



1801 N RAUL LONGORIA RD.

SAN JUAN, TX 78589 | AVAILABLE FOR LEASE

FOR MORE PROPERTY INFORMATION AND SITE TOURS, PLEASE CONTACT:

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1801 N RAUL LONGORIA RD.



PROPERTY SUMMARY

The retail plaza on North Raul Longoria Rd. in San Juan is now open and ready for leasing. This newly completed plaza offers a variety of suites ranging from 495 to 612 square feet, each customizable to suit your unique business needs. Situated on a bustling street, the plaza provides excellent visibility and accessibility for your business. reserve your suite today and secure a prime spot in this vibrant location!

PROPERTY SPECIFICATIONS

Property Type:	Land - Under Construction
Property Sub-type:	Retail
Total Building Size:	±5,517 SF
Number of Units:	9 Units Total
Year Built:	2024
Zoning:	CO
Parking Spaces:	30

SPACE INFORMATION

Suite B	±612 SF
Suite C	±612 SF
Suite D	±590 SF
Suite F	±495 SF
Base Rent + NNN:	\$2.15 psf + \$0.30 NNN (approx)

BASIC DEMOGRAPHICS

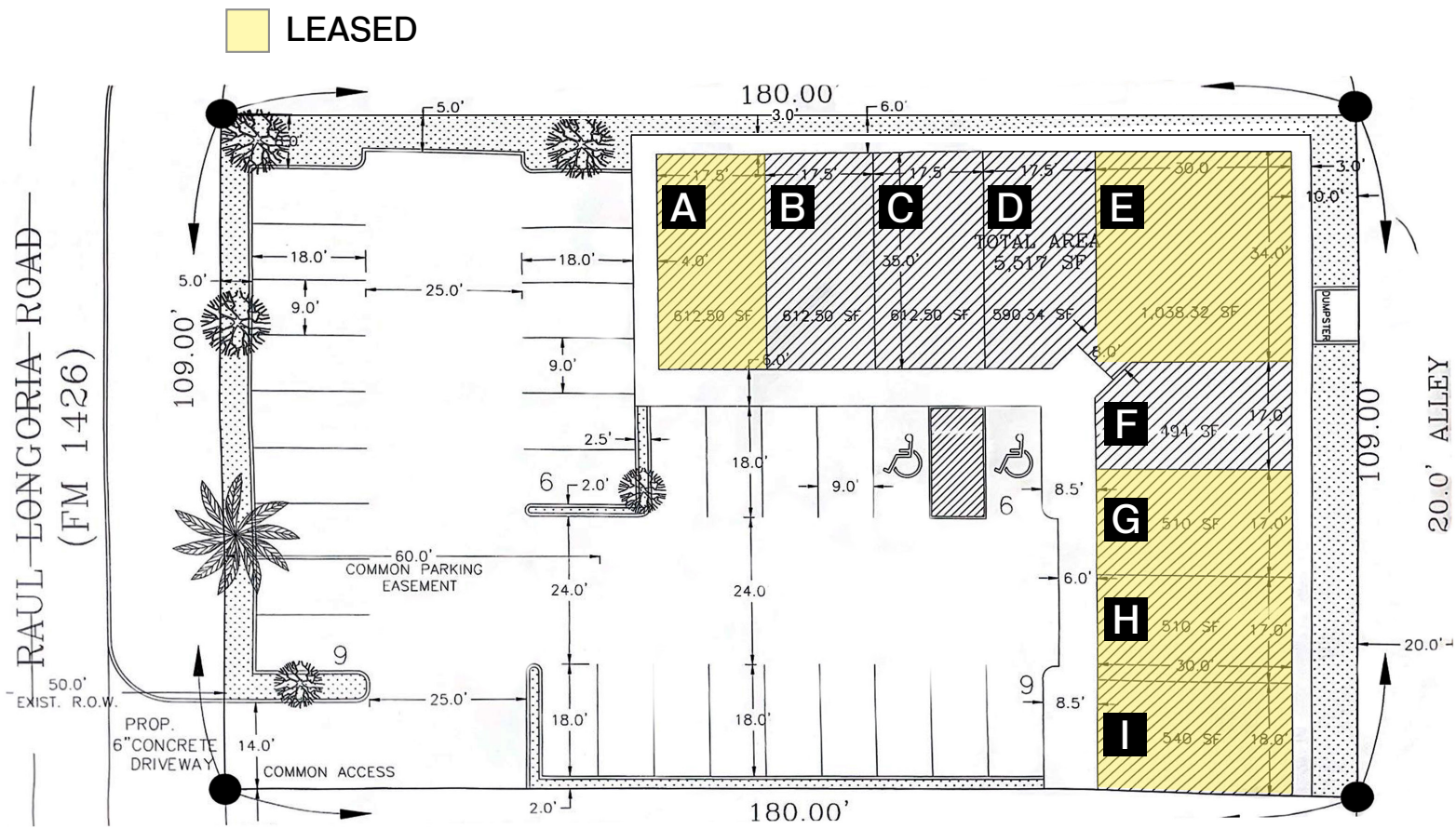
2022	3 mile	5 mile	10 mile
Total Population:	13,566	95,909	194,157
Total Households:	4,126	31,422	67,625
Avg. HH Income:	\$40,291	\$45,722	\$51,366

TRAFFIC COUNT

N Raul Longoria Road:	26,329 VPD
E Farm to Market Road 495:	21,407 VPD

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SITE PLAN



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3D RENDERS - CONCEPTUAL



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