



FOR LEASE

AVAILABLE SPACE
3,000-12,000 SF

CALL LISTING AGENT FOR
MORE INFORMATION

Idahir Huerta
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PROPERTY HIGHLIGHTS

This property is located right across from I-10 making it easy for you to get on or off. The building was built in 2018 and has a building area of 28,200 SF. Big retailers are in the area such as Walmart, Burlington's, and Ross.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2021



125,781
POPULATION
3-MILE RADIUS



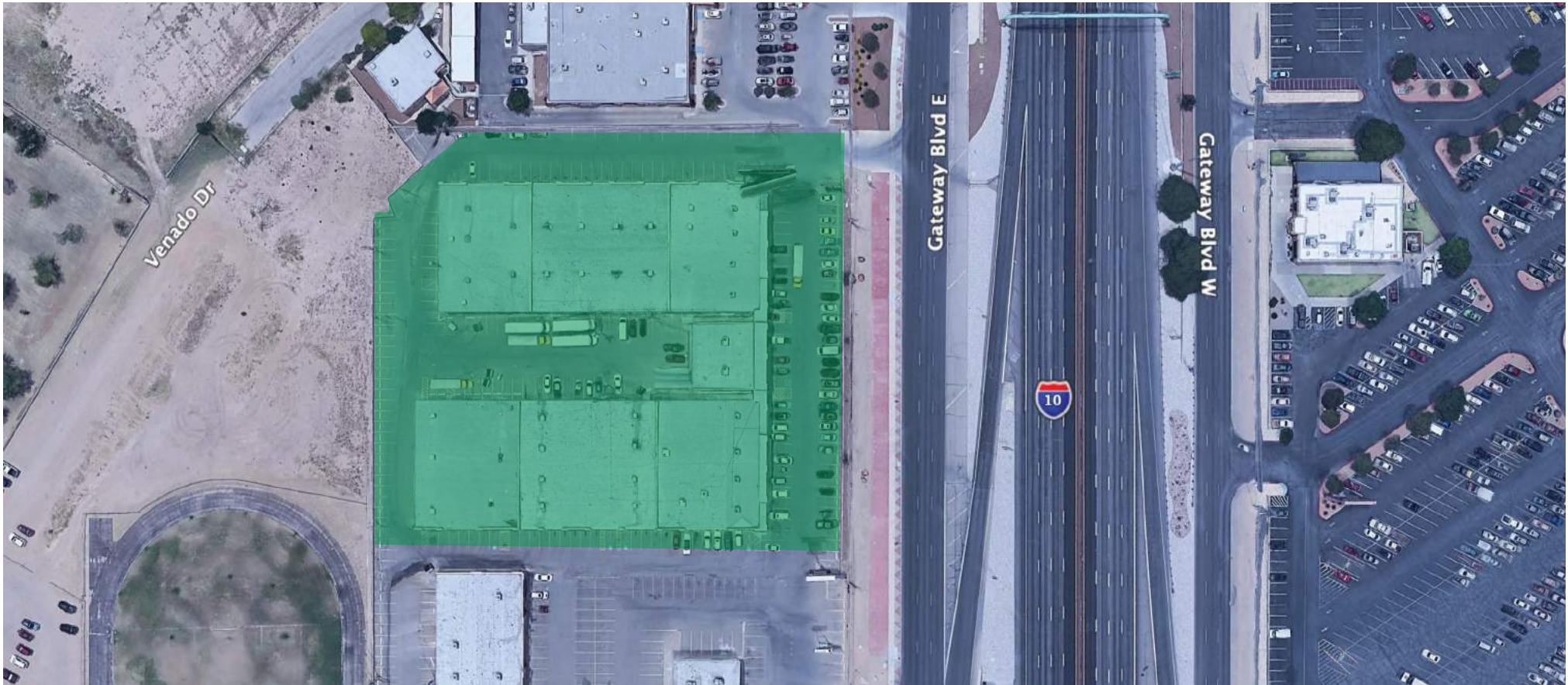
\$40,019
AVG HH INCOME
3-MILE RADIUS



\$20,534
AVG HH/YEAR
SPENDING



TRAFFIC COUNTS
N TARBROUGH DR: 33,616 VPD
I-10: 159,675 VPD
(TDT)



SUITES AVAILABLE

SUITE	SIZE	LEASE RATE	RENT / M	NNN	NNN P/M	TOTAL P/M	NOTES:
102	6,000 SF	\$12.00 P/SF/Y	\$6,000.00 P/M	\$2.83	\$1,415.00	\$7,415.00	2 Baths/Open Space
104	3,000 SF	\$12.00 P/SF/Y	\$3,000.00 P/M	\$2.83	\$707.50	\$3,707.50	1 Bath/Open Space
105-106	8,000 SF	\$12.00 P/SF/Y	\$8,000.00 P/M	\$2.83	\$1,886.67	\$9,886.67	
202/203	12,000 SF	\$12.00 P/SF/Y	\$12,000.00 P/M	\$2.83	\$2,830.00	\$14,830.00	4 Baths
204	4,500 SF	\$12.00 P/SF/Y	\$4,500.00 P/M	\$2.83	\$1,061.25	\$5,467.50	2 Baths





