



## STARR PLAZA

Bridge Ave at US 83, Rio Grande City, TX

**WEINGARTEN  
REALTY®**

Starr Plaza is the strongest grocery-anchored center in this thriving and growing market. Located on US 83, Starr Plaza is an easy walk from the international bridge to Mexico. Anchors in this center include HEB and Hibbett Sports.

**PROPERTY SIZE** 176,694 SQ. FT.

**LAT/LONG** 26.37052 N, -98.79995 W

**TRAFFIC COUNTS** US HWY 83 & PETE DIAZ AVE - 42,747

## CONTACT

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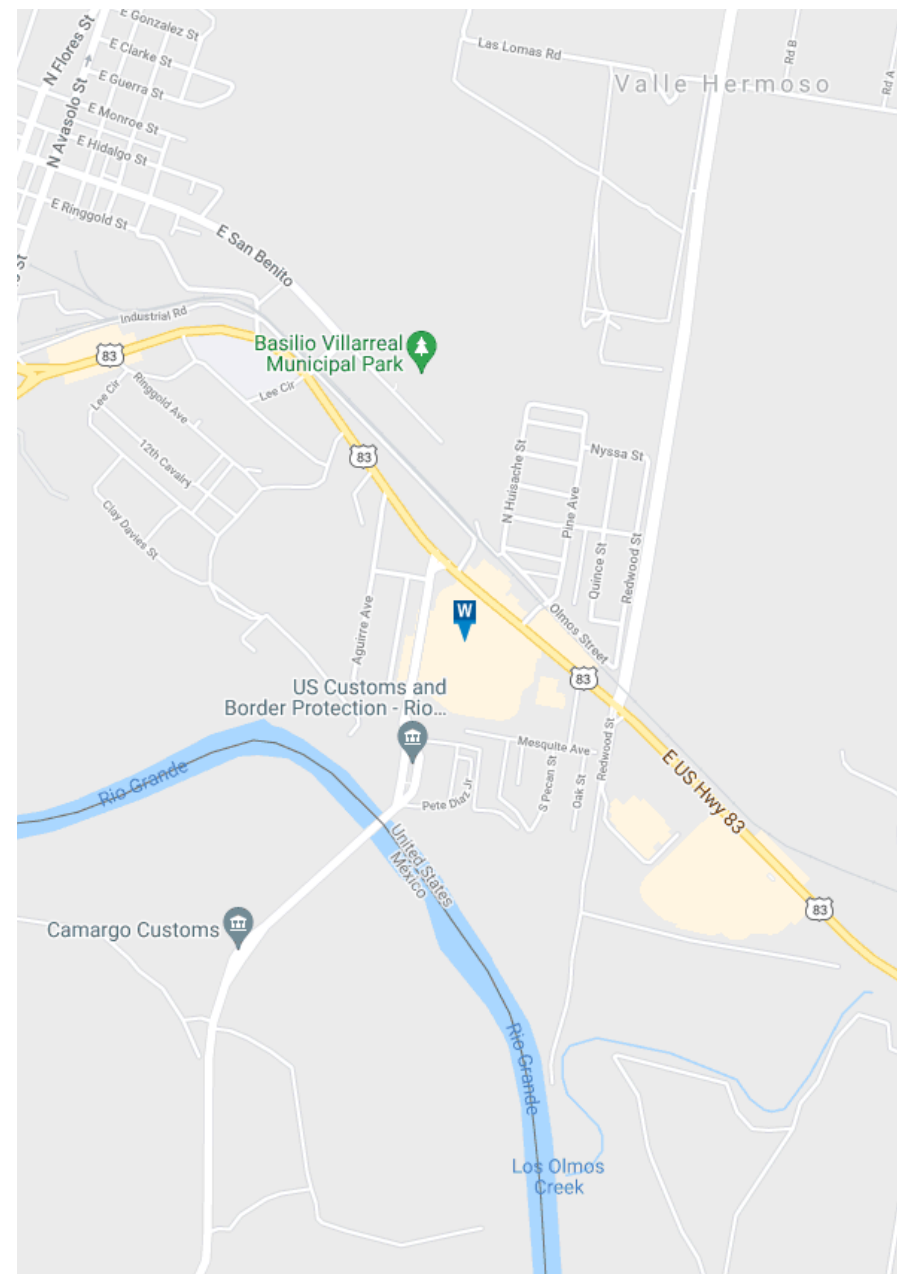


## TENANTS LIST

AOA	HEB Grocer	109,121 SF
BOA	Rainbow	4,160 SF
COA	Available	42,090 SF
EOA	Hibbett Sports	3,881 SF
EOG	Available	1,721 SF
EOH	Available	1,800 SF
F0A	Rodeo Dental	3,500 SF
F0D	Just A Cut	1,260 SF
F0E	NV Nails	1,050 SF
FOF	Available	1,650 SF
F0H	Direct Auto Insurance	1,050 SF
F0J	Sun Loan Company	1,276 SF
F0K	Little Caesars	1,400 SF
F0L	Ace Cash Express	1,334 SF
F0M	Subway	1,400 SF
ROA	Available	42,078 SF
Z01	Available	0 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

<b>Demographic Summary</b>	<b>1.00 Mile Radius</b>	<b>2.00 Mile Radius</b>	<b>3.00 Mile Radius</b>	<b>5.00 Mile Radius</b>
Population	1,588	9,938	18,733	26,526
Average Household Income	\$39,690	\$45,113	\$48,182	\$54,764
<b>Population Trends</b>				
2000 Population	1,614	8,854	15,214	20,204
2010 Population	1,644	9,461	16,906	23,308
2020 Population	1,588	9,938	18,733	26,526
2025 Population	1,728	10,747	20,388	28,965
Absolute Growth 2010 to 2020'	-3.44%	5.04%	10.81%	13.81%
Projected Growth 2020 to 2025'	8.84%	8.14%	8.83%	9.19%
<b>Race &amp; Ethnicity</b>				
% White	4.74%	5.87%	3.9%	3.33%
% Black	0.18%	0.09%	0.05%	0.05%
% Asian	0.52%	0.44%	0.38%	0.31%
% Other	0.04%	0.11%	0.11%	0.12%
% Hispanic	94.53%	93.49%	95.55%	96.19%
<b>Income &amp; Education</b>				
Median Household Income	19,338	33,410	34,593	36,440
Average Household Income	\$39,690	\$45,113	\$48,182	\$54,764
% College Graduates	12.14%	15.37%	15.94%	16.32%
<b>Age</b>				
Median Age	34.6	32.3	31.2	30.7
% Age < 18	25.62%	25.3%	27.08%	27.73%
% Age 65 +	16.82%	12.95%	11.84%	11.34%
<b>Households &amp; Housing</b>				
Households	464	2,652	5,086	7,197
Average Household Size	3.31	3.46	3.53	3.58
Median Housing Value	\$80,781	\$90,291	\$98,840	\$102,717
% Owner Occupied Housing	59.5%	63.46%	65.11%	66.73%
% Renter Occupied Housing	27%	24.57%	23.95%	21.9%
% Vacant Housing	13.5%	11.97%	10.95%	11.37%
<b>Workplace &amp; Workers</b>				
Number of Businesses	105	251	338	380
% White Collar	52.39%	57.14%	54.05%	52.56%
% Blue Collar	47.61%	42.86%	45.95%	47.44%



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# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

## LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date