

PRIME COMMERCIAL CORNER – HIGH VISIBILITY OPPORTUNITY

NEC VETERANS BLVD & BUSINESS HWY 83, SAN JUAN, TX 78589



LAND FOR SALE

For More Information:

RANDY SUMMERS

VP/Associate Broker/Sales Manager

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DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101

Weslaco, TX 78596

602 BOERNE STAGE AIRFIELD

Boerne, TX 78006

davisequity.com

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$249,000
Lot Size:	0.48 Acres

PROPERTY OVERVIEW

Positioned at the signalized northeast corner of Veterans Blvd and Business Highway 83, this ± 0.48 -acre site offers exceptional visibility and accessibility along two of San Juan's primary traffic corridors.

Formerly home to a water dispensing unit (now removed), the property is cleared and ready for immediate development—making it an ideal candidate for a variety of small-format retail or food service concepts.

PROPERTY HIGHLIGHTS

- Size: ± 0.48 Acres
- Location: Northeast corner of Veterans Blvd & Business Hwy 83
- Zoning: Commercial (verify with city)
- Condition: ready for development
- Access: Excellent ingress/egress from Veteran's Blvd.
- Traffic Exposure: High traffic counts with signalized intersection

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IDEAL USES

- Snow cone / shaved ice stand
- Food truck court or pad site
- Taqueria or quick-serve restaurant
- Coffee drive-thru
- Small retail or service kiosk

LOCATION ADVANTAGES

- Situated along **Business Hwy 83**, a major east-west corridor through the Rio Grande Valley
- High daily traffic and strong commuter visibility
- Surrounded by established residential neighborhoods and commercial users
- Signalized corner enhances access and customer convenience

OPPORTUNITY

This is a rare opportunity to secure a **high-exposure corner lot** in a growing trade area with flexible development potential. Perfect for an owner-user or investor seeking a **low-cost entry point with strong upside**.

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Additional Photos

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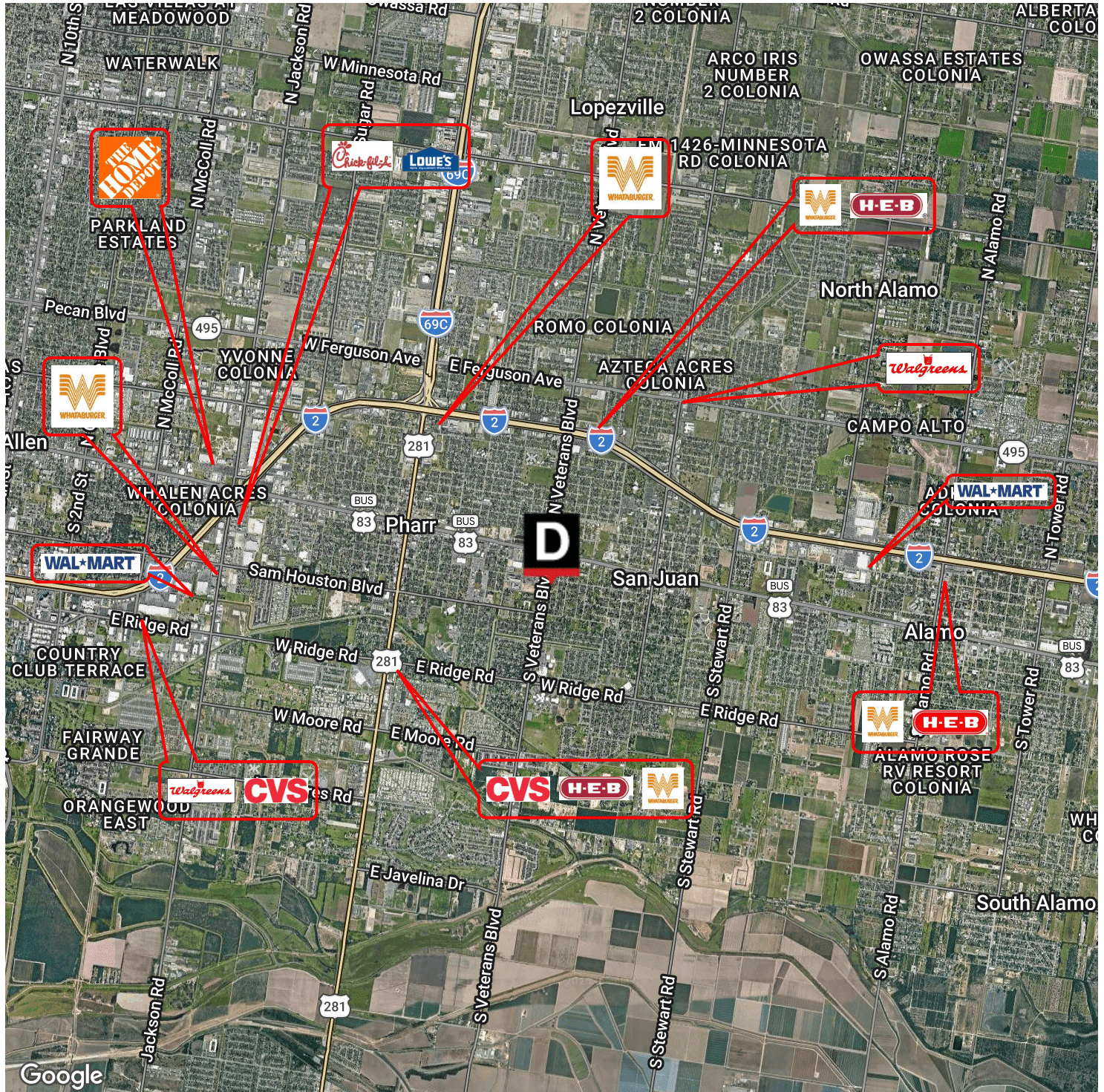
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Retailer Map

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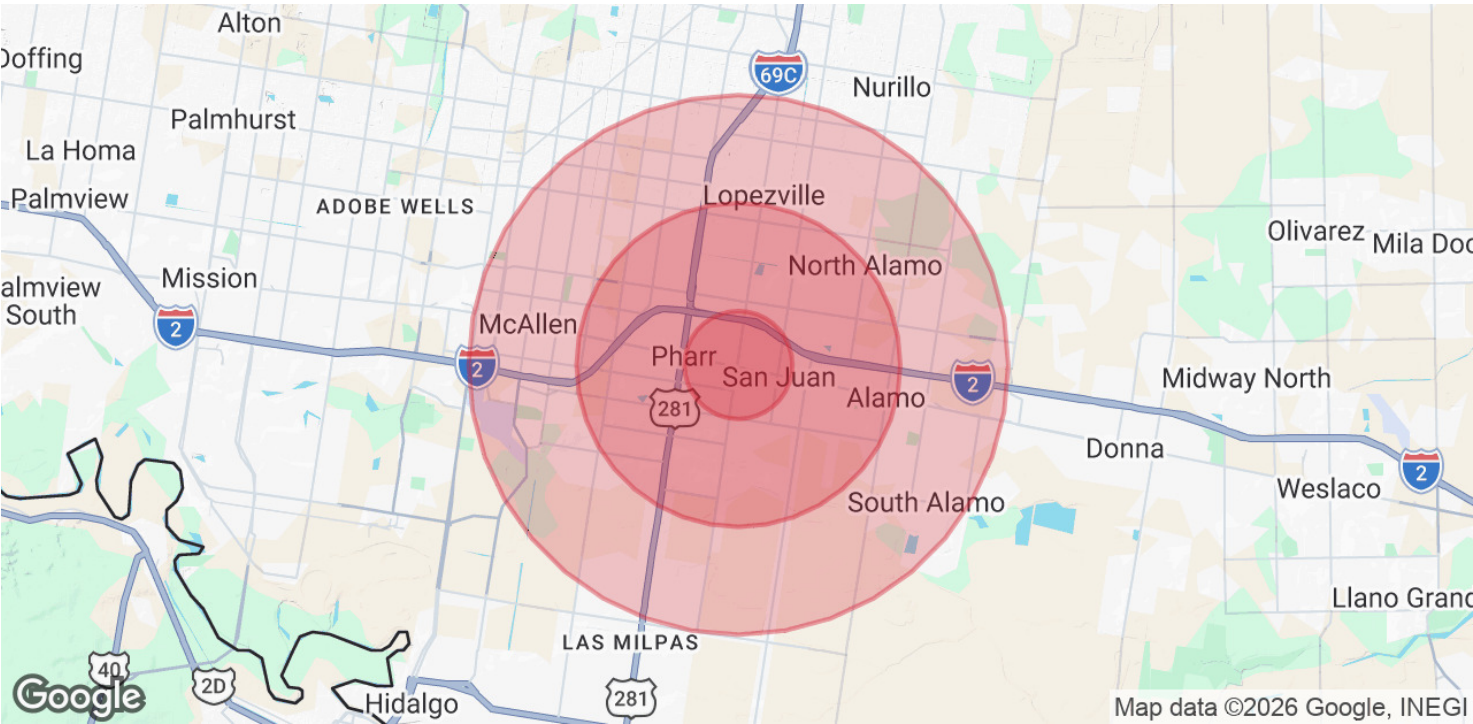
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,209	89,905	197,347
Average Age	32.5	31.6	32.2
Average Age (Male)	31.7	29.9	30.9
Average Age (Female)	35.6	33.1	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,244	27,192	62,695
# of Persons per HH	3.3	3.3	3.1
Average HH Income	\$56,872	\$64,605	\$72,660
Average House Value	\$104,256	\$118,122	\$136,369

2023 American Community Survey (ACS)

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Information About Brokerage Services

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.

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 and 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.

Davis Equity Realty

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

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Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Company Disclosure Statement

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TEXT HEADLINE

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