



**COMMERCIAL PAD SITE OPPORTUNITY  
U.S. 69 (HWY 77) AND GENERAL CAVAZOS BLVD.  
KINGSVILLE, TEXAS**

**LOCATION:** The property is located near the southwest corner of Highway 77 and E. General Cavazos Blvd. on the southeast side of Kingsville.

**SIZE:** 1.148 +/- Acres

**FRONTAGE:** Approximately 203 feet along U.S. 69 (Hwy 77)

**UTILITIES:** **Electricity:** AEP lines are present along the highway frontage

**Sewer:** City of Kingsville, just north of the site

**Water:** City of Kingsville, just north of the site

**Gas:** Unknown

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.*

**ZONING:** The property is zoned AG Agricultural, City of Kingsville.

*Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.*

**FLOOD PLAIN:** According to FEMA maps, floodplain does not appear to be on the property.

**TOPOGRAPHY:** The site has a gentle slope. Drainage is to the southwest. See Site Plan.

**EASEMENTS:** Utility easements are on the property.

**DEED**

**RESTRICTIONS:** Contact broker



**TRAFFIC COUNT:** Texas Department of Transportation 2022 maps indicate 15,339 vehicles per day on Highway 77, north of the property and 13,952 vehicles per day on General Chavos Blvd, north of the property.

**DEMOGRAPHICS:**

	1-mile	3-mile	5-mile
Population 2023 Estimate:	4,280	20,667	27,189
5 Year Projection:	4,267	20,439	26,945
Average Household Income:	\$91,843	\$67,592	\$67,274

*Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2023 and 2028.*

**AREA**

**DEVELOPMENT:** The property is adjacent to Christus Spon Hospital Kleberg. Other stores at or near the intersection include: Wal-Mart, McDonald's, Chick-Fil-a, Starbucks, Whataburger, Chili's, Wendy's and others.

**POTENTIAL  
USES:**

The property has many potential uses including restaurant, car wash, bank, and other commercial uses.

**INVESTMENT:**

Contact Broker

**COMMENTS:**

- ☐ Great pad site with access in rear to Librado Drive
- ☐ The property is at one of Kingsville's major commercial intersections.
- ☐ It has excellent visibility and accessibility from Hwy 77 / U.S. 69.

**FOR INFORMATION CONTACT: MATT HOWARD or ELDON ROALSON, CCIM**

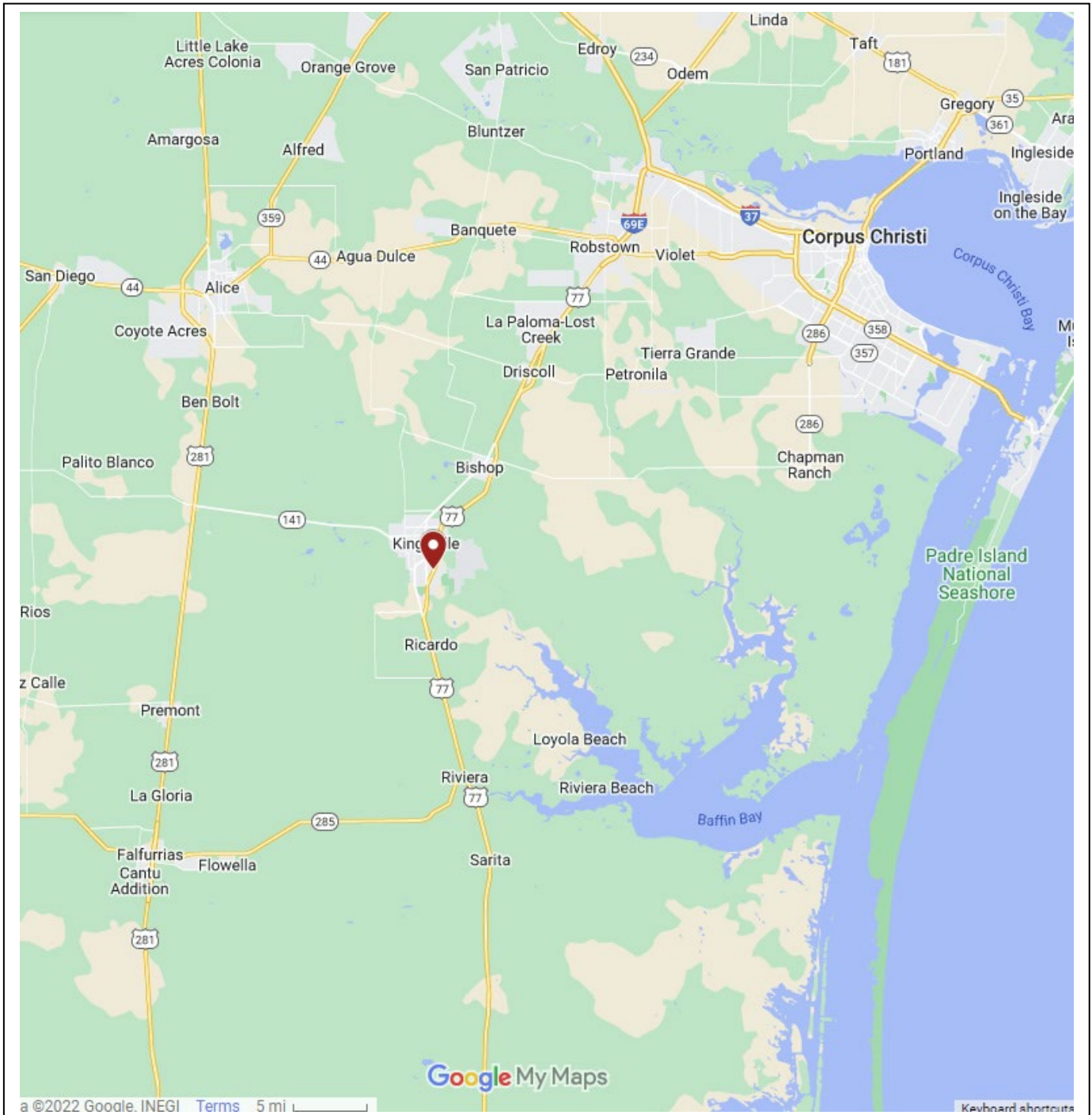
**Phone:** (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** [mhoward@roalson.com](mailto:mhoward@roalson.com) / [eldon@roalson.com](mailto:eldon@roalson.com)

[www.roalson.com](http://www.roalson.com)



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Real Estate Services

## Location Map

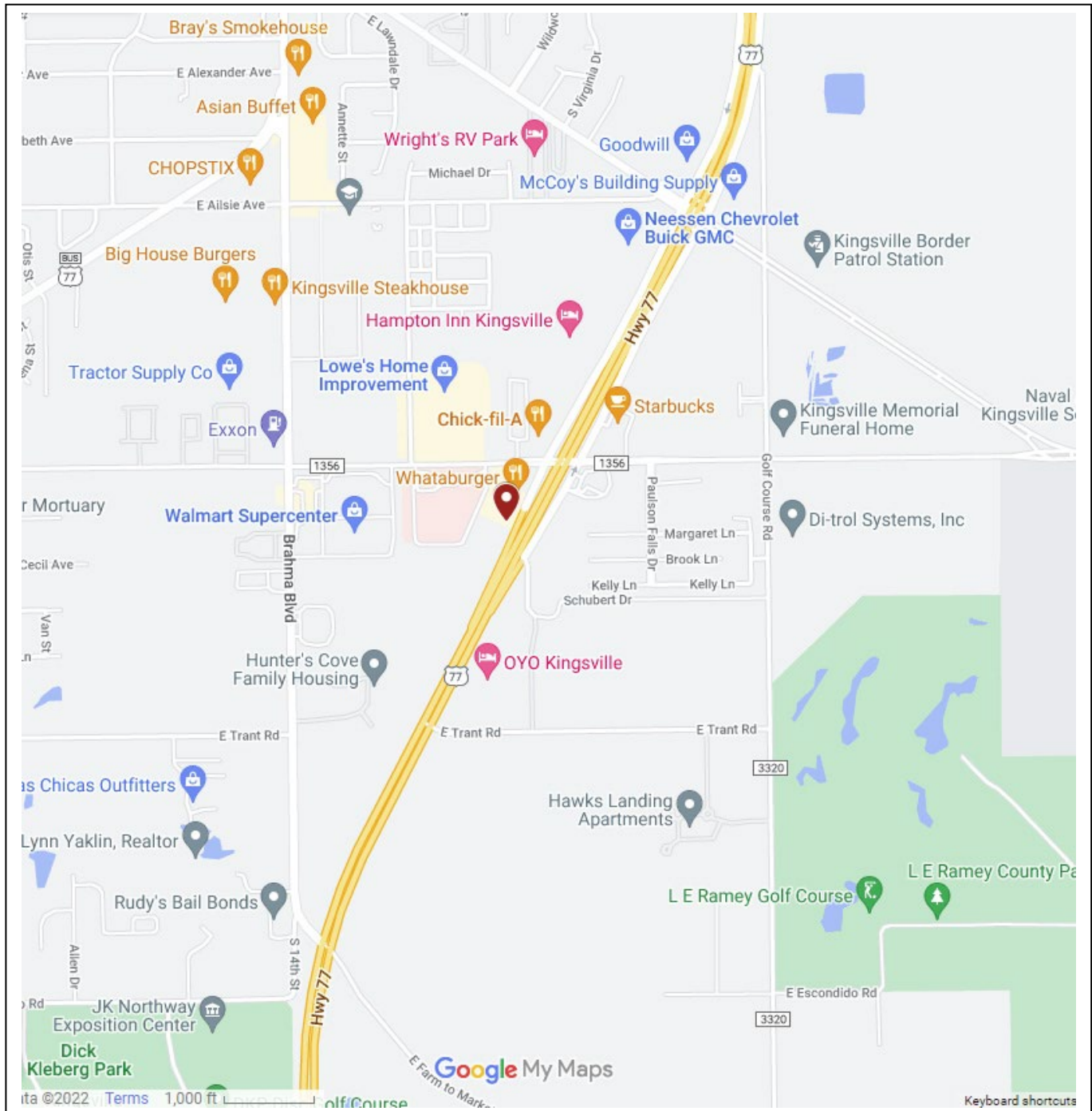


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## Area Map



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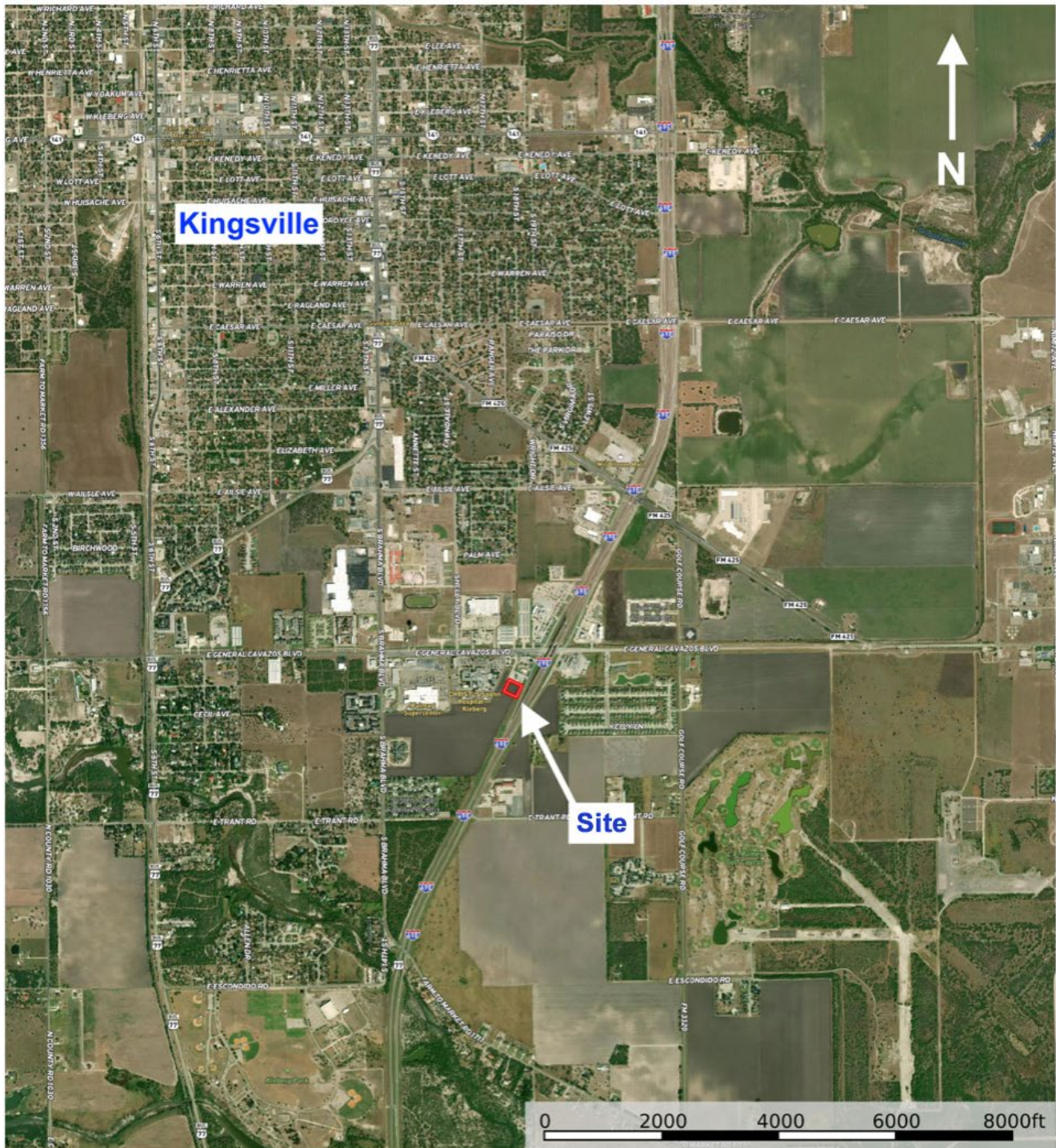




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## Aerial Map

Kingsville - Hwy 77 and General Cavazos  
Texas, AC +/-



Matt Howard  
mhoward@roalson.com



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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Kingsville - Hwy 77 and General Cavazos  
Texas, AC +/-

## Aerial Map



 Boundary

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mhoward@roalson.com



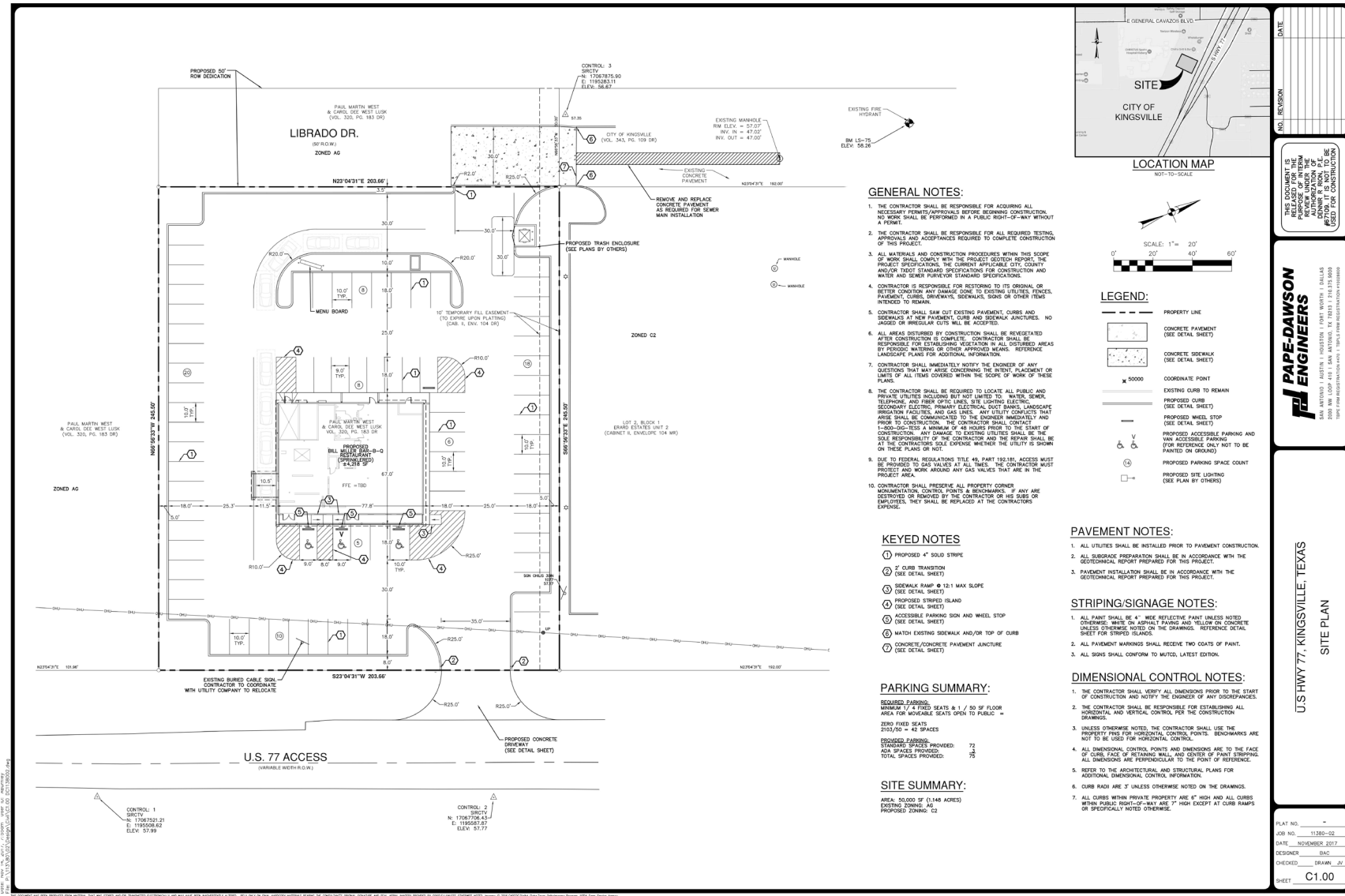
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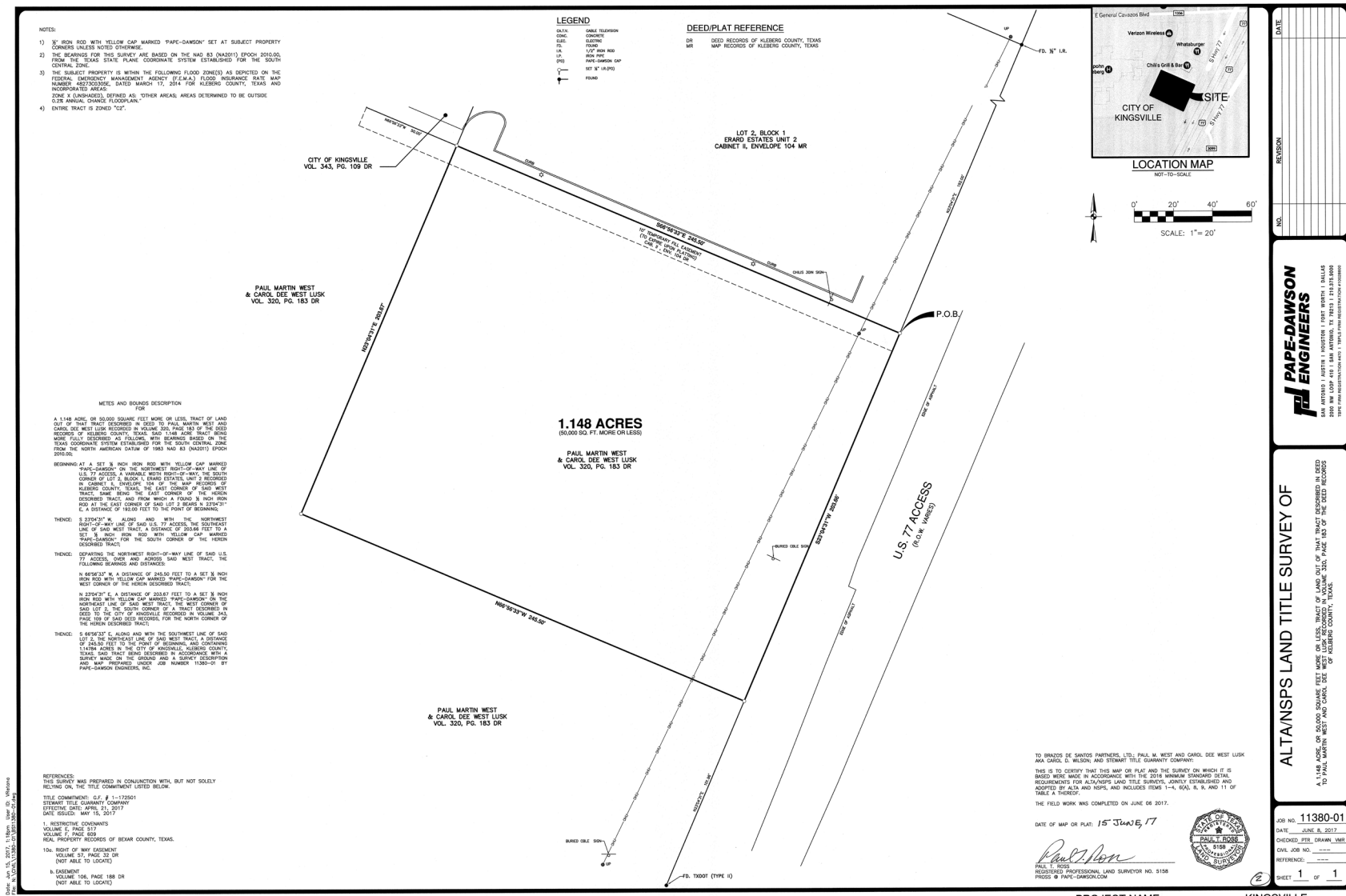
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## Site Plan



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# Survey



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## DEMOGRAPHIC OVERVIEW

September 18, 2023

### HIGHWAY 77 AT GENERAL CAVAZOS BLVD, KINGSVILLE, TX

	1.0 Miles:	3.0 Miles:	5.0 Miles:
<b>Population</b>			
2020 Census	4,277	20,861	27,341
2023 Estimate	4,280	20,667	27,189
5 Year Projection	4,267	20,439	26,945
<b>Households</b>			
2020 Census	1,723	7,883	10,118
2023 Estimate	1,745	7,903	10,159
5 Year Projection	1,771	7,938	10,215
<b>2023 Population by Race</b>			
White	54.1%	53.1%	53.3%
Black	4.3%	3.7%	4.2%
Asian or Pacific Islander	4.6%	2.3%	3.2%
American Indian	1.1%	0.9%	0.8%
<b>2023 Population by Ethnicity</b>			
Hispanic Origin	60.7%	74.1%	72.3%
<b>2023 Total Housing Units</b>			
Owner-Occupied	685	4,069	5,235
Renter-Occupied	1,060	3,834	4,924
Average Household Size	2.37	2.57	2.55
<b>2023 Household Income</b>			
Income \$ 0 - \$15,000	12.4%	21.1%	21.8%
Income \$ 15,000 - \$24,999	5.2%	9.1%	9.4%
Income \$ 25,000 - \$34,999	3.5%	7.7%	7.5%
Income \$ 35,000 - \$49,999	11.1%	9.9%	10.3%
Income \$ 50,000 - \$74,999	15.8%	17.4%	17.0%
Income \$ 75,000 - \$99,999	13.8%	10.7%	10.4%
Income \$ 100,000 - \$149,999	25.4%	17.1%	16.0%
Income \$ 150,000 - \$199,999	8.4%	5.6%	5.8%
Income \$200,000 +	4.3%	1.5%	1.8%
Average Household Income	\$91,843	\$67,592	\$67,274
Median Household Income	\$77,759	\$52,199	\$50,916
Per Capita Income	\$35,192	\$26,025	\$25,382

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2023 and 2028.

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## **PROPERTY DISCLOSURE STATEMENT**

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.  
BUILDING 2, SUITE 206  
2338 NORTH LOOP 1604 W.  
SAN ANTONIO, TEXAS 78248**





## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

<b>Roalson Interests, Inc.</b>	<b>0338503</b>		<b>(210)496-5800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
<b>Eldon Roalson</b>	<b>214067</b>	<b>eldon@roalson.com</b>	<b>(210)445-5858</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Matthew Howard</b>	<b>603462</b>	<b>mhoward@roalson.com</b>	<b>(210)865-4411</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date