

STUART PLACE PLAZA

NOW PRE-LEASING

24015 Stuart Place Road Primera, TX 78552



01

WEST FRONT ELEVATION

SCALE 3/16" = 1'-0"

LEASE RATE \$38.00/SF/Yr
NNN \$7.00/SF/Yr
LEASE TYPE Net

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COMMERCIAL
RIO GRANDE VALLEY

PROPERTY OVERVIEW

24015 STUART PLACE ROAD

Primera, TX 78552



OFFERING SUMMARY

Lease Rate:	\$38.00/SF/Yr
NNN:	\$7.00/SF/Yr
Lease Type:	Net
Building Size:	3,800 SF
Available SF:	1,320 SF
Lot Size:	0.91 Acres
Market:	Rio Grande Valley
Submarket:	Primera

PROPERTY OVERVIEW

Stuart Place Plaza is strategically positioned at the northeast corner of Stuart Place Road and Wilson Road, offering excellent visibility along a corridor with over 19,000 vehicles per day. The site is adjacent to a Dollar Tree anchored strip center and is in close proximity to Harlingen Country Club, as well as national retailers including Dollar General and O'Reilly Auto Parts. The property is conveniently located approximately 1.69 miles north of I-2 and 2.27 miles west of I-69E, providing strong regional accessibility.

PROPERTY HIGHLIGHTS

- Prime corner location at the northeast intersection of Stuart Place Road and Wilson Road with excellent visibility.
- High traffic exposure with over 19,000 vehicles per day along a well-traveled commercial corridor.
- Surrounded by established retailers, including a nearby Dollar Tree anchored center, Dollar General, and O'Reilly Auto Parts.

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AERIAL

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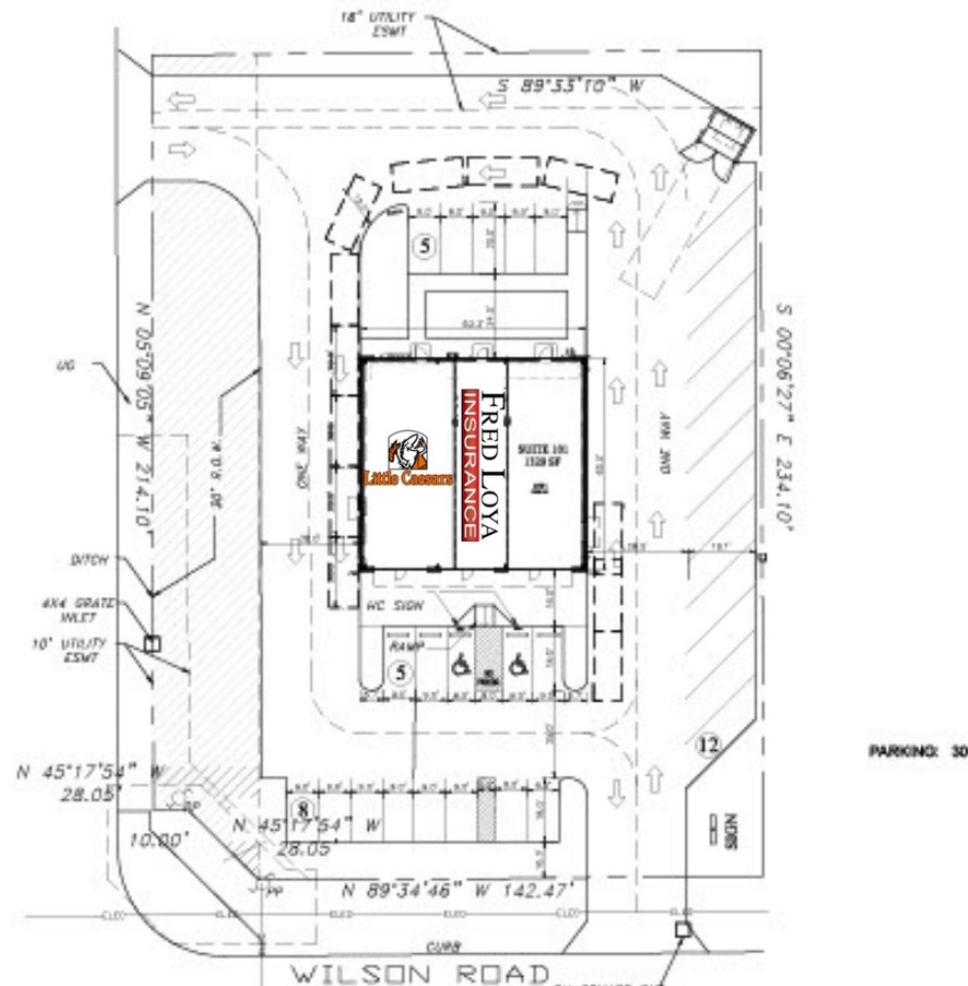


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SITE PLAN

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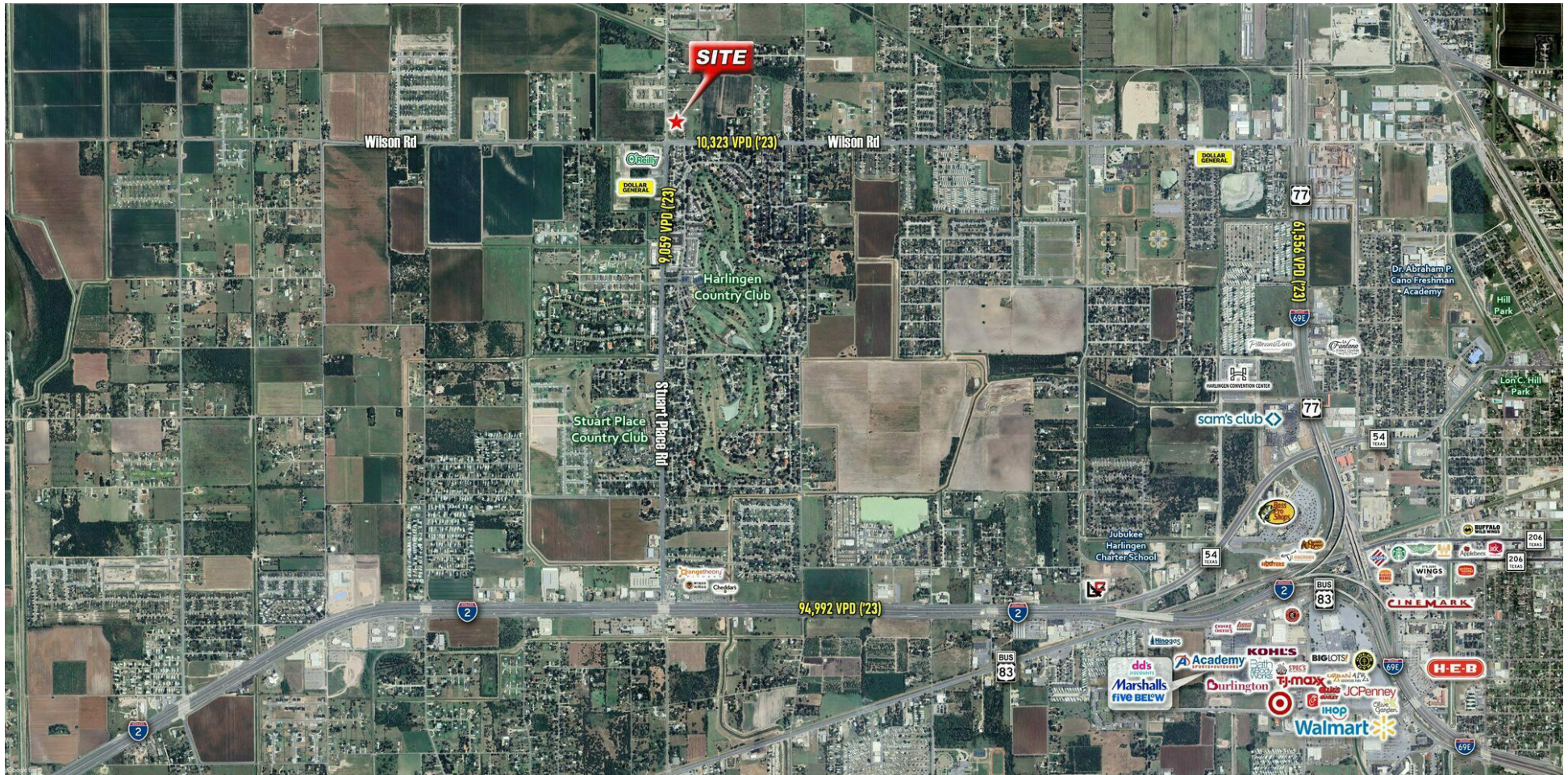


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AERIAL MAP

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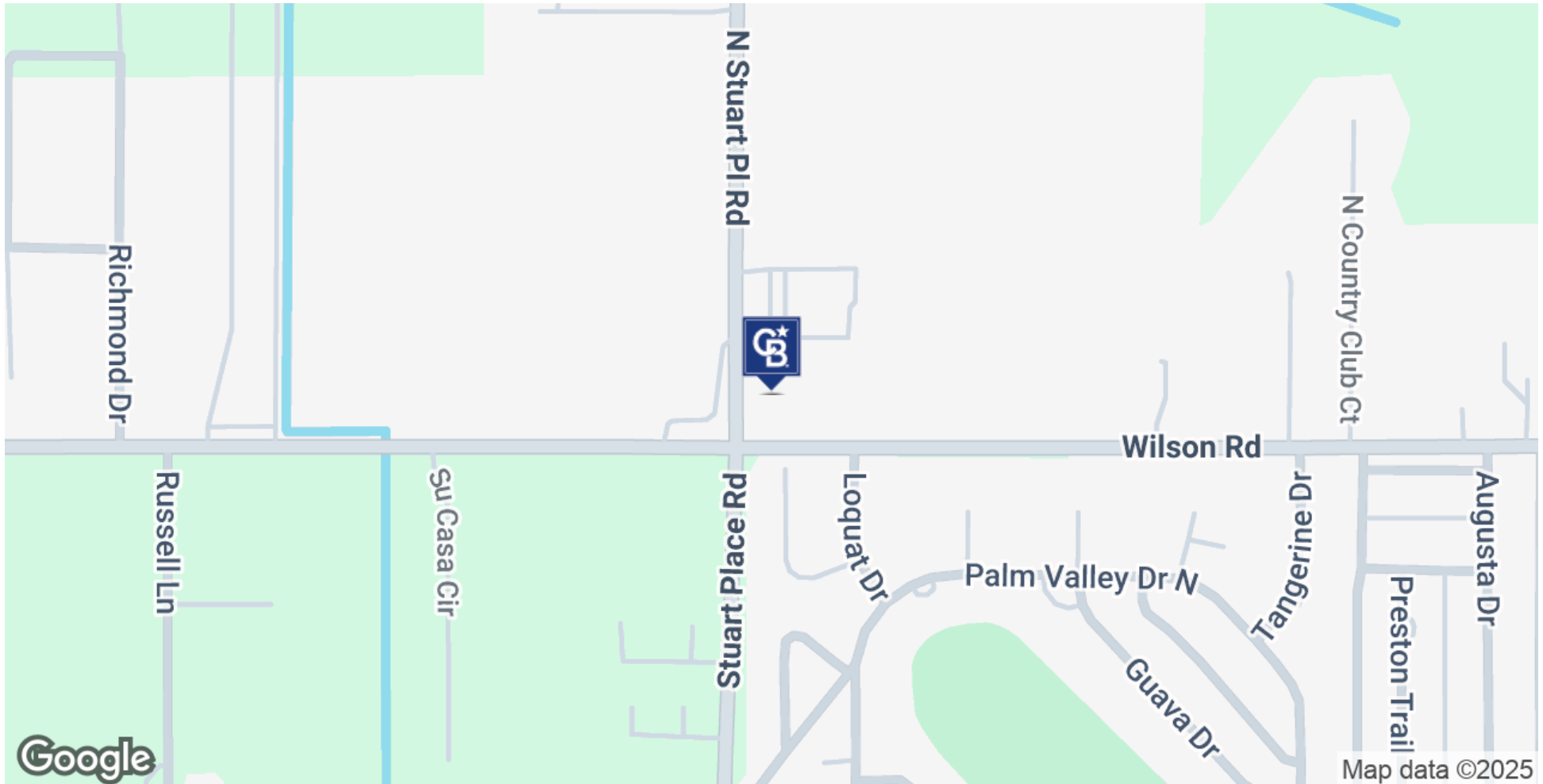


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LOCATION MAP

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DEMOGRAPHICS

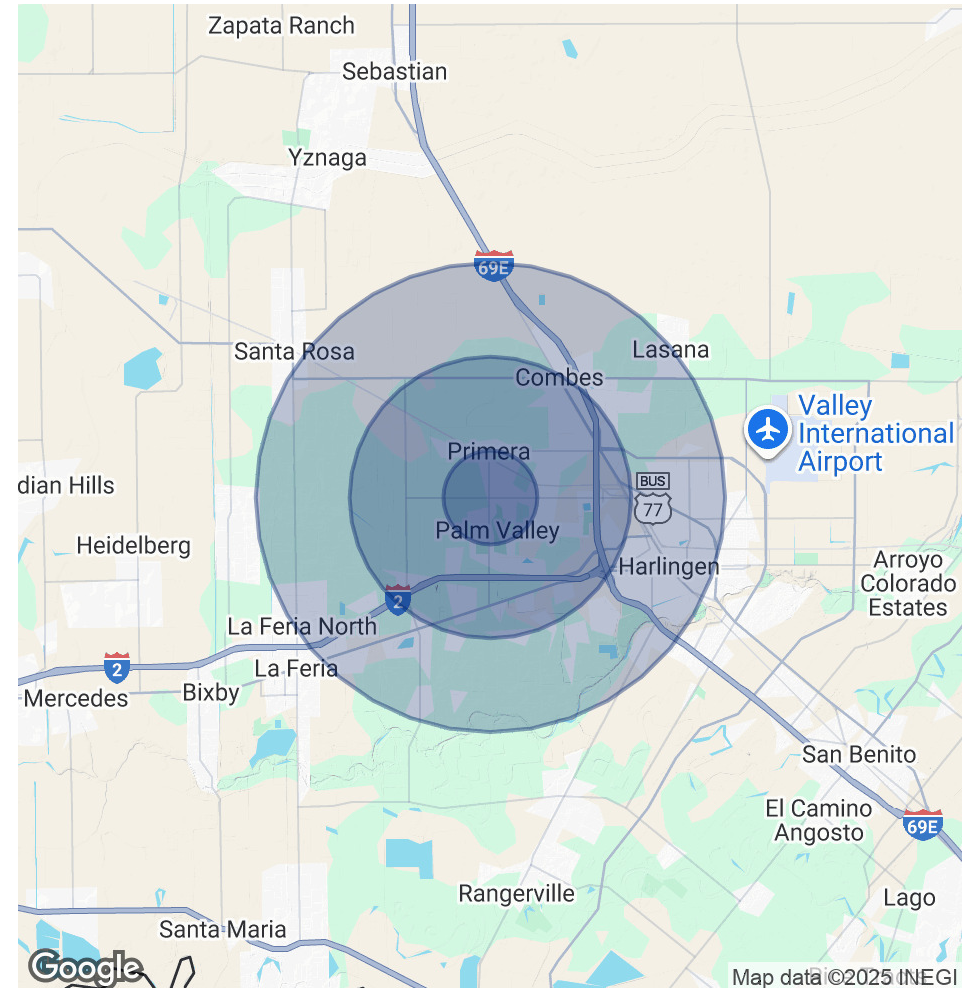
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,593	28,946	77,535
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,977	9,921	26,659
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$96,549	\$86,027	\$75,805
Average House Value	\$197,177	\$165,586	\$154,005

Demographics data derived from AlphaMap



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