

Britney Park

PLAZA



206 E. Expressway 83 La Joya, TX 78560

956.239.0487 | 956.867.8363

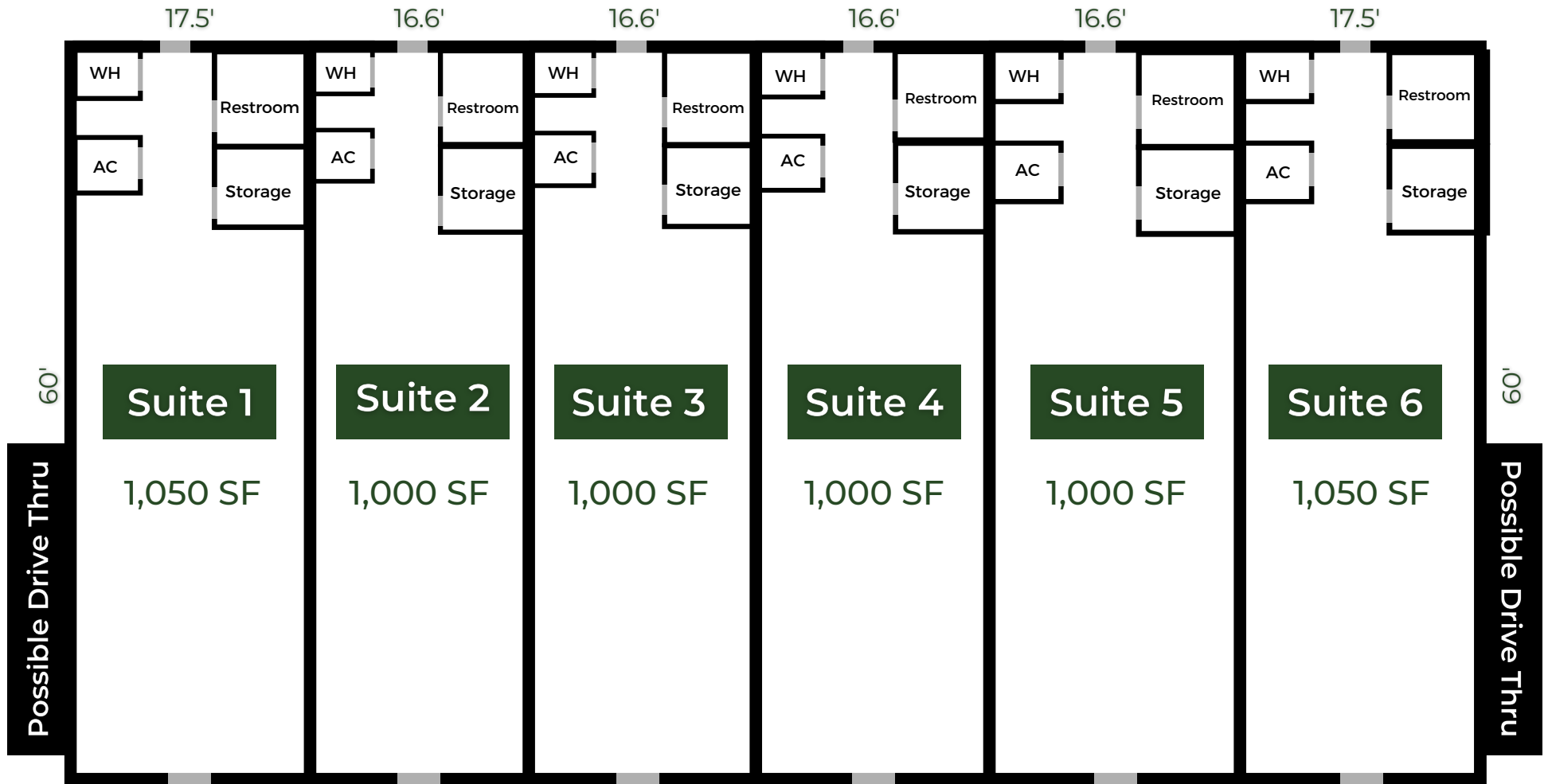
glendagaona@gmail.com



www.keystonergv.co

6 turn-key commercial units

LEASING PLAN



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Excellent exposure along Expressway 83

W. EXPRESSWAY 83



SITE

OVERVIEW

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TERMS & DEMOGRAPHICS

Terms Description

Base Rent	\$1.50/SF
NNN	\$0.54/SF
Delivery Condition	Grey Shell
Tenant Improvement	\$15/SF to \$20/SF
Minimum Term	2 Years

Demographics

Distance	1 Mile	3 Miles	5 Miles
2019 Population	6,854	9,852	14,020
Avg. HH Income	\$52,663	\$51,331	\$52,164

EXPRESSWAY 83
VEHICLES PER DAY



26,878

AVG. HH INCOME
1 Mile



\$52,663

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PROJECT SUMMARY

Development Highlights

- Seeking high-quality retail users
- Ground up development with nice finishes and design
- Featuring two end-caps with drive-thru potential
- Immediate Exposure to Expressway 83
- +/- 27,000 Passing Vehicles Per Day

Location Highlights

- Located across the street from La Joya Independent school district Building.
- Neighboring various national and regional franchises along west expressway 83

SITE VISUALS

FRONT



RIGHT



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