

CALL FOR MORE INFORMATION



FOR LEASE

100% LEASED

PROPERTY HIGHLIGHTS

- Last available end cap with drive thru
- Lighted hard corner location
- New construction

TRAFFIC COUNT

E Ruben Torres Blvd: 19,203 VPD

N Minnesota Ave: 5,557 VPD
(SitesUSA 2022)

E Ruben Torres Blvd (E of site):
19,203 VPD

TX 48 (N of site): 17,458 VPD

TX 48 (S of site): 16,897 VPD
(TXDOT 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



56,746
2022 POPULATION
3 MILE RADIUS



33,000
2022 DAYTIME POPULATION
3 MILE RADIUS



\$52,483
2022 AVERAGE INCOME
3 MILE RADIUS



19,203 VPD
E RUBEN TORRES BLVD

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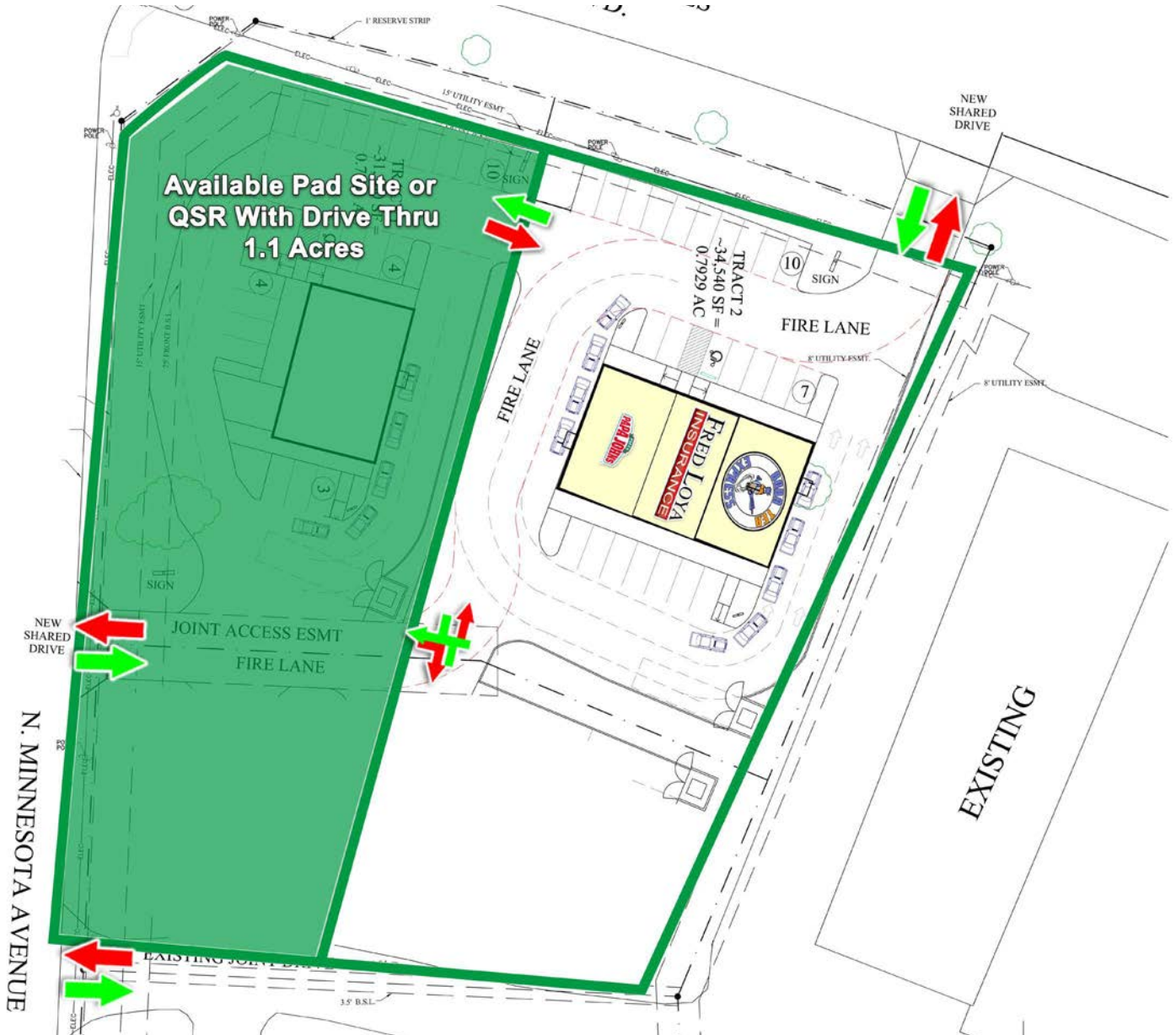


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AVAILABLE RETAIL SPACE
End Cap With Drive Thru 1,200 SF

AVAILABLE LAND
1.1 Acres

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Ruben Torres Retail

SEC E RUBEN TORRES BLVD & N MINNESOTA AVE
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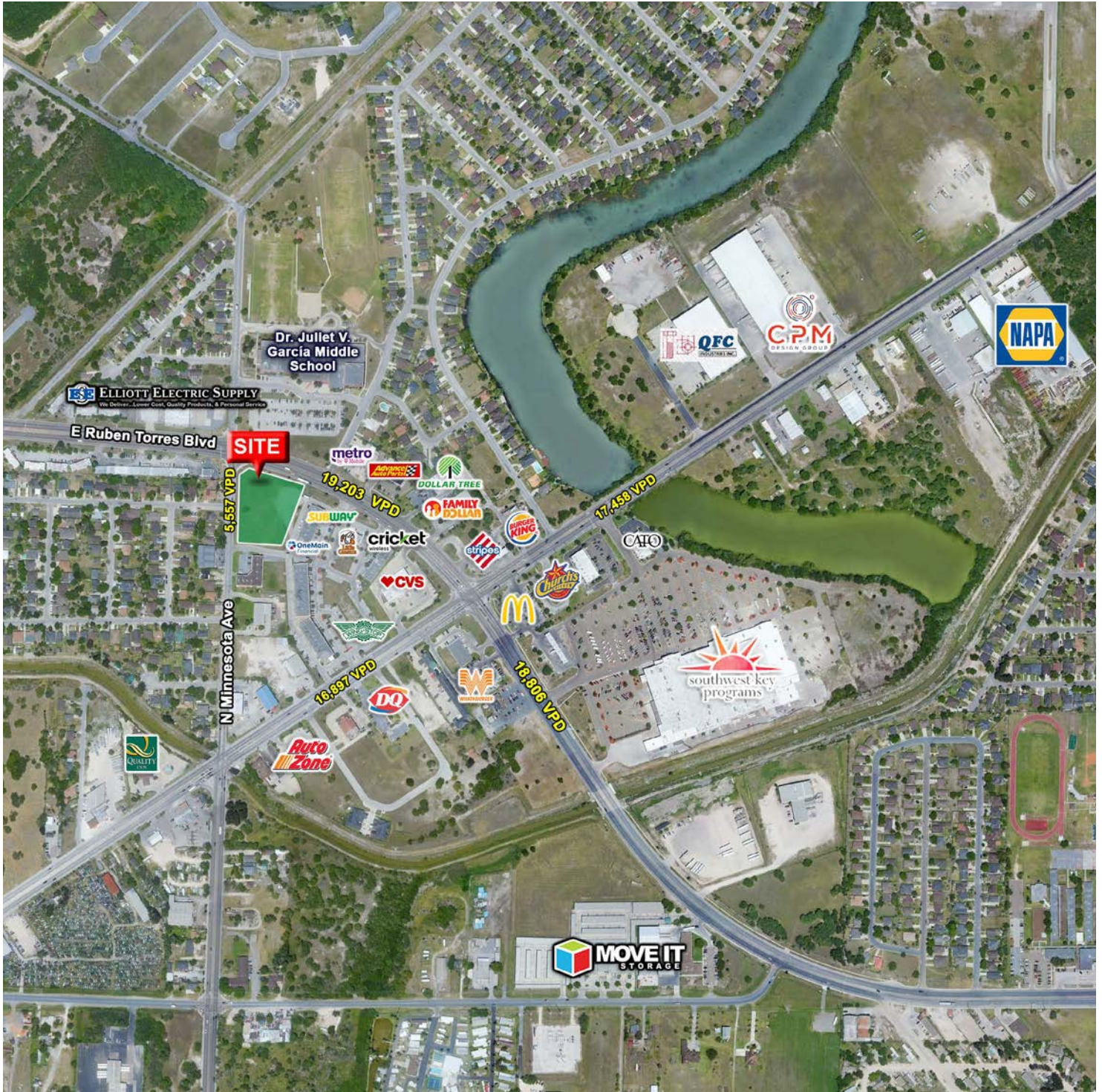
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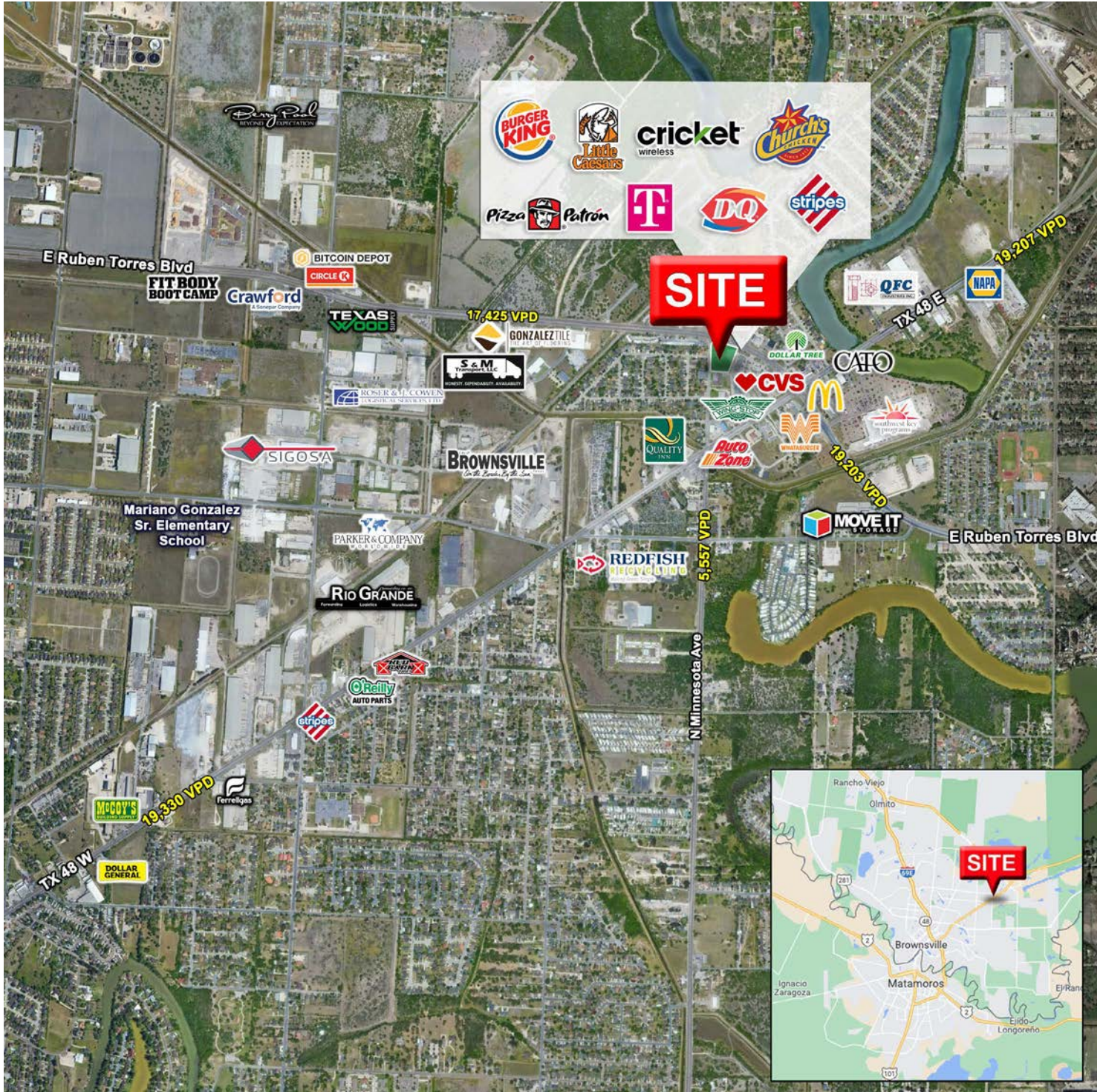
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