

3139 N INTERNATIONAL BLVD

WESLACO, TX 78596



LAND FOR SALE

For More Information:

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DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101

Weslaco, TX 78596

602 BOERNE STAGE AIRFIELD

Boerne, TX 78006

davisequity.com

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Executive Summary

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OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	1.58 Acres
Price / Acre:	\$174,051

PROPERTY HIGHLIGHTS

- Located directly across from Weslaco Industrial Park entrance
- 1.58-acre tract with exceptional visibility
- Approximately 218 feet of frontage and 325 feet of depth
- Surrounded by established national retailers
- Located outside city limits for flexible development
- Includes 2,064 SF residence and 1,200 SF storage barn
- Rare opportunity in a corridor transitioning to commercial use
- Forward-thinking investment for owner-user or developer

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PROPERTY DESCRIPTION

Positioned directly across from the entrance to the new Weslaco Industrial Park, this 1.58-acre tract offers exceptional visibility and strategic access along FM 1015 (International Blvd.) — one of the area's primary north-south corridors connecting Interstate 2 to the expanding northern growth of Weslaco.

The property features approximately 218 feet of frontage and 325 feet of depth, providing a highly functional layout for a wide range of commercial or light industrial users. Surrounding activity continues to accelerate with established national retailers such as McDonald's and AutoZone immediately nearby and the Texas Department of Public Safety Headquarters located just south of the site — creating consistent daily traffic and long-term stability for business operations.

Currently situated outside the city limits, the tract offers flexibility for development, staging, service operations, or future expansion users seeking fewer municipal restrictions while still benefiting from proximity to major infrastructure and workforce population centers.

Two existing improvements are located on the property:

2,064 SF – 3 bedroom / 2 bath residence (requires renovation; highest and best use is redevelopment)

1,200 SF storage barn suitable for interim use during planning or construction

While the residence could be restored, the real value lies in the land — making this an ideal candidate for a contractor yard or service company headquarters, industrial support business, equipment sales or rental, logistics or distribution staging, flex commercial redevelopment.

With the rapid growth surrounding the Weslaco Industrial Park and continued expansion along International Blvd., this site represents a rare opportunity to secure frontage in a corridor transitioning from rural to employment-driven commercial use.

Strong location, flexible use, and positioned in the path of growth — a forward-thinking investment for an owner-user or developer.

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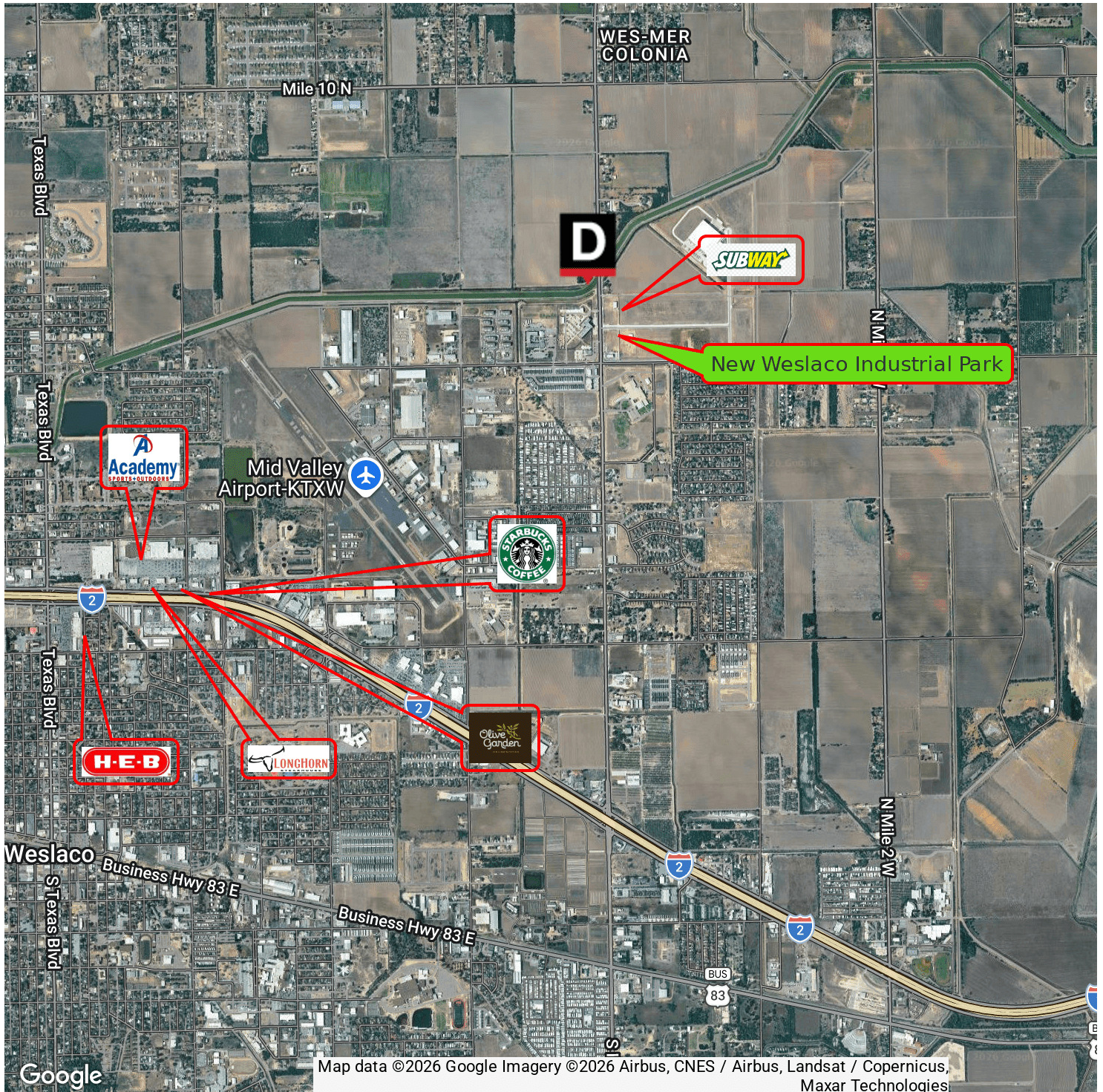
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Retailer Map



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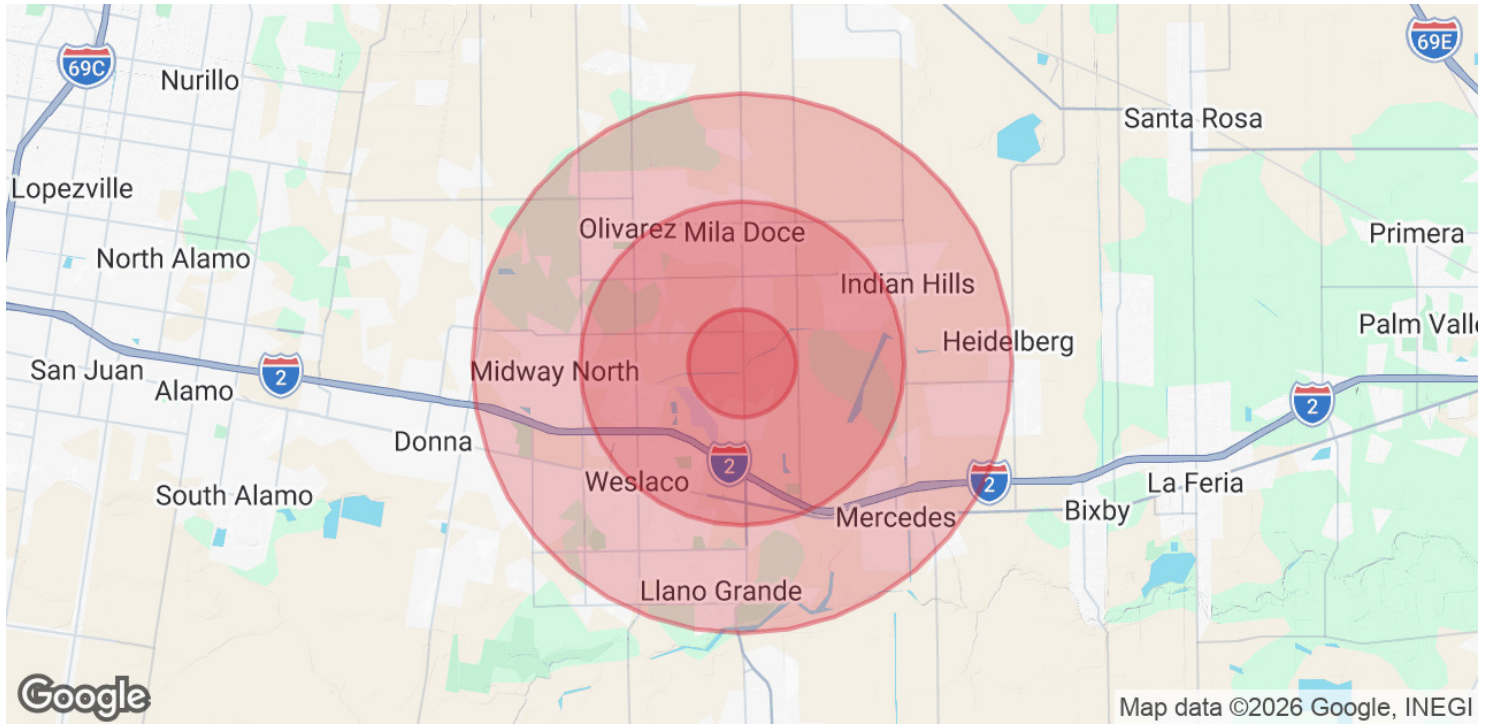
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,289	36,082	96,601
Average Age	32	35	36
Average Age (Male)	31	34	35
Average Age (Female)	33	36	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	894	10,725	29,522
# of Persons per HH	3.7	3.4	3.3
Average HH Income	\$56,207	\$61,033	\$64,318
Average House Value	\$135,211	\$131,367	\$135,134

Demographics data derived from AlphaMap

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Company Disclosure Statement

TEXT HEADLINE

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