



**SALE**

# 2009 North International Boulevard

**2009 NORTH INTERNATIONAL BOULEVARD**

Weslaco, TX 78599

**PRESENTED BY:**

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**4.05  
±AC**

**N International Blvd**





## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$575,000
<b>LOT SIZE:</b>	4.05 Acres
<b>PRICE / ACRE:</b>	\$141,975

### PROPERTY OVERVIEW

Surrounded by a balanced blend of land uses, the property sits near established residential neighborhoods and it is in close proximity to IDEA Public School. Just minutes away is a well-developed industrial park, drawing regular commuter traffic and offering potential synergies for service-oriented businesses. The site is also conveniently located near several retail plazas, national chain stores, restaurants, and service centers, creating a highly trafficked and commercially vibrant environment.

### PROPERTY HIGHLIGHTS

- Great location on a high-traffic corridor in Weslaco, TX
- Surrounded by established residential neighborhoods
- Near IDEA Public School
- Adjacent to a growing industrial park

Close to retail plazas, restaurants, and national retailers

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ADDITIONAL PHOTOS

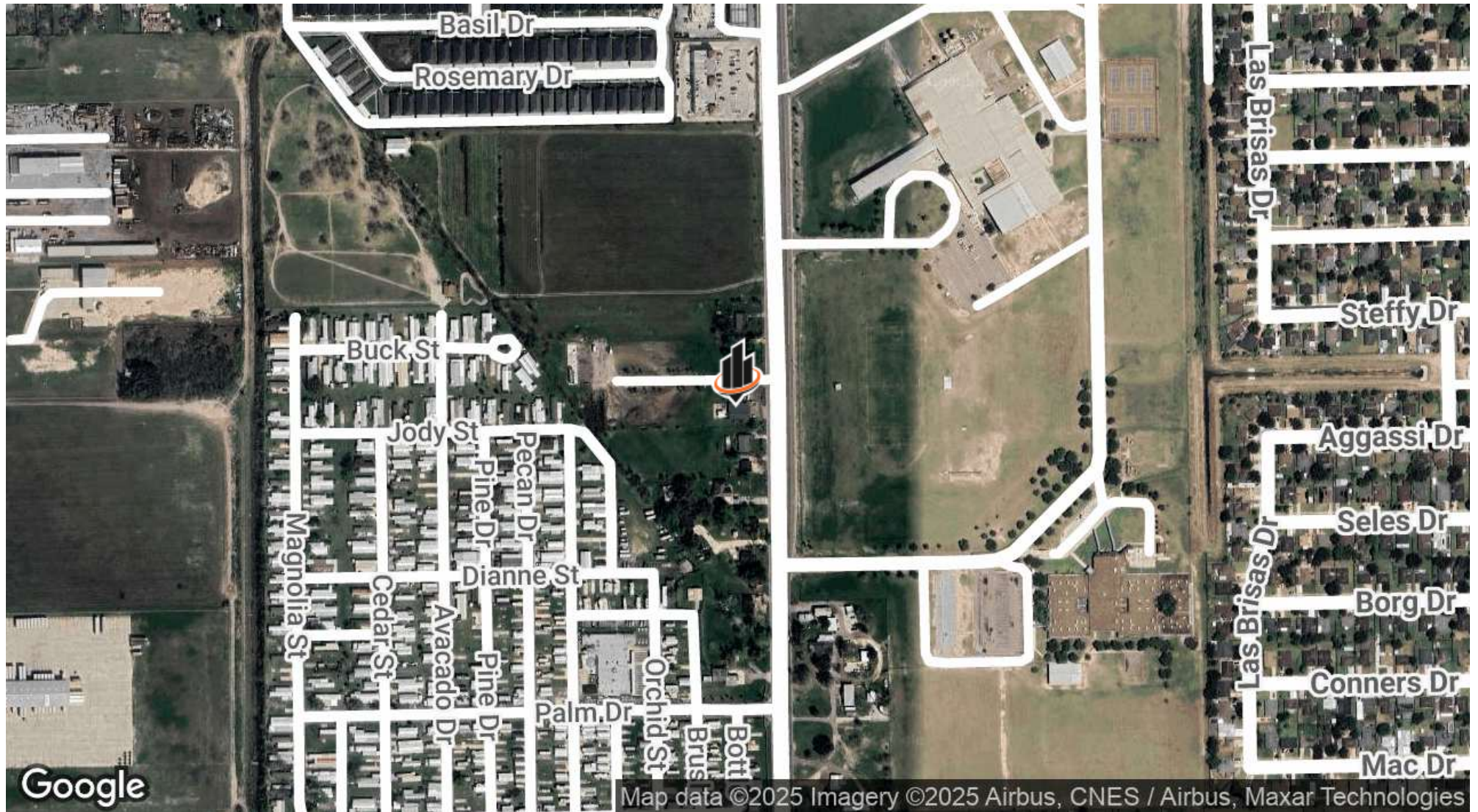


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## LOCATION MAP



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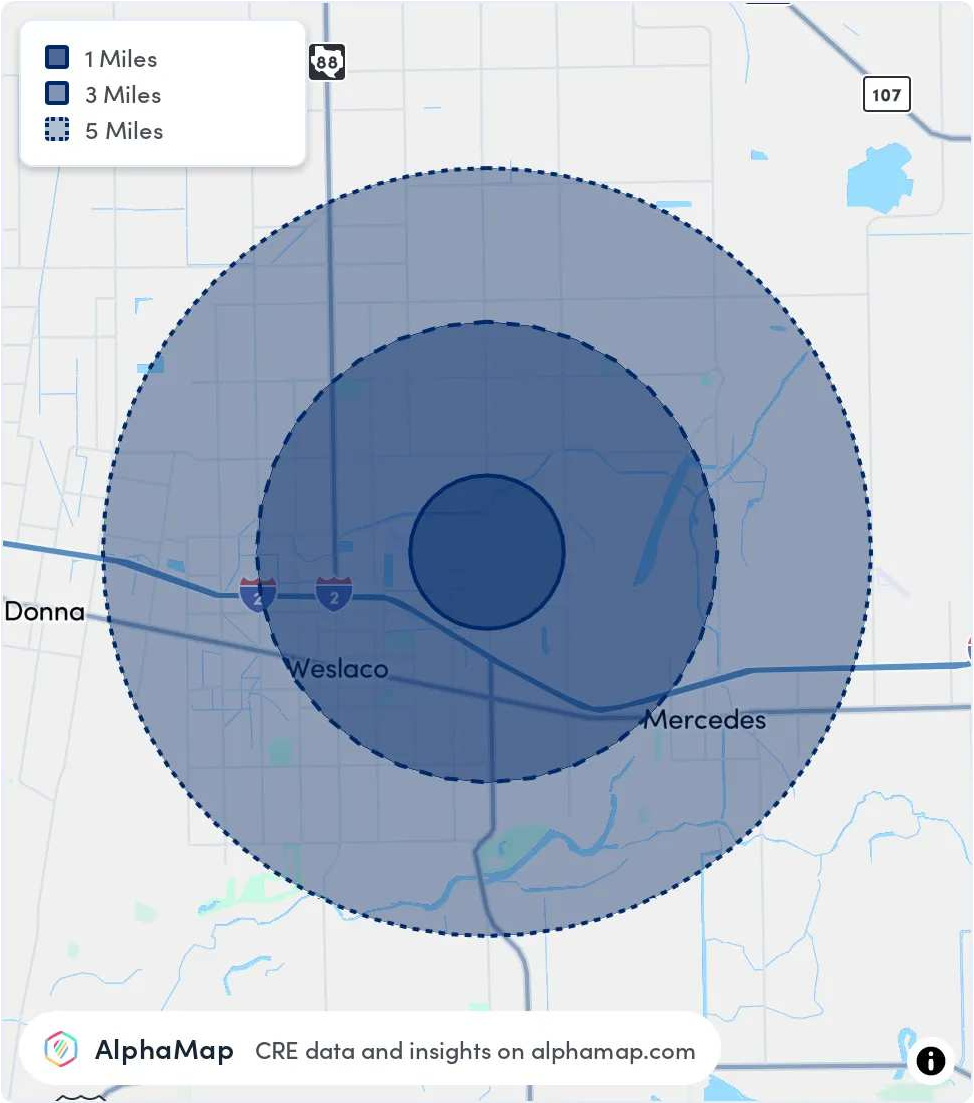
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,923	36,357	95,550
AVERAGE AGE	32	36	36
AVERAGE AGE (MALE)	31	35	35
AVERAGE AGE (FEMALE)	33	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,350	11,416	29,326
PERSONS PER HH	3.6	3.2	3.3
AVERAGE HH INCOME	\$57,034	\$61,199	\$64,328
AVERAGE HOUSE VALUE	\$139,991	\$129,553	\$135,830
PER CAPITA INCOME	\$15,842	\$19,124	\$19,493

Map and demographics data derived from AlphaMap



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