

# For Lease - New Retail Center

## Ross Road Centerpointe Plaza

### 4820 Ross Road, Del Valle, Texas



#### Location:

4820 Ross Road opposite Del Valle High School to be completed in 2012.

#### Space Available:

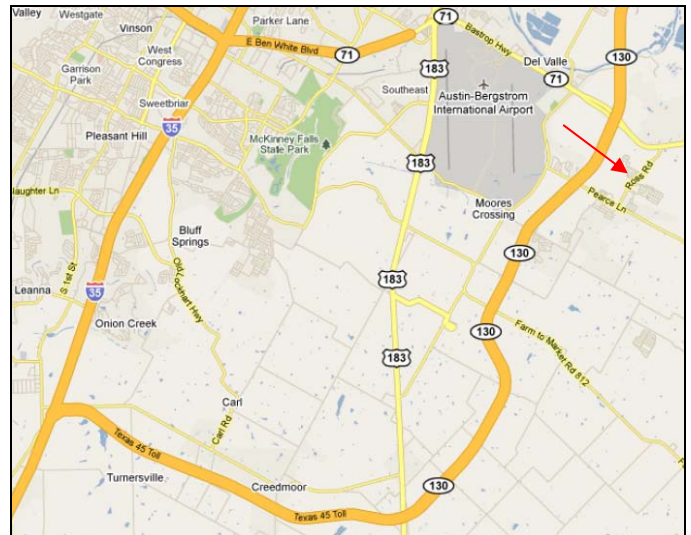
Total Center Size: 18,000 square feet  
1,325 up to 18,000 square feet available

#### 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 2010-2011 enrollment exceeded 9,500 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
Cooper's Meadow	545
Pearce Place	400
Los Cielos	599
Stoney Ridge	900
Watersedge	1,716
Total	6,145

Demographics	3-Mile	5-Mile
Population 2010	10,066	22,705
Population 2015	12,101	26,878
Households 2010	2,475	6,347
Households 2015	3,128	7,669
Avg HH Income 2010	\$63,878	\$62,540
Avg HH Income 2015	\$72,817	\$70,724

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