

For Lease - New Retail Center

Ross Road Centerpointe Plaza

5200 Ross Road, Del Valle, Texas



Location:

5200 Ross Road opposite Del Valle High School to be completed in 2011.

Space Available:

Total Center Size: 18,000 square feet
1,325 up to 18,000 square feet available

Lease Rates:

\$18.00/sf to \$20.00/sf

Estimated Triple Net Expenses:

\$5.50/sf (subject to adjustment)

There are several new subdivisions in the immediate area with no retail or restaurants nearby. Del Valle ISD 2009-2010 enrollment exceeded 9,000 students of which 4,000 students attend one of the three schools on Ross Road within one-half mile of the subject property. Average daily attendance is 96%. The Del Valle ISD administration building has 95 full-time employees and is adjacent to the high school opposite the subject.

This is a booming area due to the opening of SH-130 and SH-45 that connects IH-35 with SH-130 at US Hwy 183.

PAD SITES ARE ALSO AVAILABLE



Subdivisions Within 1-Mile of Subject	
Name	No of Homes
Berdoll Farms	690
Meadows at Berdoll	315
Lexington Parke	980
Coopers Meadow	545
Pearce Place	400
Los Cielos	599
Watersedge	1,716
Total	5,245

Demographics	3-Mile	5-Mile
Population 2008	8,824	21,409
Population 2013	10,556	25,066
Households 2008	2,070	5,961
Households 2013	2,607	7,086
Avg HH Income 2008	\$63,697	\$65,278
Avg HH Income 2013	\$75,175	\$77,411

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