



FOR LEASE

AVAILABLE SPACE

1,200 - 8,950 SF

LOT SIZE

1.3 AC

ZONING

C-4C

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PROPERTY HIGHLIGHTS

- New Retail Development
- Endcap suites with patios and drive-thru
- High visibility retail shopping center at high traffic intersection
- Surrounded national brands, such as (Alamo Drafthouse Cinema, Whataburger, Starbucks McDonalds, and Taco Bell).
- Proximity Interstate -10, Loop 375 and Zaragoza Internation Border Crossing
- Proximity to schools, residential neighborhoods, and other restaurants.
- Strong retail co-tenancy



AREA TRAFFIC GENERATORS:



DEMOGRAPHIC SNAPSHOT 2024



78,459
POPULATION
3-MILE RADIUS



\$82,595
AVG HH INCOME
3-MILE RADIUS



\$63,216
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
PELLICANO DR: 35,920 AADT
JOE BATTLE BLVD: 13,996
AADT (TDT)







