

# Former CVS Sublease



±3,800 SF

5322 E US Hwy 83 | Rio Grande City TX 78582



**SOUTHERN  
COMMERCIAL**  
REAL ESTATE GROUP

**Southern Commercial Real Estate Group**  
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For Lease

## PROPERTY OVERVIEW

Announcing a premier medical suite at 5322 E US Hwy 83, Rio Grande City, TX 78582. Strategically positioned along the thriving US Highway 83, this property offers an ideal location for medical professionals seeking a prime practice space. This exceptional medical suite boasts a prime location along the bustling US Highway 83 and features a convenient drive-thru feature. With its adaptable layout and specialized design, this unit presents an unmatched opportunity to establish your medical presence in Rio Grande City.

## PROPERTY HIGHLIGHTS

- High traffic area
- High visibility corner
- Drive-thru
- Great access
- Ample parking

3

## Offering Summary

**Available**

±3,800 SF

**Lease Rate**

Call for Rates

**Lease Type**

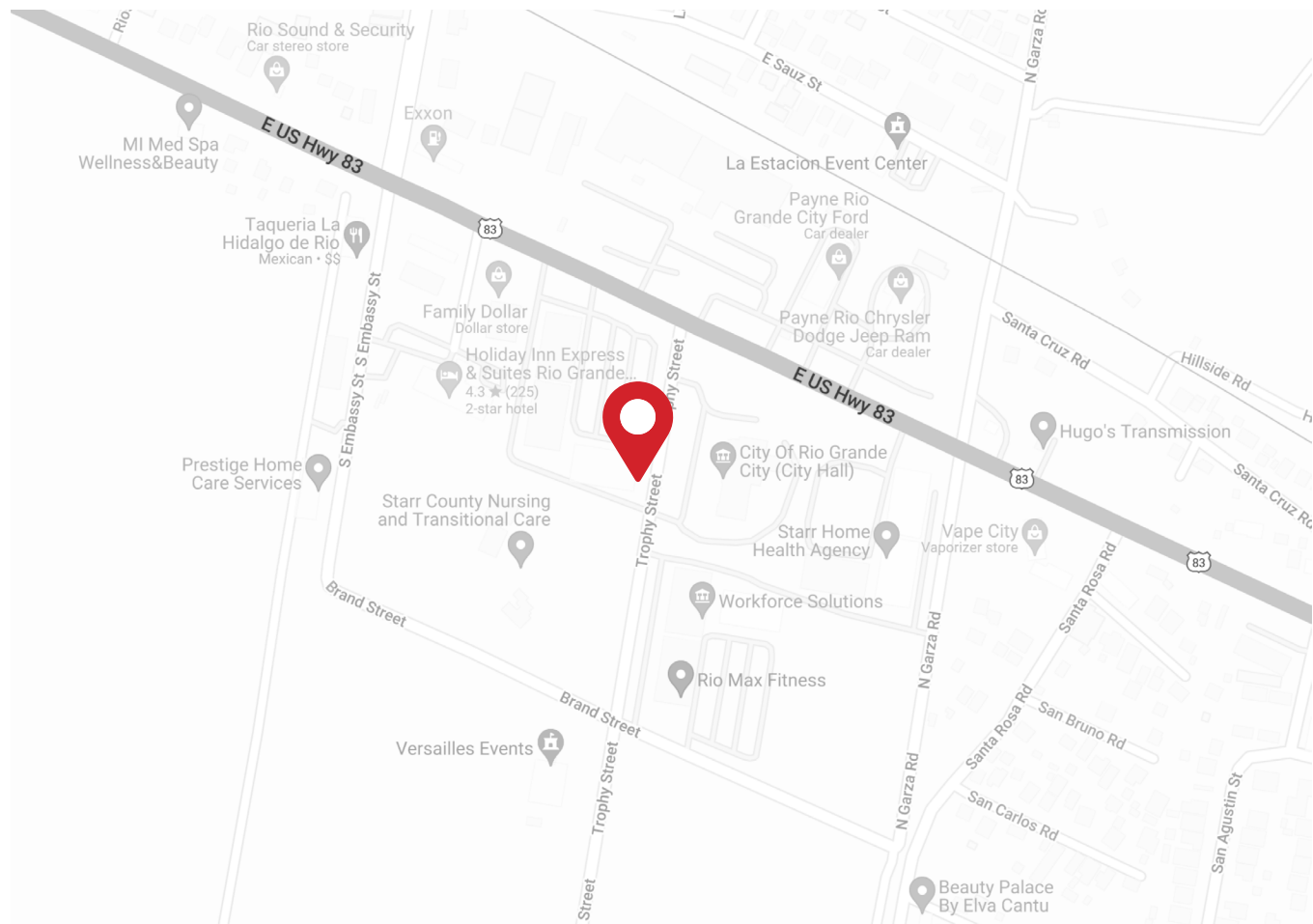
NNN - Sublease

**NNN**

Est. \$6.00 SF/YR

**Term**

Call for Details



### Area Retailers & Businesses



### Demographics



**MEDIAN INCOME**

**MILE 1**

\$35,213

**MILE 3**

\$34,984

**MILE 5**

\$35,623



**POPULATION**

5,651

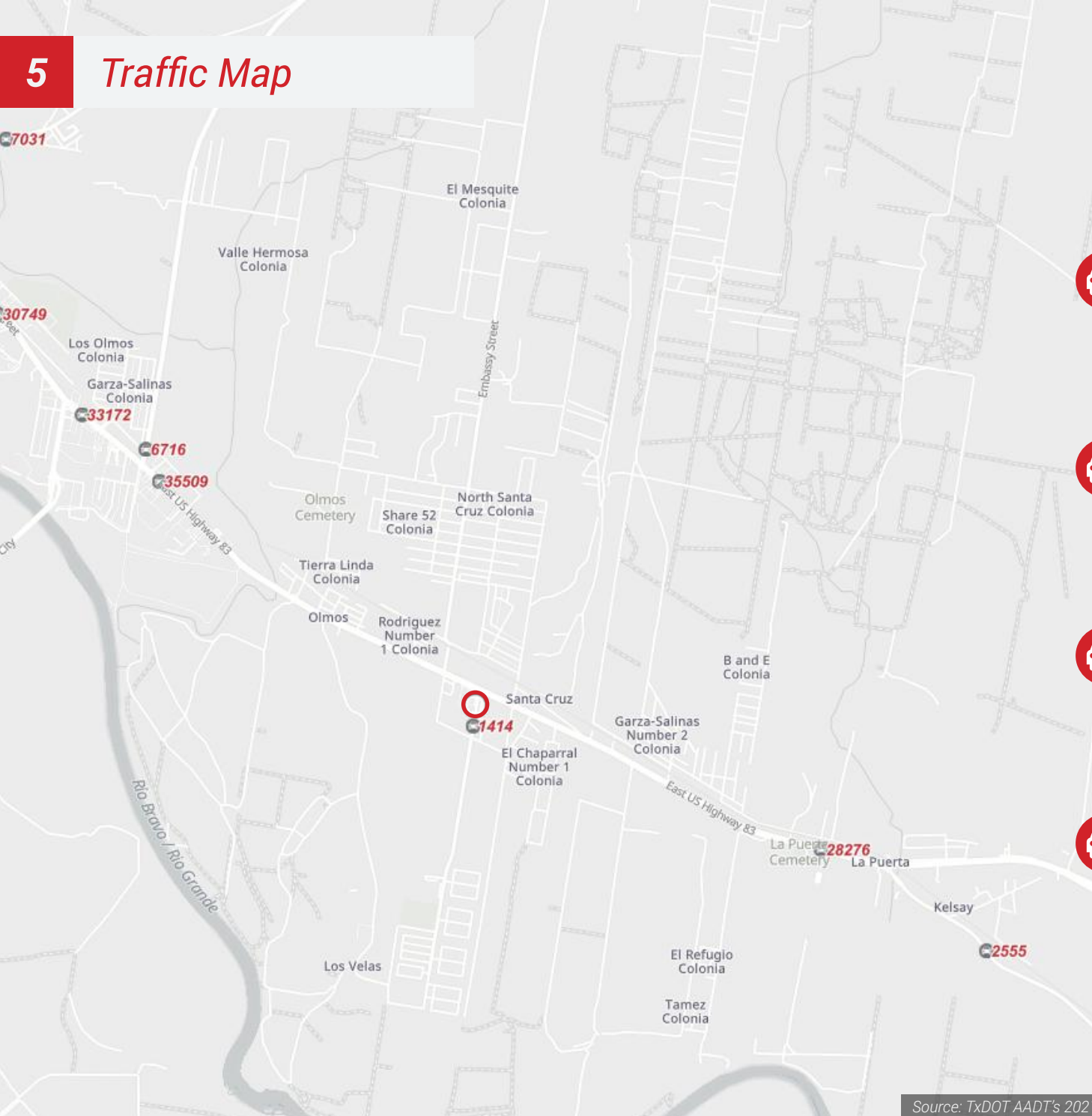
11,207

22,649









## Traffic Counts

5322 E US Hwy 83 Rio Grande City, TX


### Trophy St.

 1,414 VPD

### E US Hwy 83

 35,509 VPD

### E US Hwy 83

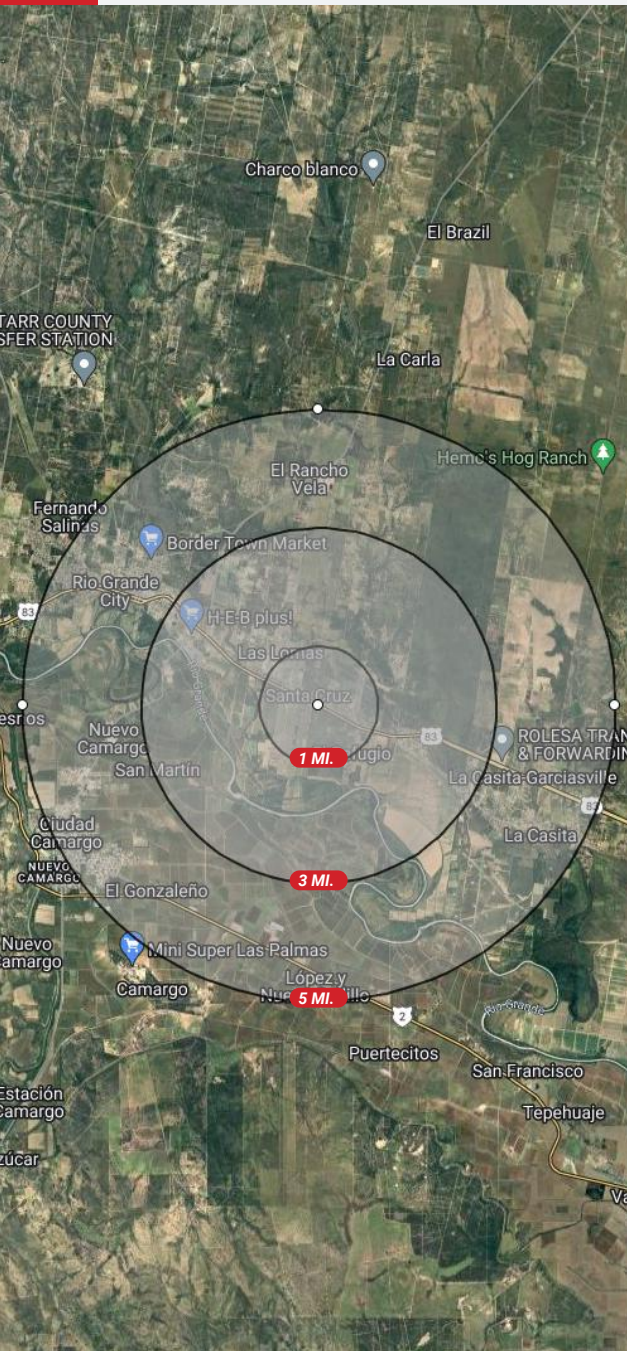
 28,276 VPD

### FM 1430

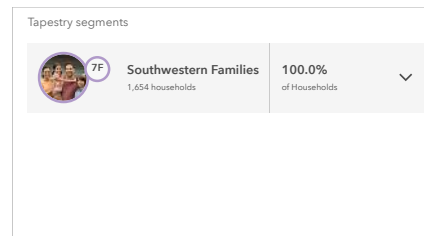
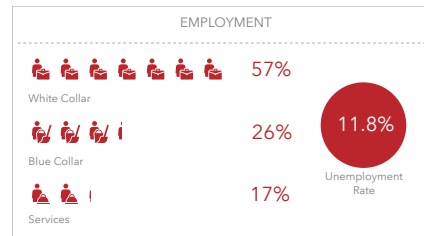
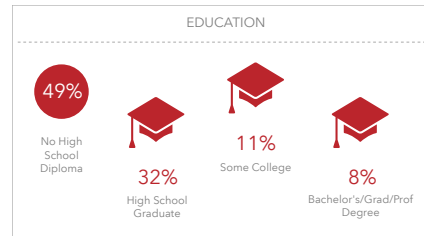
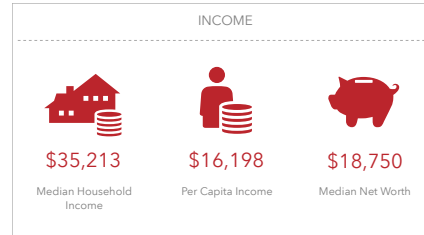
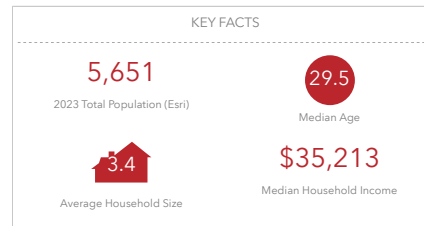
 2,555 VPD

Source: TxDOT AADT's 2021

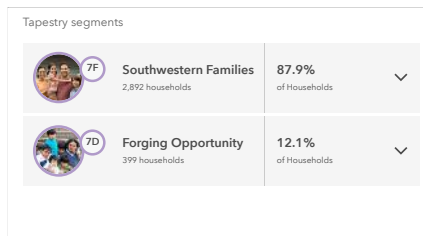
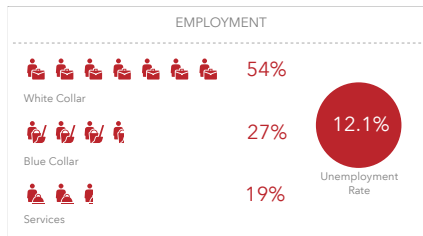
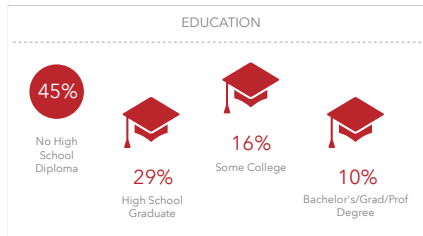
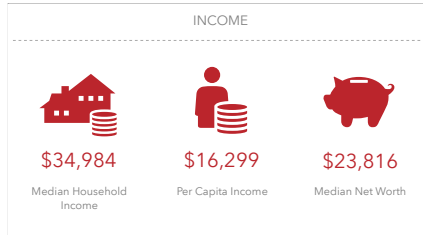
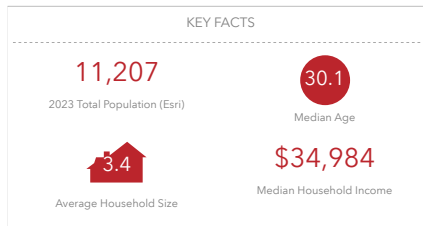
# 6 Demographics



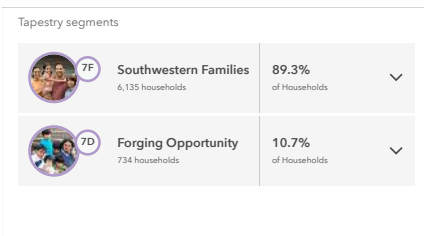
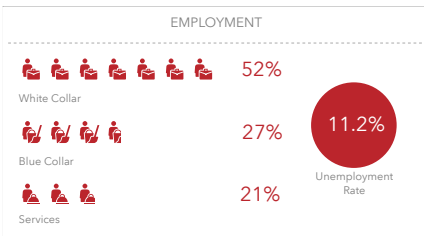
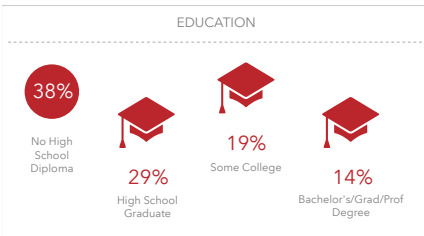
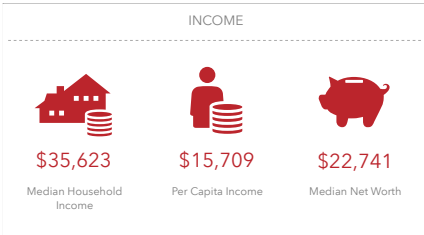
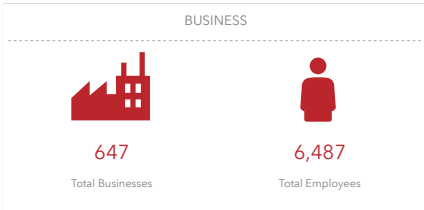
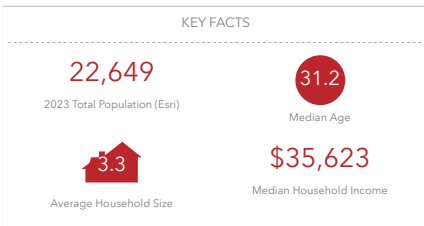
1 MI.



3 MI.



5 MI.







## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



### 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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Designated Broker of Firm	License No.	Email	Phone
Christian Gutierrez	582038	Chris@screg.net	(956) 367-5043
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pedro F. Torres Jr.	699448	Ptorres@screg.net	(956) 412-7273
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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## DISCLAIMER

We obtained the information above from sources we believe to be reliable. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All information should be verified by user prior to purchase or lease.

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