

LAKEVIEW PLAZA

NOW PRE-LEASING

U.S. 83 La Joya, TX 78560



LEASE RATE \$38.00/SF/Yr.

NNN: \$7.00/SF/Yr.

LEASE TYPE Net

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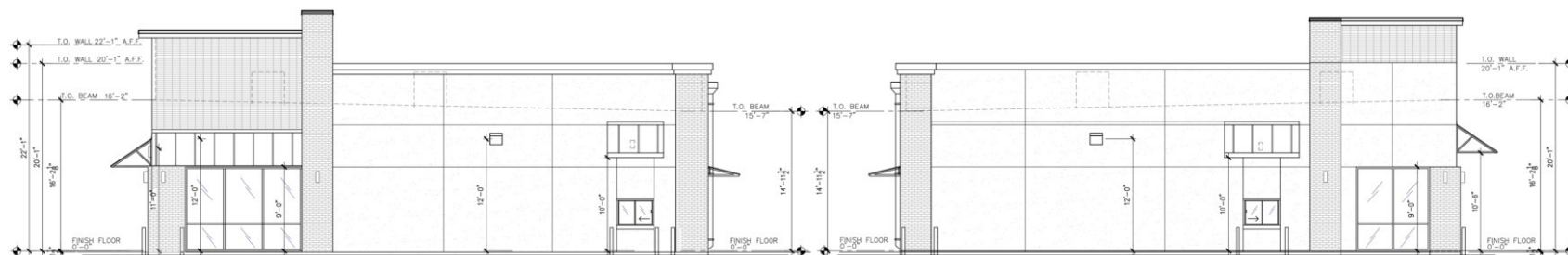


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

LAKEVIEW PLAZA

U.S. 83 La Joya, TX 78560



02 SOUTH RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

03 NORTH LEFT ELEVATION
SCALE: 3/16" = 1'-0"

DunCo Properties II, Ltd.
10318 Lake Road, Suite A-103
Houston, Texas 77070
Phone: 281-370-6687

2w Retail Shell Building
Expressway 83
La Joya, Texas

OFFERING SUMMARY

Lease Rate:	\$38.00/SF/yr
NNN:	\$7.00/SF/Yr
Lease Type:	Net
Building Size:	4,120 SF
Available SF:	900- 4,120 SF
Lot Size:	1.17 Acres
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	La Joya

PROPERTY OVERVIEW

Introducing Lakeview Plaza, a new, modern strip center to be built with a total of $\pm 4,120$ SF. Strategically positioned along a high-traffic corridor connecting Mission, La Joya, and Palmview, this development offers exceptional visibility and convenient accessibility. Its proximity to major national retailers along Expressway 83, combined with a strong daytime population, further enhances its appeal and business potential.

PROPERTY HIGHLIGHTS

- New Construction: Modern $\pm 4,120$ GSF strip center designed for versatile retail and professional use.
- Prime Visibility: Located along a high-traffic corridor connecting Mission, La Joya, and Palmview.
- Strategic Positioning: Excellent access and proximity to major national retailers along Expressway 83.
- Strong Market Support: Surrounded by a robust daytime population that drives consistent customer traffic.

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AERIAL

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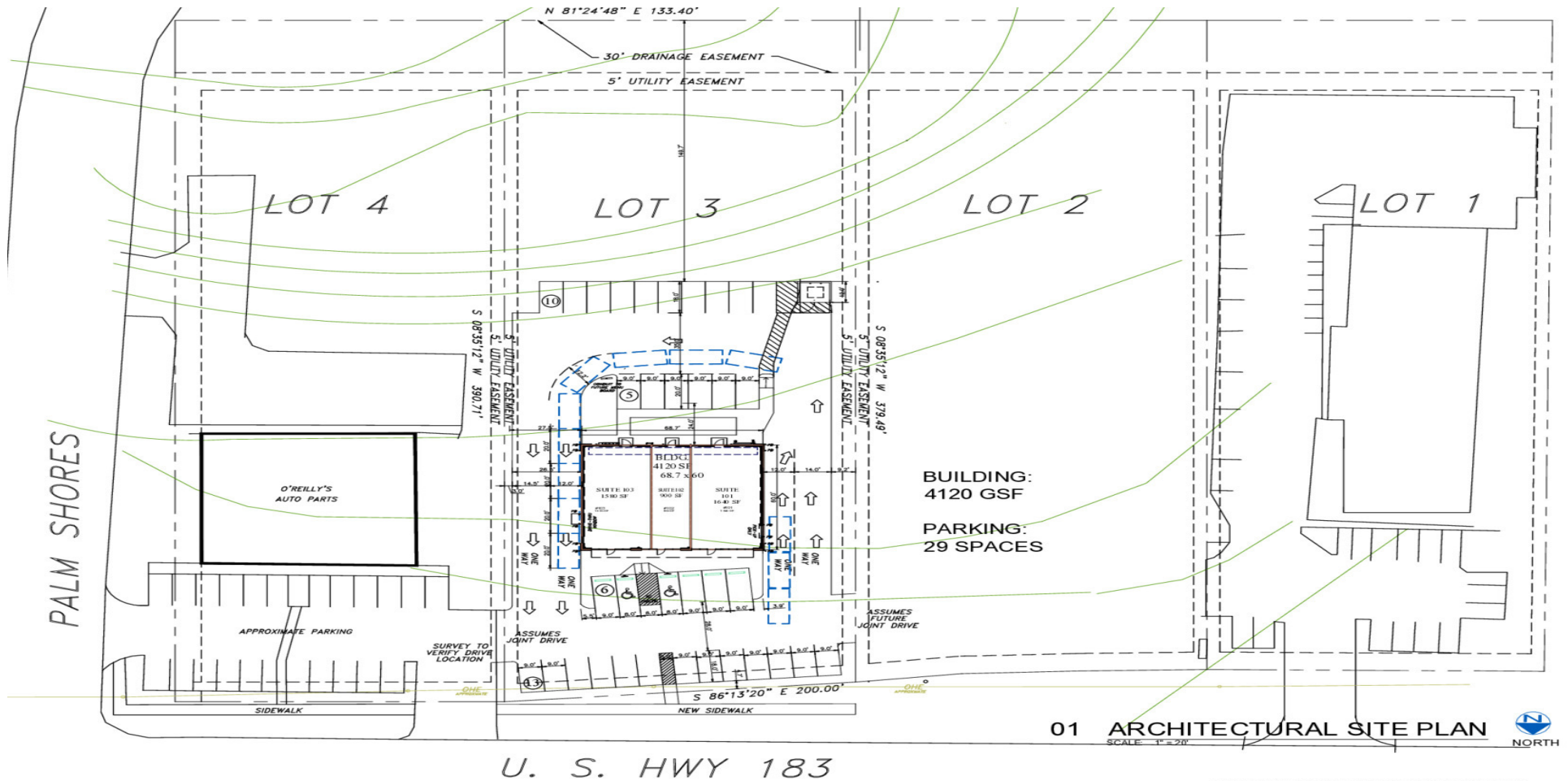


**COLDWELL BANKER
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RIO GRANDE VALLEY

SITE PLAN

LAKEVIEW PLAZA

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PRELIMINARY SITE PLAN - SETBACKS TO BE CONFIRMED.
CITY ZONING AND SETBACKS TO BE CONFIRMED.

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TOP VIEW WITH SITE PLAN

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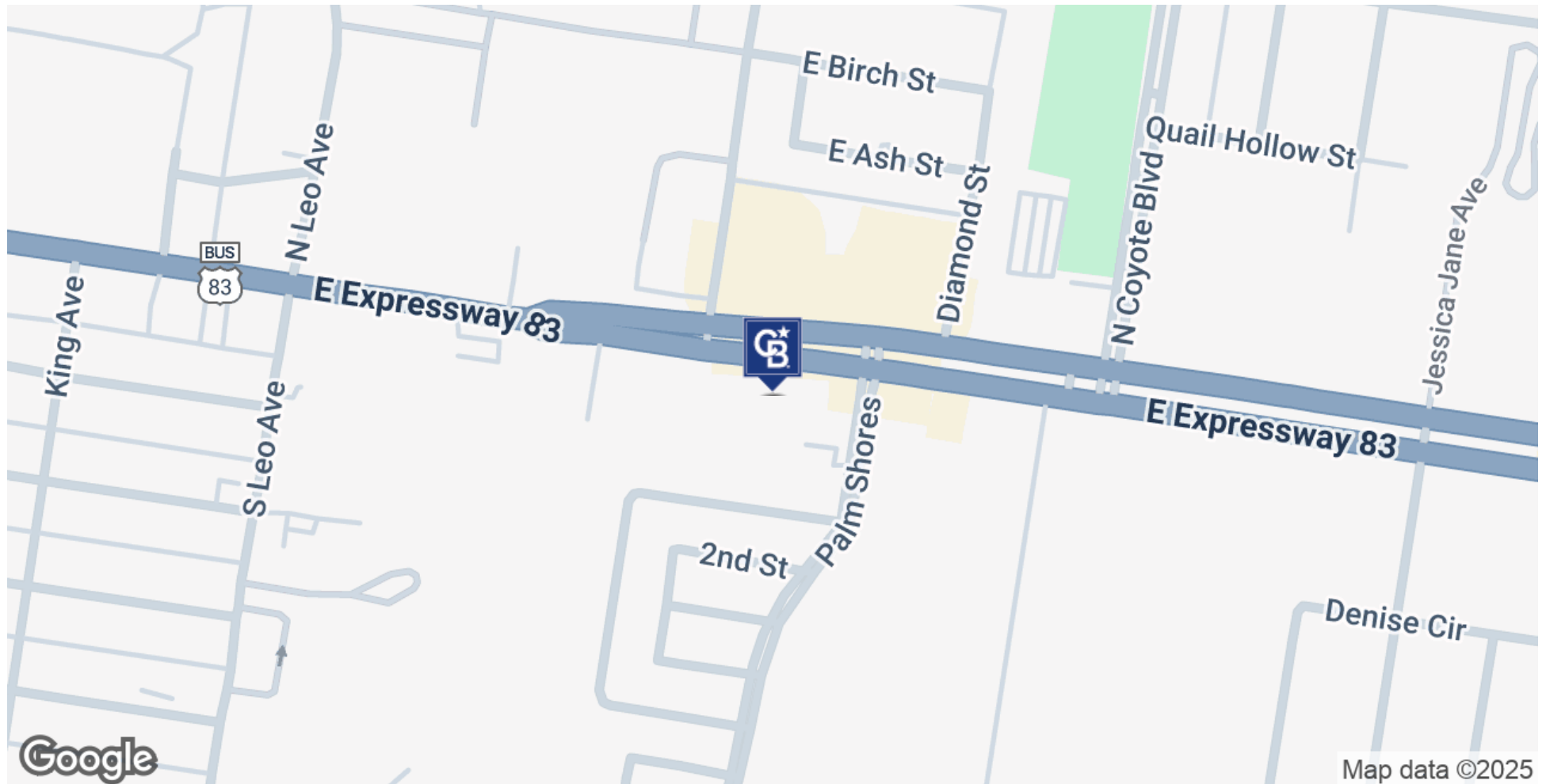


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LOCATION MAP

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DEMOGRAPHICS

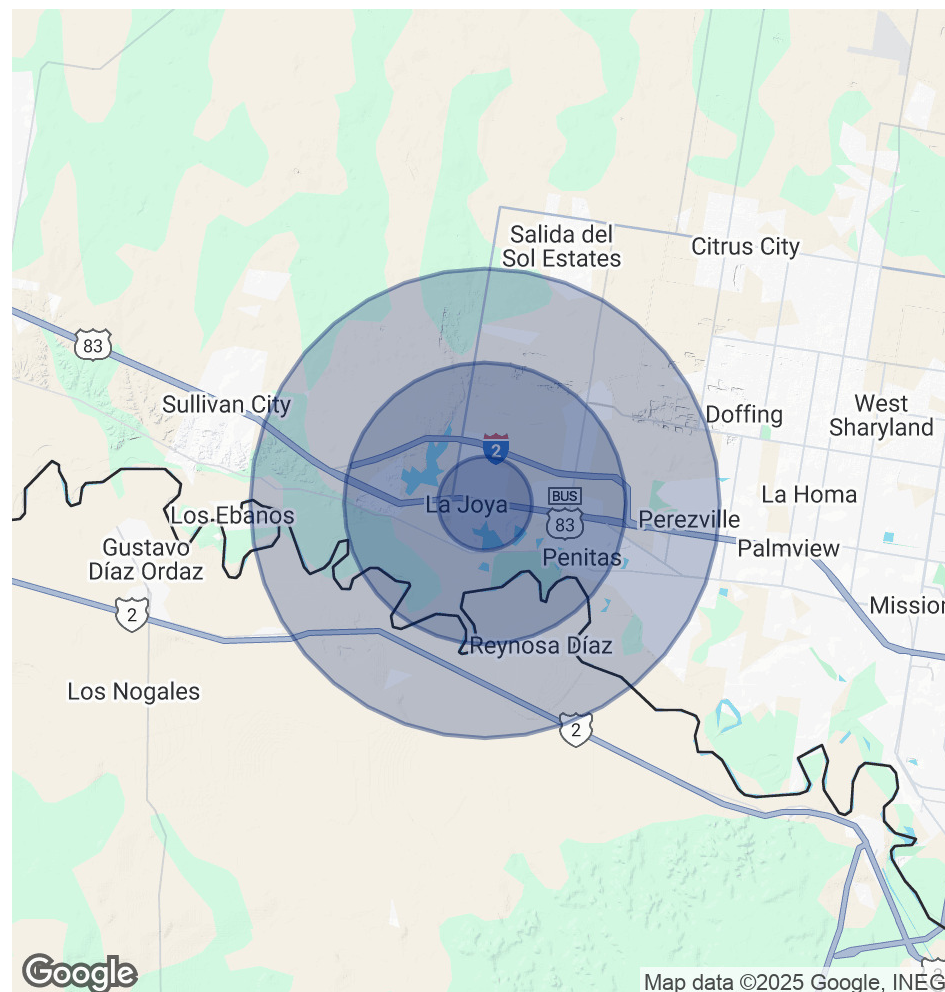
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,303	10,101	19,338
Average Age	35	35	37
Average Age (Male)	34	34	36
Average Age (Female)	37	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,315	2,928	5,844
# of Persons per HH	3.3	3.4	3.3
Average HH Income	\$51,435	\$56,651	\$55,897
Average House Value	\$115,067	\$137,719	\$134,845

Demographics data derived from AlphaMap



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