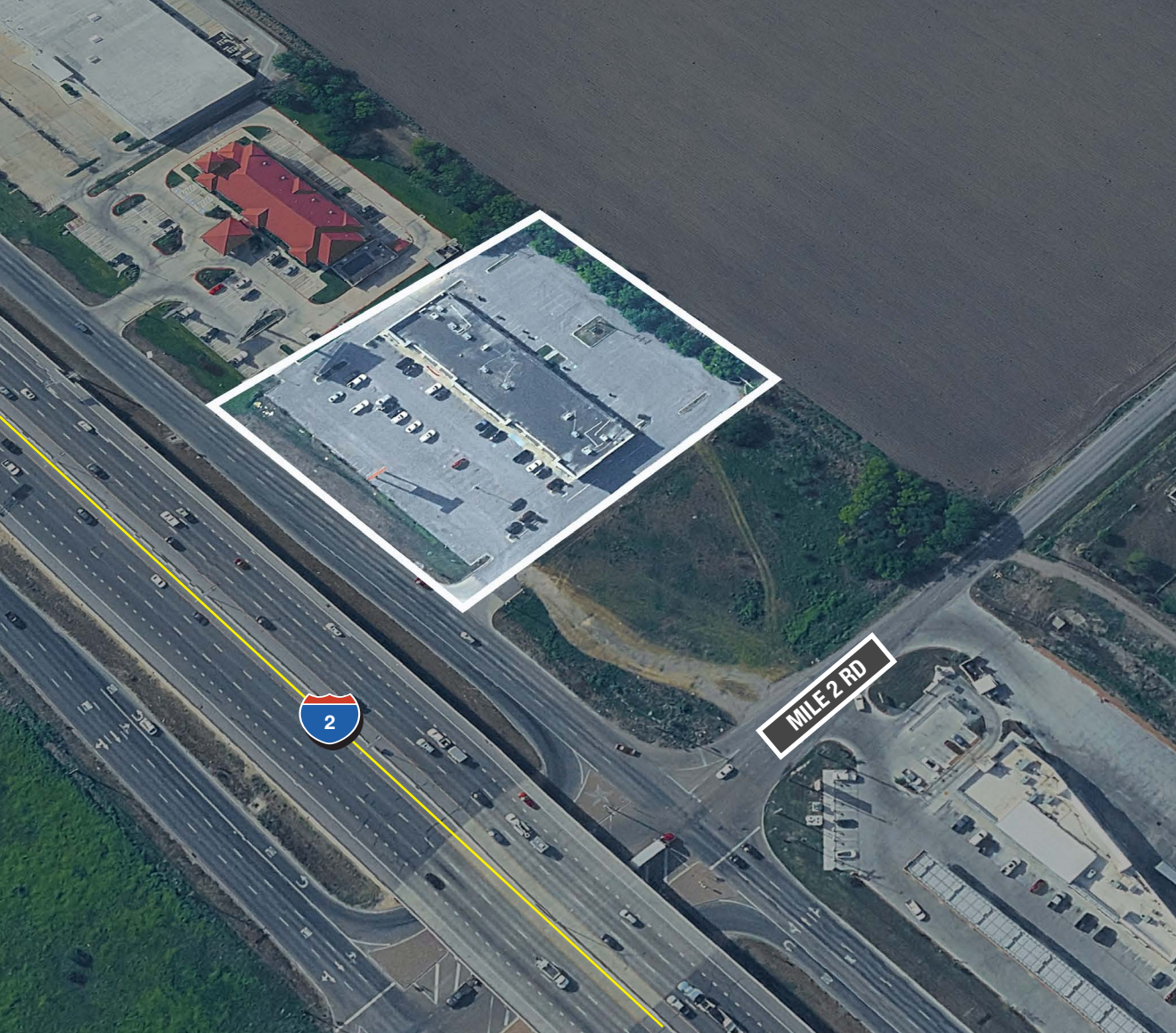
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