



# 1502 W. PIKE BLVD

Weslaco, TX

**60,941 SF AVAILABLE**

INDUSTRIAL FOR LEASE | SUBDIVISIBLE

# 60,941 SF IN THRIVING WESLACO INDUSTRIAL MARKET

This property spans 2.53 acres in an excellent Mid-Rio Grande Valley location with high visibility from Interstate 2. Situated in the growing and thriving area of Weslaco, the property has quick access to the Anzalduas International Bridge, McAllen-Hidalgo International Bridge, and Pharr International Bridge. The building offers a total of 60,941 square feet, which can be subdivided into 42,997 square feet and 17,944 square feet to accommodate a variety of tenant needs.



60,941 TOTAL SF,  
SUBDIVISIBLE



3 MINUTES FROM  
INTERSTATE 2



5 MINUTES FROM  
BUSINESS 83



UP TO 32'  
CLEAR HEIGHT



**1502 W.**  
Pike Blvd, Weslaco, TX

THE HOME DEPOT



Raising Cane's  
CHICKEN FINNISH

Frost  
BANKING  
INVESTMENTS  
INSURANCE

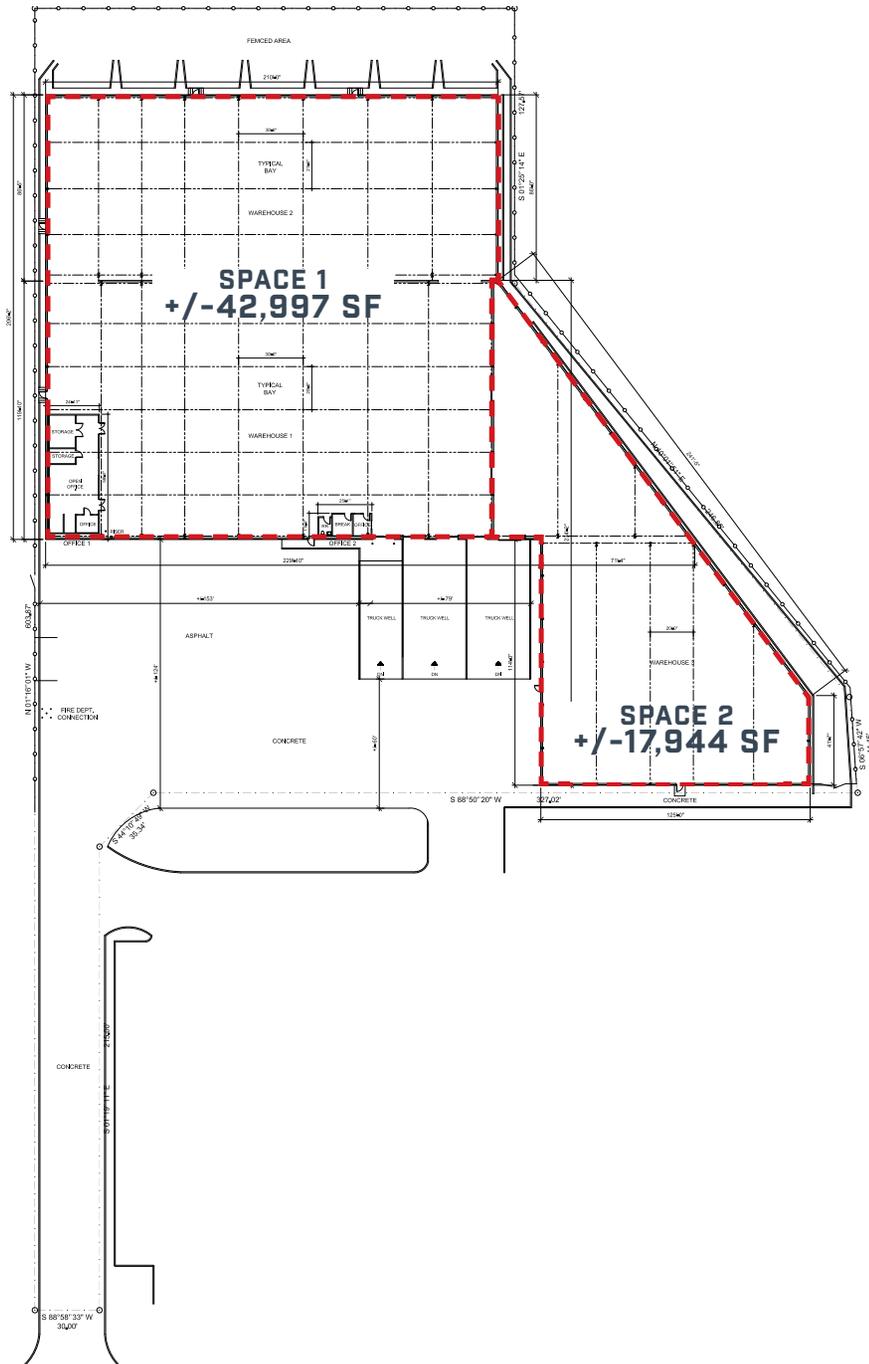
GOODYEAR



WESTGATE DRIVE

W. PIKE BLVD

# SITE DETAILS



**SUBDIVISION**

## Location

Address 1502 W. Pike Boulevard, Weslaco TX 78596

Zoning B-2 Secondary & Highway District

Total Building 60,941 SF

Land Area 2.534 Acres

## Site

Warehouse 1 42,997 SF

Warehouse 2 17,944 SF

Office 1 1,444 SF

Office 2 294 SF

## Building Features

Construction Age (year) 2000

Clear Height Up to 32'

Column Spacing 25' X 21.5'

Building Dimensions 210' X 130'

Truck Court Depth 115'

Auto Parking ±26 Spaces

Dock High Doors 4

Half High Dock Doors 1

## Construction Overview

Building Type Pre-Engineered Metal

Roof System Metal Standing Seam

Roof Age (year) 2000

HVAC System and Areas Office Only

Electricity/ Power 3 Panels, 200 amp, 200 amp, 225 amp, 110-220

Fire Suppression Wet-Pipe Sprinkler System With 3 Fire Risers

# INTERIOR DETAILS



# PROXIMITY TO AMENITIES



POPEYES



Applebee's  
GRILL + BAR



GOODYEAR

Raising  
Cane's  
CHICKEN FINGERS



WESTGATE DRIVE

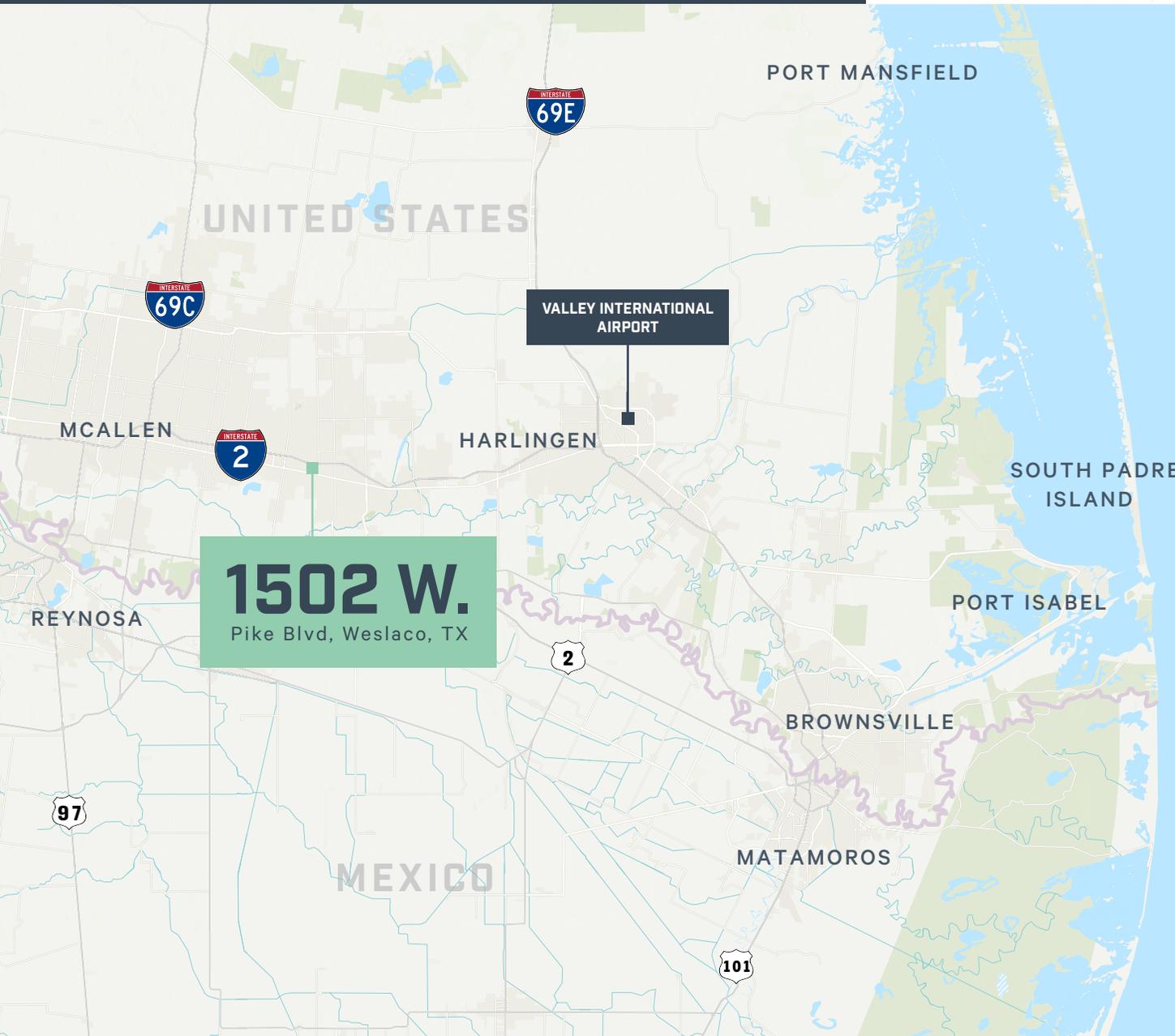
Frost  
BANKING  
INVESTMENTS  
INSURANCE



W. PIKE BLVD

1502 W.  
Pike Blvd, Weslaco, TX

# LOCATION OVERVIEW



**1502 W.**  
Pike Blvd, Weslaco, TX

## DRIVE TIMES

INTERSTATE  
**2-3 MINUTES**

BUSINESS 83  
**4 MINUTES**

MCALLEN INTERNATIONAL AIRPORT  
**20 MINUTES**

PHARR INTERNATIONAL BRIDGE  
**28 MINUTES**

ALLIANCE (DONNA)  
INTERNATIONAL BRIDGE  
**20 MINUTES**

# 1502 W. PIKE BLVD

Weslaco, TX

60,941 SF AVAILABLE  
INDUSTRIAL FOR LEASE | SUBDIVISIBLE



## CONTACTS

**CARLOS TELLES**

First Vice President

+1 956 618 3201

[carlos.telles@cbre.com](mailto:carlos.telles@cbre.com)



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



# 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.

**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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**CBRE, Inc.**

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

**299995**

License No.

**texaslicensing@cbre.com**

Email

**+1 210 225 1000**

Phone

**Jeremy McGown**

Designated Broker of Firm

**620535**

License No.

**jeremy.mcgown@cbre.com**

Email

**+1 214 979 6100**

Phone

**John Moake**

Licensed Supervisor of Sales Agent/Associate

**540146**

License No.

**john.moake@cbre.com**

Email

**+1 210 225 1000**

Phone

**Carlos Telles**

Sales Agent/Associate's Name

**637143**

License No.

**carlos.telles@cbre.com**

Email

**+1 210 225 1000**

Phone

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

\_\_\_\_\_  
Date

