Irreplaceable Location

FOR LEASE

Weslaco Palm Plaza - Under Redevelopment

1025 N Texas | Weslaco, TX 78596

CBG Commercial Real Estate

SRS

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50,000± SF
Anchor Available

190,000± SF
Shopping Center

Contact Broker
Rate

ABOUT THE PROPERTY

→ Explosive Growth
Hidalgo, Cameron, and Starr are among the fastest-growing counties in the USA with a total MSA at over 2,670,000 people

→ Halfway between McAllen and Harlingen
Both have international airports and provide a central location.

→ Excellent visibility along US Hwy 83
Region's primary interstate artery connecting all markets in the surrounding Rio Grande Valley area

→ Prominent signage
Featuring amazing pylon visibility along Hwy 83 and Texas Ave

→ Stable and dominant retail area
Neighboring retailers include HEB, Walmart, Academy, and Lowe's at the intersection

→ Easily accessed from Hwy 83 and Pike Blvd
Benefits from a combined traffic count of 161,453 vehicles per day

→ Convenient to the entire Rio Grande Valley
With only 15 miles distance to McAllen and 18 miles to Harlingen at interstate speeds

→ Strong demographics
Over 112,000 residents within a 10-minute drive time

→ Desirable infill location
In a healthy trade area benefitting from both regional and international traffic

→ Contemporary upgrades will include
High ceilings and attractive storefront facades

→ Creative site planning with curb appeal
providing attractive landscape and parking

→ Pad sites and out parcels available
Will have inviting highway frontage, access, and visibility

I-2 & Texas Blvd

Weslaco, TX

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I-2 & Texas Blvd

Weslaco, TX

I-2 & Texas Blvd

Weslaco, TX

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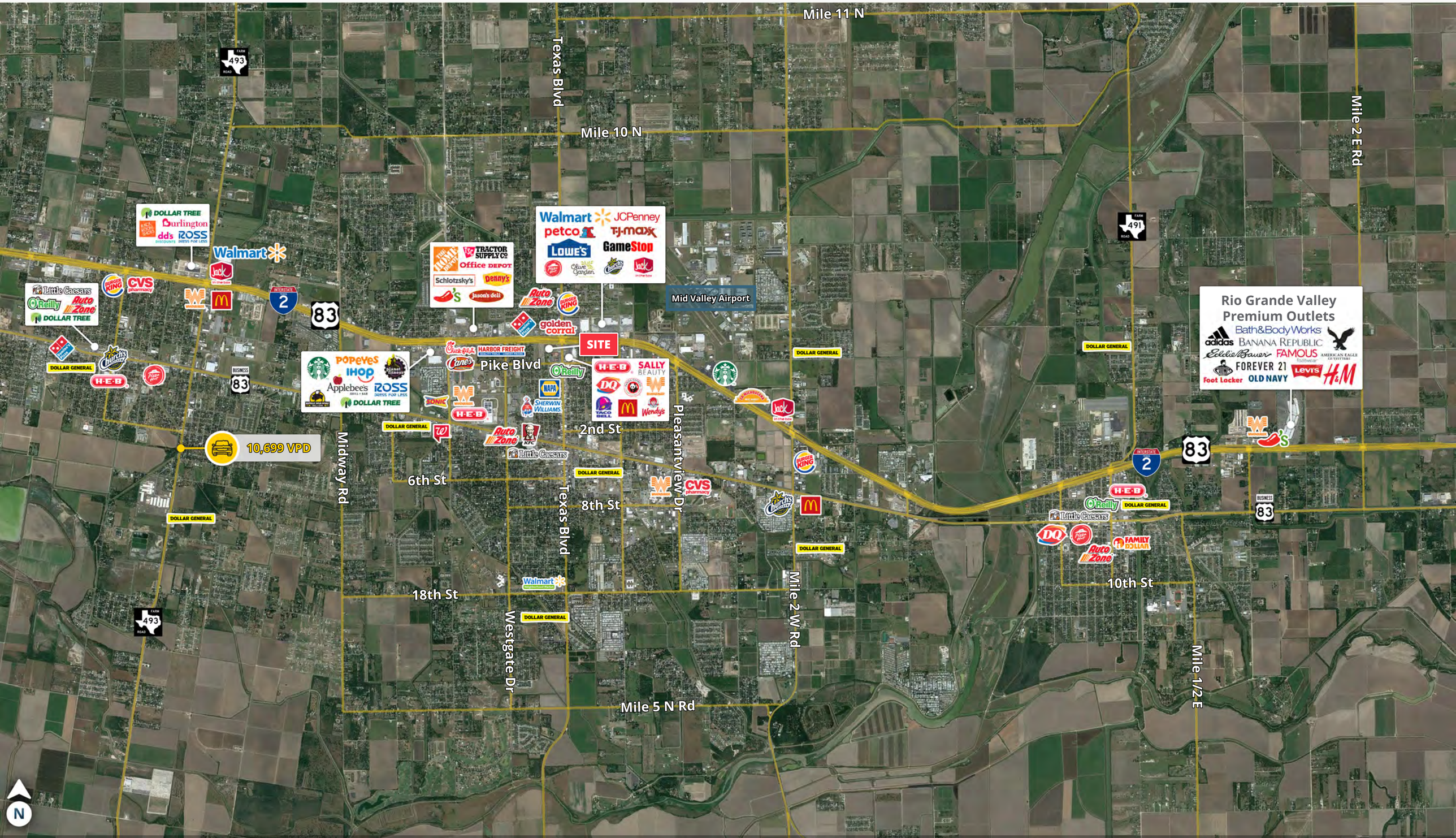
Overview

Weslaco, TX



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Site Plan

1025 N Texas | Weslaco, TX 78596

Weslaco Palm Plaza - Renderings

1025 N Texas | Weslaco, TX 78596

Weslaco Palm Plaza

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STATISTICS

- Average Household Income in 2020: $50,024
- Trade Area Population 5 Mile Radius: 108,603
- Labor Force 5 mile Radius: 45,206

REAL ESTATE

- Median Housing Value in 2021: $83,900

TRAFFIC

- IH 2 & Texas Blvd.: 113,598 Vehicles
- North on Texas Blvd. & FM 88: 30,165 Vehicles

EDUCATION

School Systems

- Weslaco ISD
- South Texas ISD
- IDEA Public Schools & HQ
- Horizon Montessori Pub. School & HQ
- San Martin de Porres School
- Mid Valley Christian School

Weslaco's Universities & Colleges

- University of Texas Rio Grande Valley Center for Innovation & Commercialization
- Texas A&M AgriLife Extension
- Texas A&M University Citrus Center
- South Texas College - Mid Valley Campus
- South Texas Vocational Technical Inst.
- Valley Grande Inst. for Academic Studies
- IDEA University

Sources: GIS Planning, U.S. Census, Applied Geographic Solutions (GO BIG in Texas) TXDOT

2020 RIO GRANDE VALLEY POPULATION 1,694,073

Weslaco is strategically located in the center of the Rio Grande Valley along the southern tip of Texas. We are the business, retail, health and education hub of the Mid-Valley market.

(956) 969-0838 / www.weslacoedc.com
275 S. Kansas Ave., Weslaco, TX 78596

EDC WESLACO

5 MILE RADIUS POPULATION 108,603

CENTRALLY LOCATED
Region of South Texas

BUSINESS CORPORATE
International Airport with on-site U.S. Customs & Border Protection Point of Entry

HEADQUARTERS TO
National Guard, DPS, Border Patrol, HEB Distribution, IDEA Public Schools, Horizon Montessori Public Schools

TWO INTERNATIONAL BRIDGES
9 driving miles to Progreso International Bridge & 10 driving miles to Donna Rio Bravo International Bridge

2.6 MILLION POPULATION
in Northern Mexico

18 MILLION VISITORS
Mexican National visitors yearly in the Rio Grande Valley

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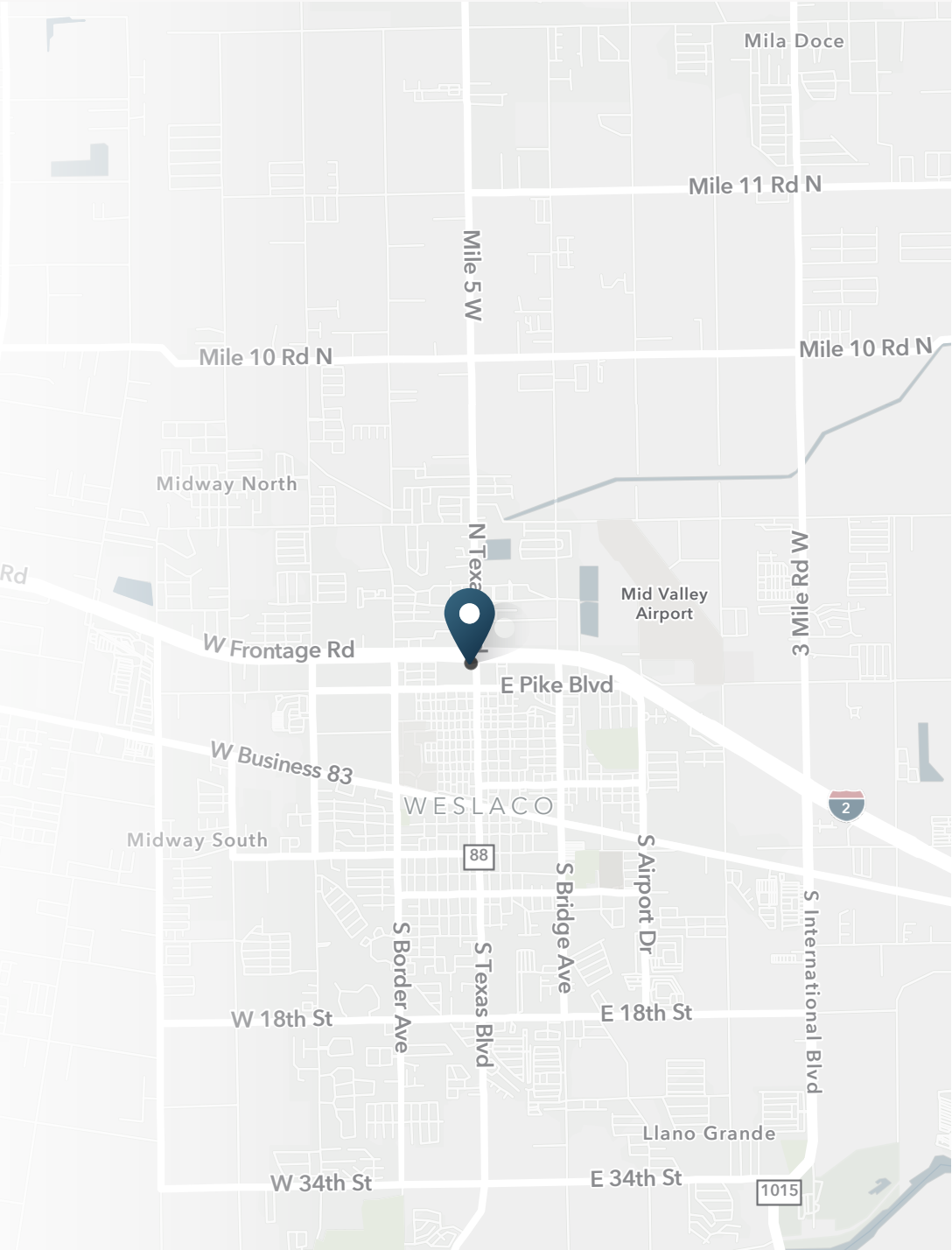
DEMOGRAPHIC HIGHLIGHTS

Population	5 Min	10 Min	15 Min
2022 Estimated Population	19,122	112,529	244,118
2027 Projected Population	19,788	115,889	251,593
Projected Annual Growth 2022 to 2027	0.69%	0.59%	0.61%
Daytime Population			
2022 Total Daytime Population	29,814	117,393	229,726
2022 Est. Total Employees	18,130	46,946	77,132
Income			
2022 Est. Average Household Income	$57,533	$59,001	$59,536
2022 Est. Median Household Income	$40,854	$41,103	$41,200
Households & Growth			
2022 Estimated Households	6,425	34,139	71,133
2027 Projected Households	6,702	35,467	73,899
Projected Annual Growth 2022 to 2027	0.85%	0.77%	0.77%
Race & Ethnicity			
2022 Est. White	34.0%	37.1%	34.5%
2022 Est. Black or African American	0.6%	0.4%	0.3%
2022 Est. Asian	0.7%	0.4%	0.3%
2022 Est. American Indian or Native Alaskan	1.0%	0.7%	0.8%
2022 Est. Pacific Islander	0.0%	0.1%	0.0%
2022 Est. Hispanic	93.0%	91.7%	93.0%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)

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Texas law requires all real estate license holders 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 an 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.

SRS Real Estate Partners-Southwest, LLC	600324	mark.reeder@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Designated Broker of Firm	License No.	Email	Phone

Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date

SRS Real Estate Partners
8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

CBG Commercial Real Estate
Greg Vasquez
210.424.8030
gvasquez@cbgcre.com

Brad Gibbs
214.560.3238
brad.gibbs@srsre.com

Jack Dawson
214.560.3269
jack.dawson@srsre.com

Preston Enloe
214.560.3250
preston.enloe@srsre.com

SRSRE.COM

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