

PRIMERA RETAIL PLAZA

FOR LEASE

NEC Stuart Road & Wilson Road Primera, TX 78552



LEASE RATE

Call For Pricing

LEASE TYPE:

NNN

Larry Leahy

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COMMERCIAL
RIO GRANDE VALLEY

PROPERTY OVERVIEW

NEC STUART ROAD & WILSON ROAD

Primera, TX 78552



PROPERTY DESCRIPTION

New construction strip center located at the hard corner of Stuart Place Rd & Wilson Rd with over 19k VPD.

PROPERTY HIGHLIGHTS

- Located at signalized hard corner in rapidly growing suburb of Harlingen with over 19k VPD
- Shadow anchored by Dollar Tree, Catty Corner to Stripes/7 Eleven and in close proximity to O'Reilly Auto Parts and Dollar General
- In close proximity to the Harlingen Country Club, offering income demographics much higher than average for the market
- End cap with drive thru available

OFFERING SUMMARY

Lease Rate:	Call For Pricing
Lease Type:	NNN
Available SF:	1,500 SF - 7,500 SF
Lot Size:	0.917 Acres

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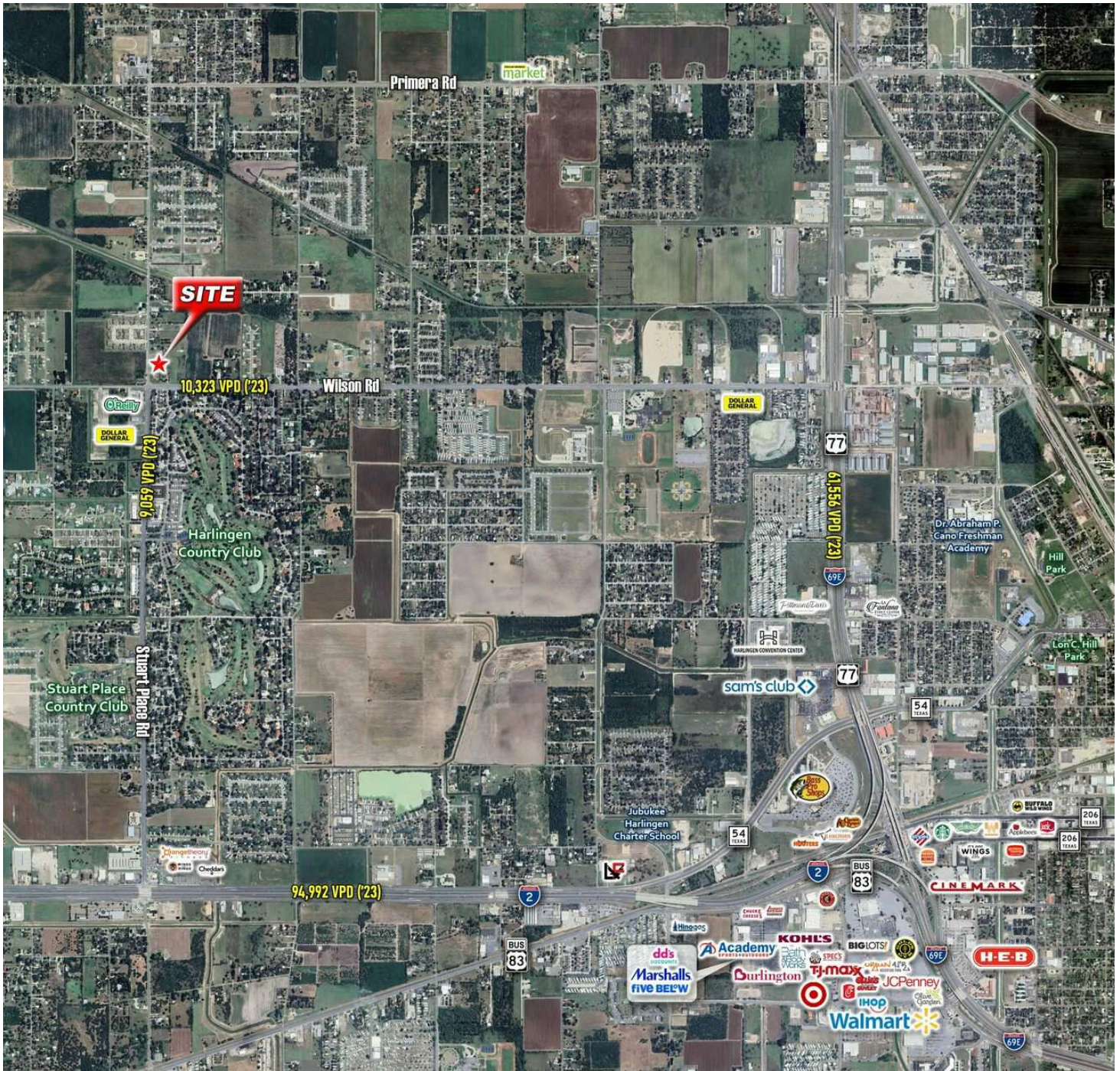


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AERIAL

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SITE PLAN

NEC STUART ROAD & WILSON ROAD

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Primera, TX - Retail Plaza - Phase 2



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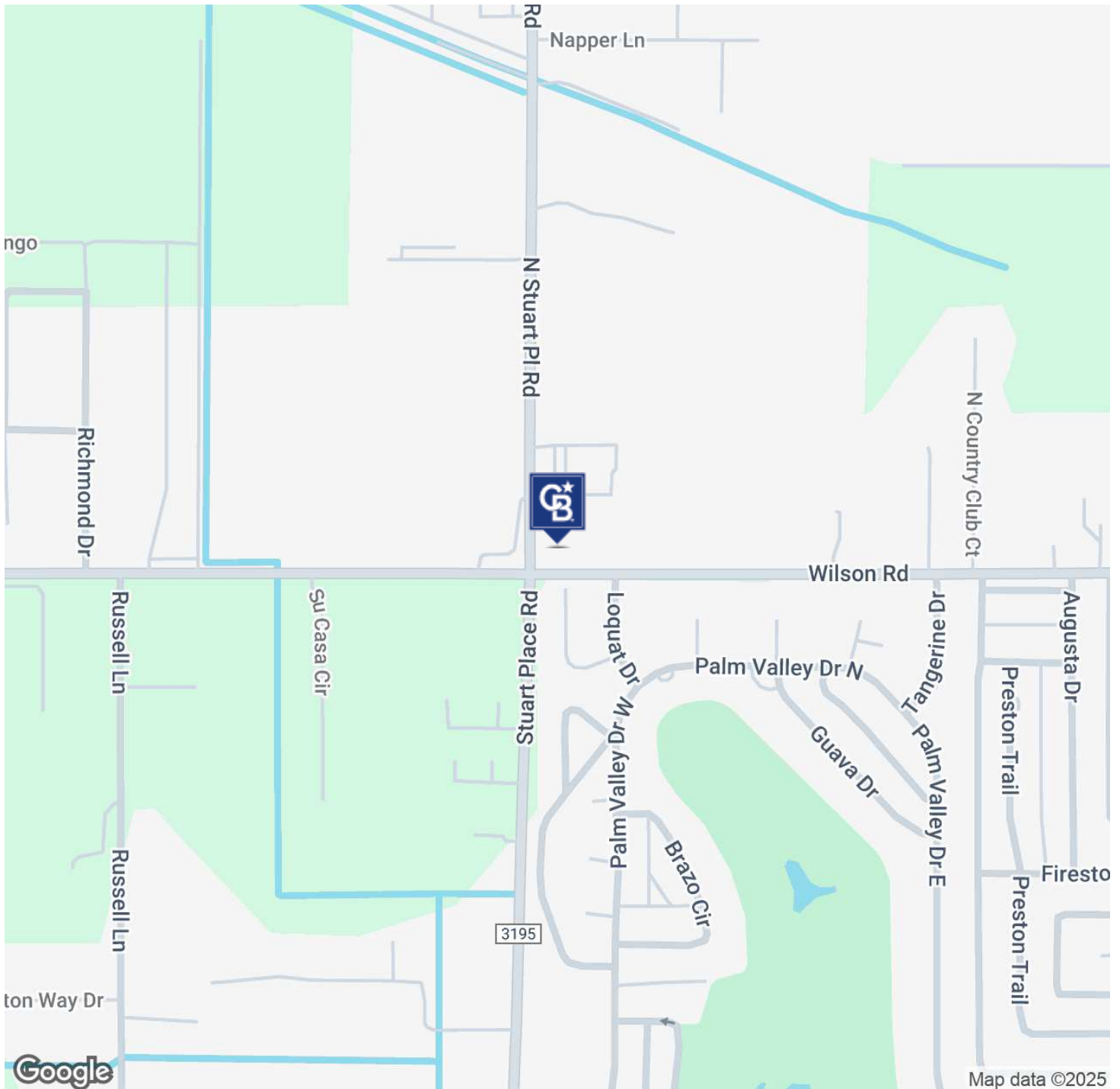


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LOCATION MAP

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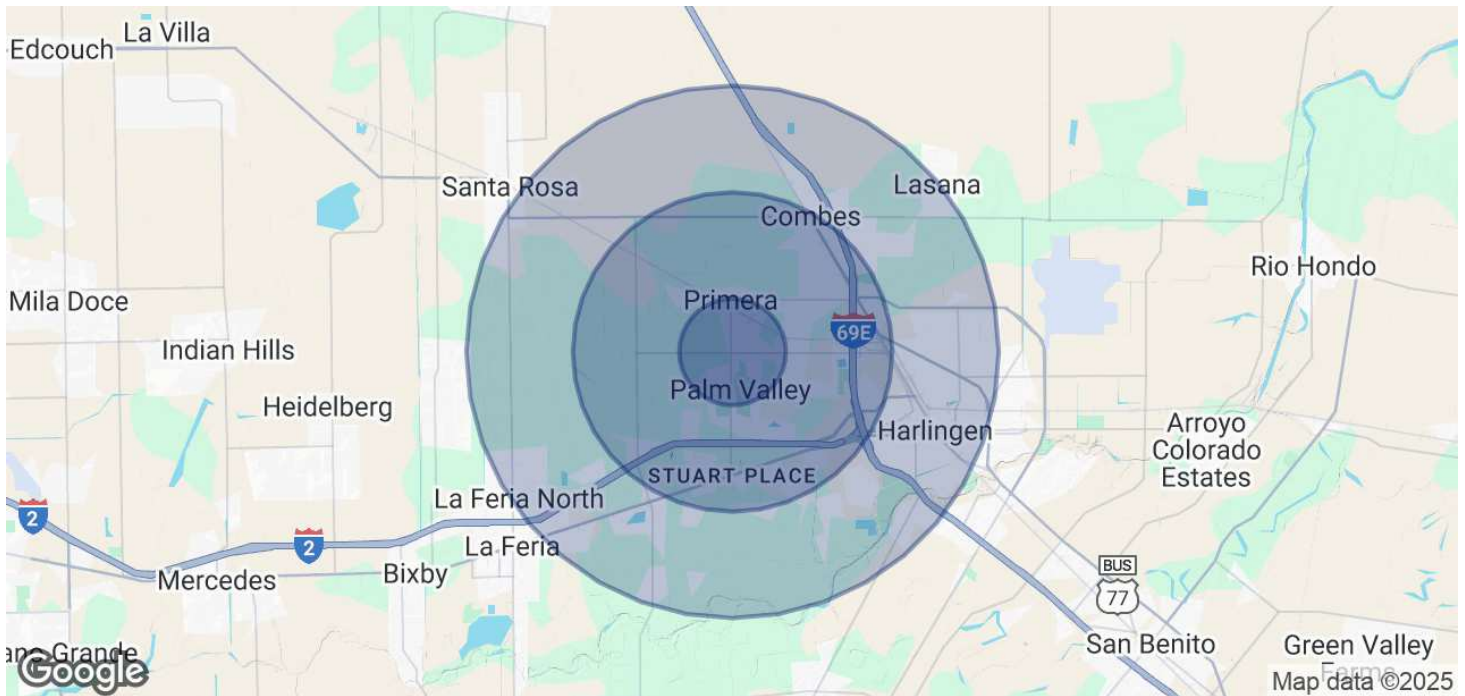


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DEMOGRAPHICS

NEC STUART ROAD & WILSON ROAD

Primera, TX 78552



POPULATION

Total Population

Average Age

1 MILE

5,207

38.2

3 MILES

29,972

37.9

5 MILES

74,970

37.4

HOUSEHOLDS & INCOME

Total Households

Average HH Income

1 MILE

1,804

\$97,215

3 MILES

10,243

\$85,045

5 MILES

25,659

\$75,305

2024 ESRI

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