A QUALITY OF LIFE PROJECT

MIXED-USE DEVELOPMENT @

OAK VILLAGE WESLACO

2219 N International Blvd | Weslaco, TX 78599

SVN
HANNA SOLUTIONS
COMMERCIAL REAL ESTATE

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

SVN | Hanna Solutions Commercial Real Estate is pleased to present **Oak Village**, a premier new mixed-use development located on high-visibility International Boulevard in Weslaco, Texas. The development offers a dynamic combination of **commercial pad sites and single-family residential lots** strategically designed to meet the needs of one of the fastest-growing markets in South Texas.

The development features **4 commercial pad sites directly fronting International Blvd**, each approximately 0.921 acres, ideal for retail, medical, office, or service-based businesses — with **37 single-family residential lots** planned behind the commercial frontage.

Located at the intersection of **Mile 9 and N International Blvd (FM 1015)**, just 1.47 miles north of Interstate 2, the site benefits from strong visibility, adjacent national tenants including **McDonald's and Little Caesars**, and a major infrastructure upgrade with FM 1015 being expanded into a **4-lane roadway.**

With utilities available and pads ready now, Oak Village offers retailers, builders, and investors **a rare opportunity to secure commercial and residential land** in a high-demand, supply-constrained corridor of the Rio Grande Valley.

Property Overview

PROPERTY OVERVIEW

Project Name: Oak Village

Location: 2219 N International Blvd, Weslaco, TX 78599

Sale Price: Contact for Pricing

Property Type: Mixed-Use Land

Commercial Pads: 4 lots — 0.921 AC each

Residential Lots: 37 single-family lots

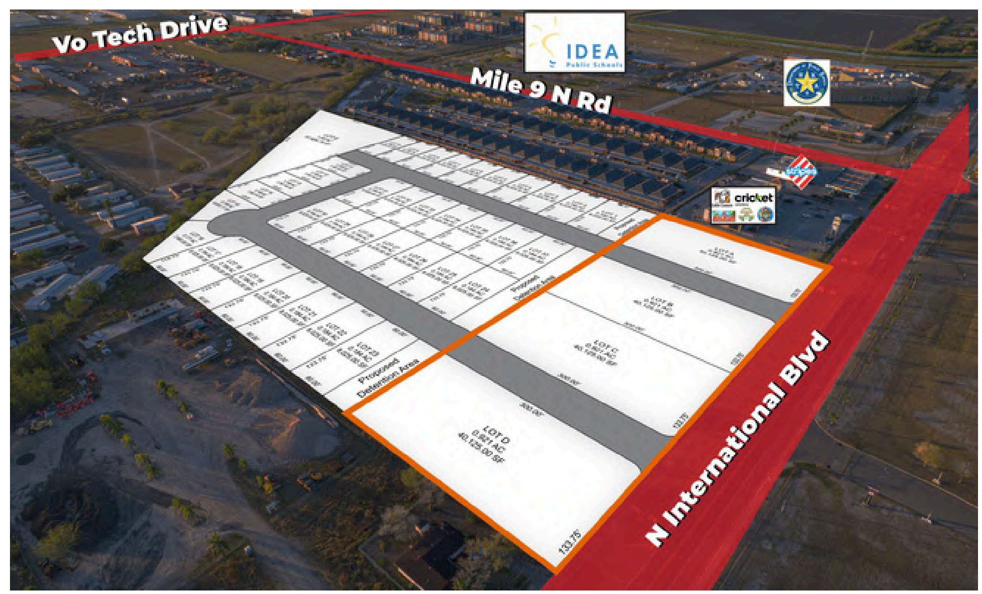
Frontage: N International Blvd (FM 1015)

Utilities: Water, sewer, electricity available

This **premier mixed-use development** offers commercial and residential buyers a **rare opportunity to secure pad-ready land** in a high-growth Weslaco corridor with strong infrastructure upgrades underway.

HIGHLIGHTS

- **4 commercial pad sites** — 0.921 AC each on International Blvd
- **37 single-family residential lots** behind commercial frontage
- Adjacent to **McDonald's and Little Caesars**
- **FM 1015 expanding to 4 lanes** — enhanced visibility and traffic flow
- **1.47 miles north of I-2** / Expressway 83
- Surrounded by **schools, industrial employers, and residential growth**
- Ideal for **retail, medical, office, or service-based businesses**
- Strong **builder absorption potential** in supply-constrained market



Building Space

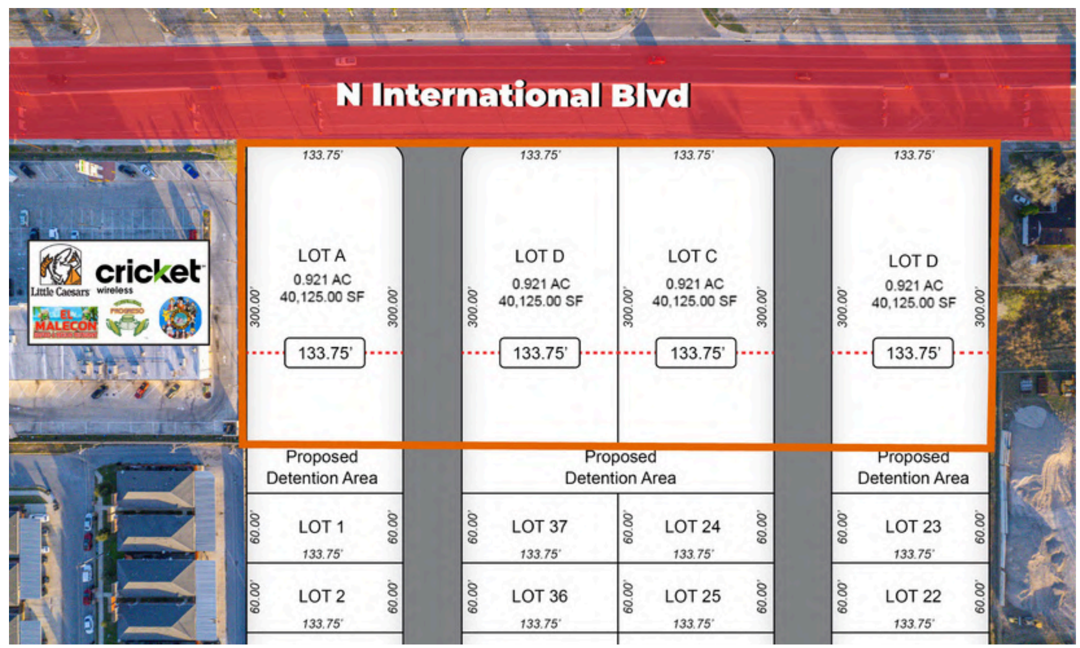
PROPERTY SPACE

Oak Village offers four commercial pad sites fronting International Blvd and 37 single-family residential lots behind the commercial frontage — available now for retailers, builders, and investors.

Lot	Type	Acres
Lot A	Commercial Pad — Intl Blvd	**0.921±**
Lot B	Commercial Pad — Intl Blvd	**0.921±**
Lot C	Commercial Pad — Intl Blvd	**0.921±**
Lot D	Commercial Pad — Intl Blvd	**0.921±**
Residential	37 Single-Family Lots	**TBD**
Total Commercial Pad SF		**±160,472**

COMMERCIAL IDEAL USES

- Quick-Service Restaurant (QSR)
- Medical or Dental Office
- Retail or Boutique Concept
- Financial or Insurance Services
- Coffee Concept or Café
- Service-Oriented Business



RESIDENTIAL

- 37 single-family lots — strong builder absorption potential
- Supply-constrained market with rising residential demand

Location & Economic Drivers

LOCATION & COMMUNITY AMENITIES

Oak Village is positioned at Mile 9 and N International Blvd, a rapidly growing Weslaco corridor with major infrastructure upgrades underway.

N International Blvd Corridor

The development offers immediate proximity to:

- **FM 1015 expanding to 4 lanes** — enhanced visibility and traffic flow
- **1.47 miles north of I-2** — strong regional connectivity
- **McDonald's and Little Caesars** — adjacent national tenants
- **Schools and residential neighborhoods** surrounding the site
- **Industrial employers** across the street generating daytime traffic

ECONOMIC DRIVERS

Oak Village benefits from strong institutional, industrial, and educational demand generators in the immediate area, including:

- **Texas DPS** — Major government employer directly across the street generating consistent daily traffic and workforce demand
- **Mid Valley International Industrial Park** — Major industrial employment hub driving residential and retail demand in the corridor
- **Glazer's Beer and Beverage** — Regional distribution employer across the street supporting commercial demand
- **Weslaco ISD Schools** — Mary Hoge Middle School, IDEA Weslaco, and Tony Rico Elementary in the immediate area driving family residential demand

These drivers are creating **strong built-in demand** for both retail services and residential housing throughout the Oak Village trade area.

Features & Positioning

PROPERTY FEATURES

Oak Village offers commercial pad sites and residential lots with the following features:

- **4 commercial pad sites** fronting International Blvd
- **37 single-family residential** lots behind commercial frontage
- **Utilities available** — water, sewer, and electricity
- **FM 1015 expanding to 4 lanes** — major visibility upgrade
- Surrounded by **schools, employers, and residential growth**
- **Pads and lots available now**

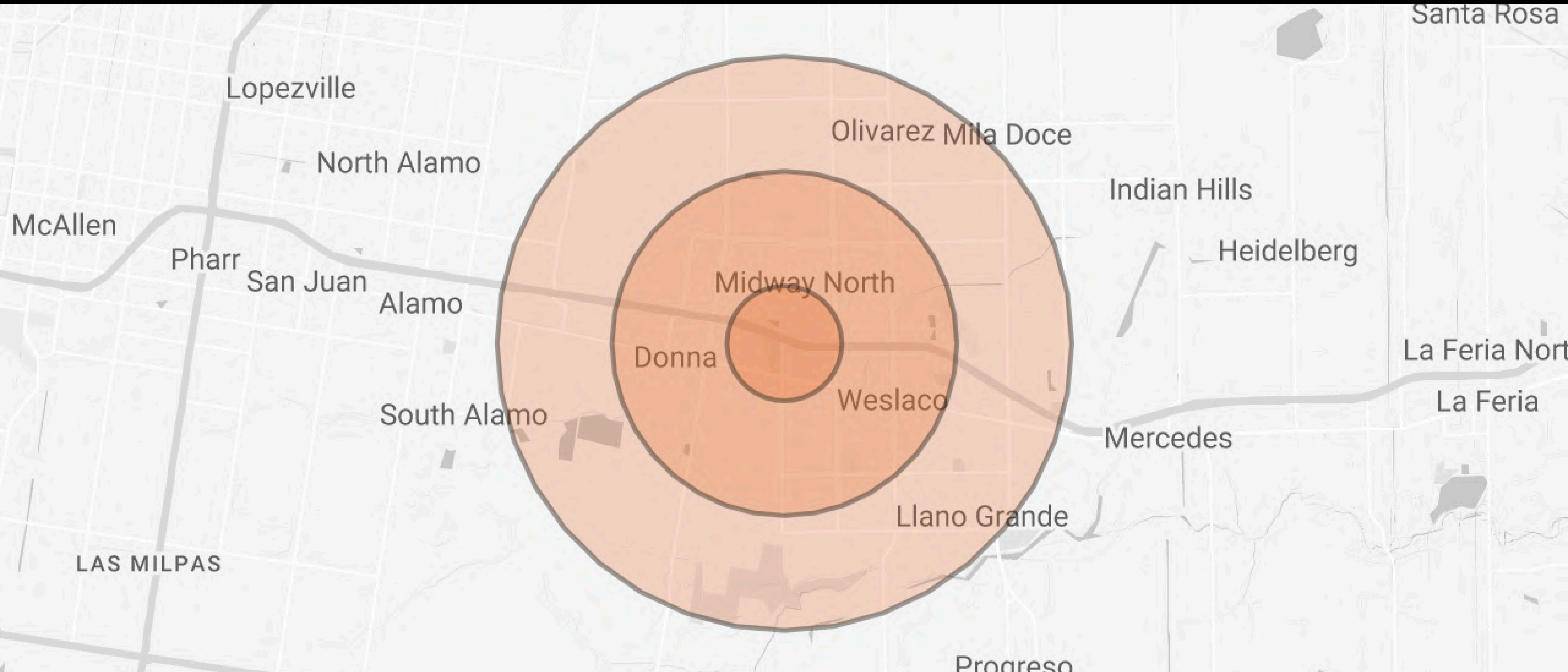
Oak Village delivers commercial and residential land with immediate development potential in one of Weslaco's fastest-growing corridors.

MARKET POSITIONING

Oak Village is uniquely positioned to benefit from three key demand drivers:

- **Infrastructure Upgrade** — FM 1015 expanding to a 4-lane roadway will significantly increase traffic flow, visibility, and commercial demand for the pad sites fronting International Blvd
- **Built-In Demand** — Surrounded by Texas DPS, Mid Valley Industrial Park, Glazer's, and multiple schools, the site has consistent daily traffic from employees, students, and families
- **Dual Opportunity** — Commercial pads on the frontage and 37 residential lots behind create two separate income streams for investors or the ability to develop both components independently

Demographics



POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,567	36,357	97,629
AVERAGE AGE	32	36	36
HOUSEHOLD & INCOME			
TOTAL HOUSEHOLDS	1,238	11,416	29,868
AVERAGE HH INCOME	$55,342	$61,199	$64,406

Location Map

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.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage actives, 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 on 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 par es 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 listening 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 par es 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 par es to the transaction impartially and fairly;
- May, with the par es' 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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Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/LandlordInitials   Date

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3. YOU WILL NOT, DIRECTLY OR INDIRECTLY, DISCLOSE OR PERMIT ANYONE ELSE TO DISCLOSE THIS OFFERING MEMORANDUM OR ITS CONTENTS IN ANY FASHION OR MANNER DETRIMENTAL TO THE INTEREST OF THE SELLER. HANNA SOLUTIONS IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM.

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THIS OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE STATE OF AFFAIRS OF THE PROPERTY SINCE THE DATE THIS OFFERING MEMORANDUM

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