

FOR LEASE

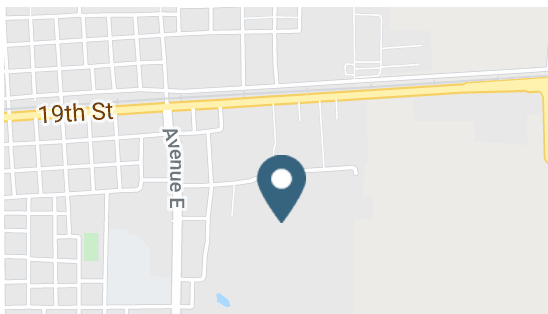
# Hondo Village

166 Menefee Street | Hondo, TX



## Overview

LEASE RATE	\$16.00 PSF
AVAILABLE SF	5,000 SF (2nd Generation)
NNN CHARGES	\$5.00 PSF (Estimated)
YEAR BUILT	2014



## Contact

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## Description

- Walmart Supercenter shadow-anchored retail development
- Cross access to the Walmart parking lot
- Located at the retail epicenter of the city
- Pylon signage on Highway 90
- End cap space available

## Nearby Retailers

**Walmart** ✨  
Supercenter



## Demographics

	1 MILE	3 MILES	5 MILES
2019 Population	5,562	7,775	10,504
2019 Total Households	1,935	2,669	2,947
2019 Average Income	\$62,774	\$66,574	\$68,720

Year: 2019 | Source: Esri

## Traffic Counts

Highway 90	18,932 VPD
Highway 173	10,206 VPD

Year: 2018 | Source: TxDot

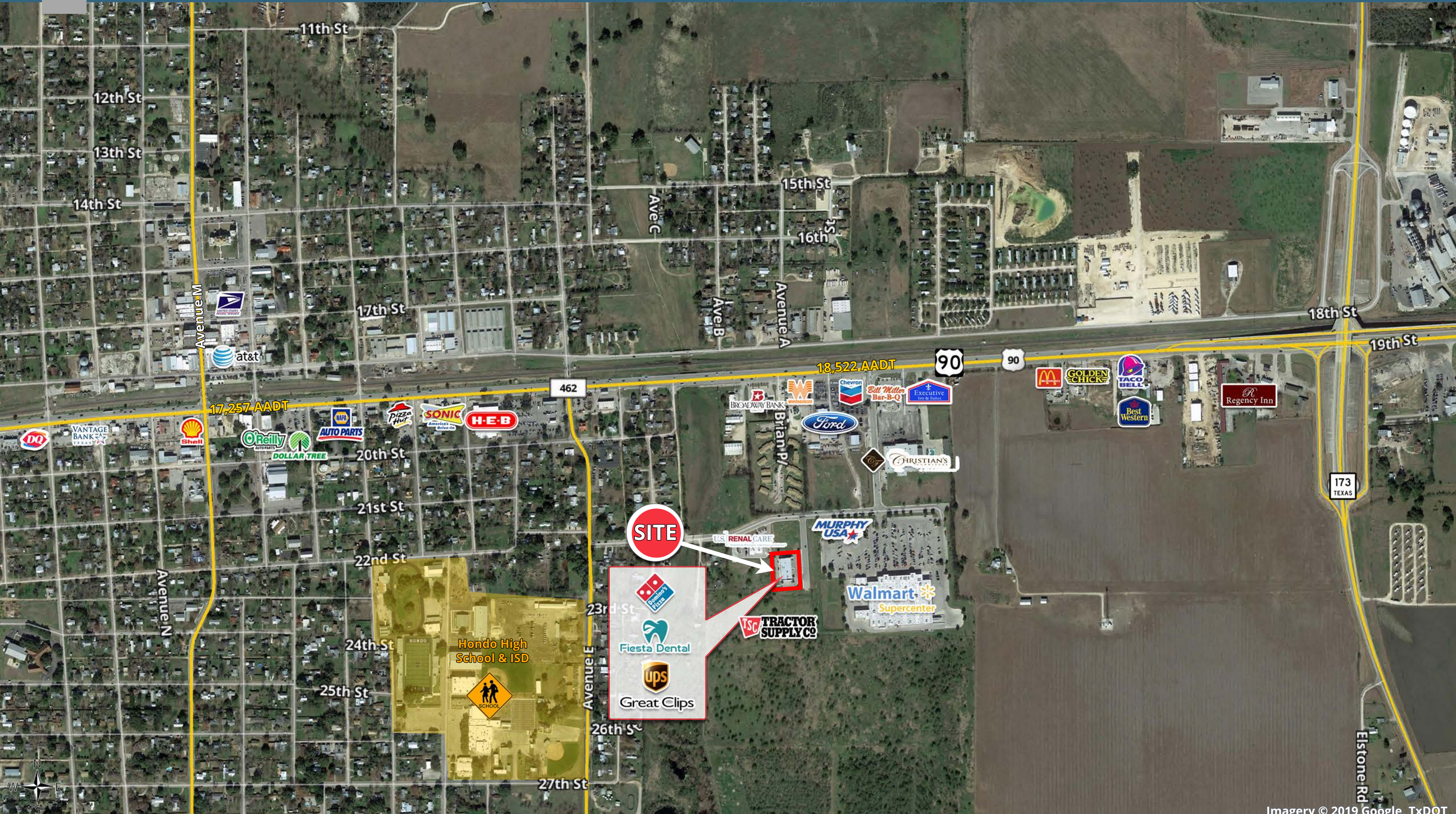
**SRS REAL ESTATE PARTNERS** | 3511 Broadway Street, | San Antonio, TX 78209 | 210.504.2782

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# Hondo Village

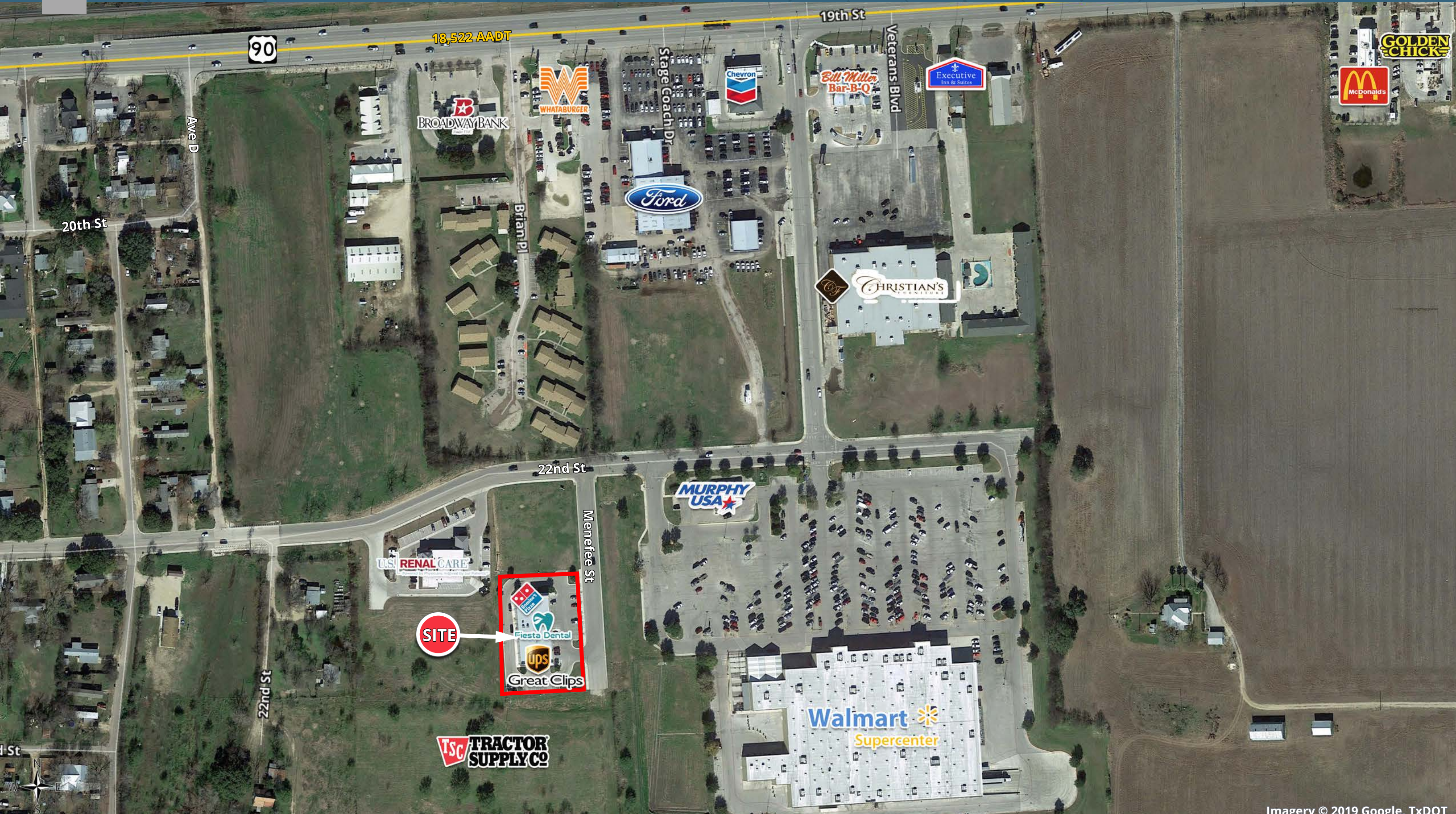
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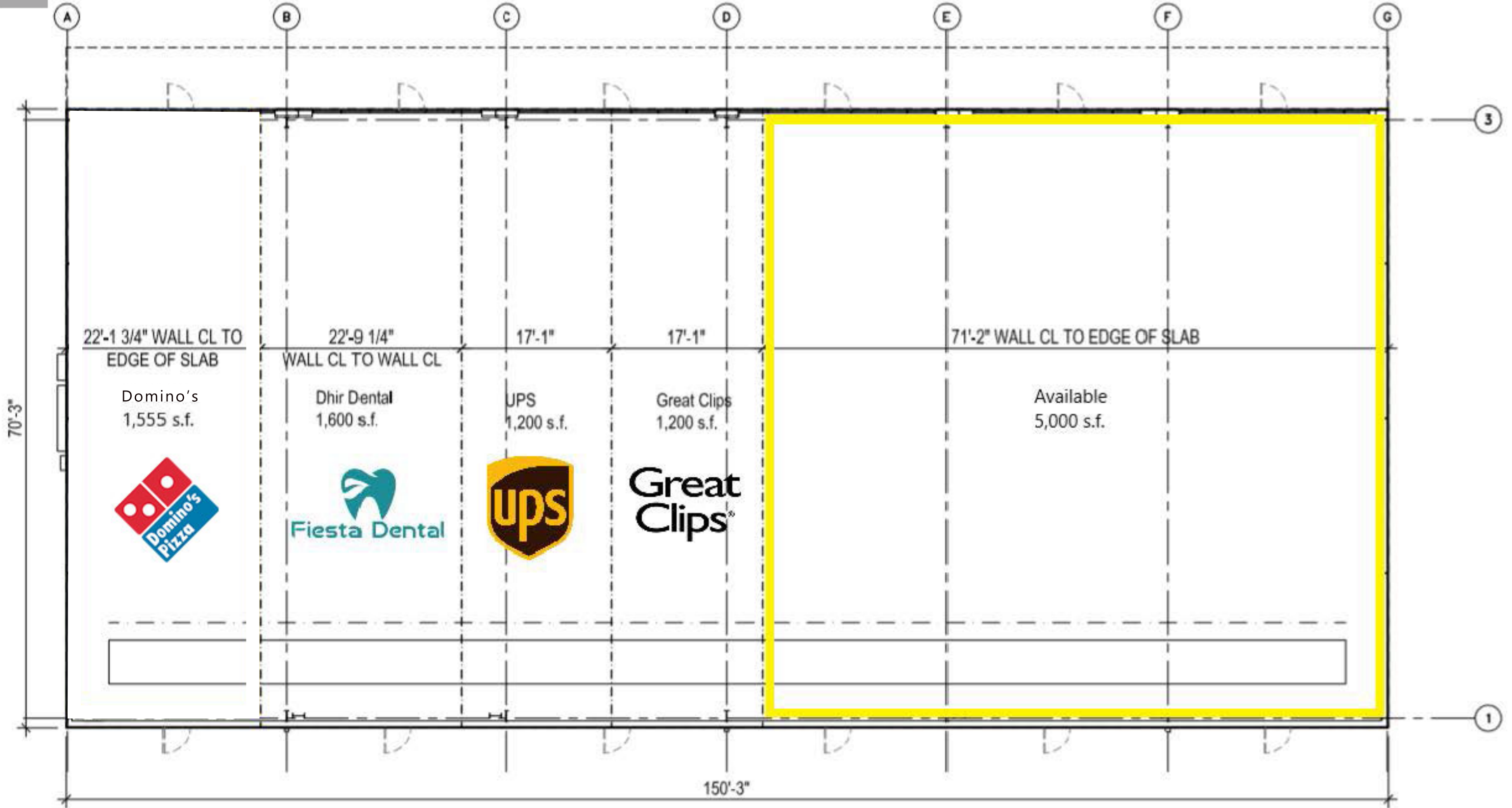


Imagery © 2019 Google, TxDOT

# Hondo Village

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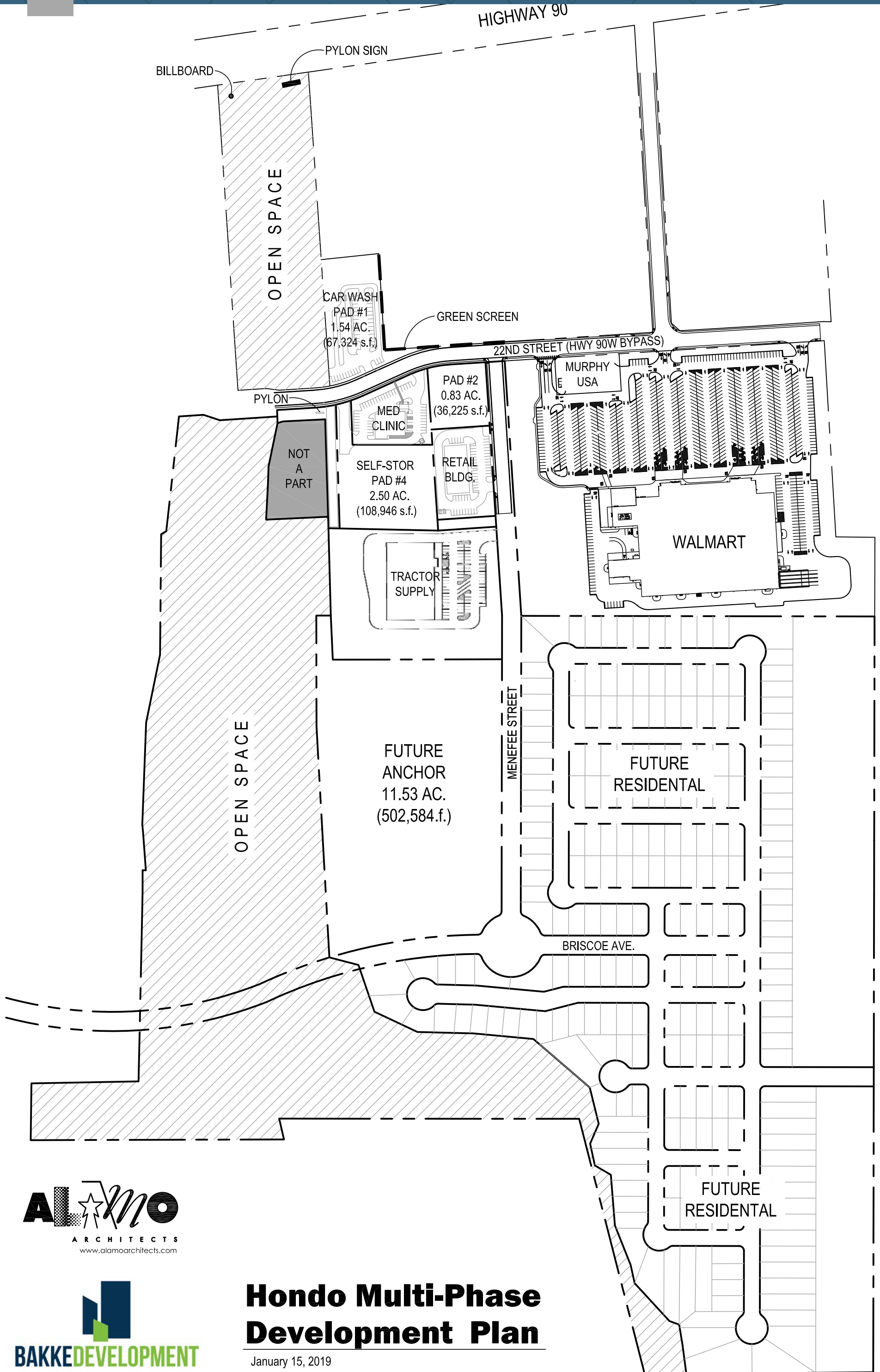




### Overall ICP Floorplan - Hondo Retail Center

Line 25, 2019





## Hondo Multi-Phase Development Plan

January 15, 2019

# Hondo Village

166 Menefee Street | Hondo, TX



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,957	6,754	8,715
2010 Population	5,323	7,458	9,943
2019 Population	5,562	7,775	10,504
2024 Population	5,575	7,802	10,606
2000-2010 Annual Rate	0.71%	1.00%	1.33%
2010-2019 Annual Rate	0.48%	0.45%	0.60%
2019-2024 Annual Rate	0.05%	0.07%	0.19%
2019 Male Population	51.4%	54.4%	57.9%
2019 Female Population	48.6%	45.6%	42.1%
2019 Median Age	35.8	34.5	33.2

In the identified area, the current year population is 10,504. In 2010, the Census count in the area was 9,943. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 10,606 representing a change of 0.19% annually from 2019 to 2024. Currently, the population is 57.9% male and 42.1% female.

#### Median Age

The median age in this area is 35.8, compared to U.S. median age of 38.5.

#### Race and Ethnicity

2019 White Alone	84.3%	82.4%	80.4%
2019 Black Alone	3.9%	6.2%	9.1%
2019 American Indian/Alaska Native Alone	0.8%	0.8%	0.7%
2019 Asian Alone	2.1%	1.6%	1.3%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	6.9%	7.0%	6.7%
2019 Two or More Races	1.9%	2.0%	1.9%
2019 Hispanic Origin (Any Race)	59.6%	60.7%	59.3%

Persons of Hispanic origin represent 59.3% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.2 in the identified area, compared to 64.8 for the U.S. as a whole.

#### Households

2019 Wealth Index	64	72	78
2000 Households	1,702	2,305	2,503
2010 Households	1,845	2,533	2,778
2019 Total Households	1,935	2,669	2,947
2024 Total Households	1,940	2,686	2,975
2000-2010 Annual Rate	0.81%	0.95%	1.05%
2010-2019 Annual Rate	0.52%	0.57%	0.64%
2019-2024 Annual Rate	0.05%	0.13%	0.19%
2019 Average Household Size	2.65	2.55	2.89

The household count in this area has changed from 2,778 in 2010 to 2,947 in the current year, a change of 0.64% annually. The five-year projection of households is 2,975, a change of 0.19% annually from the current year total. Average household size is currently 2.89, compared to 2.87 in the year 2010. The number of families in the current year is 2,135 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	17.8%	17.1%	16.9%
<b>Median Household Income</b>			
2019 Median Household Income	\$43,333	\$45,067	\$46,880
2024 Median Household Income	\$49,255	\$51,248	\$53,063
2019-2024 Annual Rate	2.60%	2.60%	2.51%
<b>Average Household Income</b>			
2019 Average Household Income	\$62,774	\$66,574	\$68,720
2024 Average Household Income	\$71,009	\$75,370	\$77,788
2019-2024 Annual Rate	2.50%	2.51%	2.51%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$21,768	\$22,334	\$23,066
2024 Per Capita Income	\$24,392	\$24,921	\$25,652
2019-2024 Annual Rate	2.30%	2.22%	2.15%

**Households by Income**

Current median household income is \$46,880 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$53,063 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$68,720 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$77,788 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$23,066 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$25,652 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	123	128	130
2000 Total Housing Units	1,897	2,564	2,798
2000 Owner Occupied Housing Units	1,157	1,626	1,793
2000 Renter Occupied Housing Units	545	679	710
2000 Vacant Housing Units	195	259	295
2010 Total Housing Units	2,043	2,805	3,096
2010 Owner Occupied Housing Units	1,189	1,667	1,872
2010 Renter Occupied Housing Units	656	866	906
2010 Vacant Housing Units	198	272	318
2019 Total Housing Units	2,151	2,975	3,301
2019 Owner Occupied Housing Units	1,387	1,948	2,192
2019 Renter Occupied Housing Units	547	721	755
2019 Vacant Housing Units	216	306	354
2024 Total Housing Units	2,184	3,031	3,371
2024 Owner Occupied Housing Units	1,399	1,964	2,217
2024 Renter Occupied Housing Units	542	722	758
2024 Vacant Housing Units	244	345	396

Currently, 66.4% of the 3,301 housing units in the area are owner occupied; 22.9%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 3,096 housing units in the area - 60.5% owner occupied, 29.3% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 2.89%. Median home value in the area is \$161,891, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.33% annually to \$190,700.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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 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 listing 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date