

2310 S INTERNATIONAL BLVD

WESLACO, TX 78596



LAND FOR LEASE

For More Information:

RANDY SUMMERS

VP/Associate Broker/Sales Manager

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rsummers@davisequity.com

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



OFFERING SUMMARY

Lease Rate:	\$68,000.00 per year (NNN)
Available SF:	1 Acres
Lot Size:	47,068 SF

PROPERTY OVERVIEW

Unlock the potential of approximately 1 acre of prime land at an annual lease rate of \$68,000. This versatile property, currently operating as a retail store, offers the flexibility for tenants to lease with the existing improvements or embark on a new venture with a minimum 15-year lease. Situated just north of Estero Llano Grande State Park and 6 miles from the Progreso International Bridge with Mexico, this location is ideal for a dollar store, retail store, midblock C-Store, truck yard, or for plumbing or electrical contractors. Don't miss the chance to secure this excellent site for your business.

PROPERTY HIGHLIGHTS

- Annual Rate of \$68,000 (\$5,667 per month land lease)
- Ideal for dollar store, retail store, midblock C-Store, truck yard, plumbing, or electrical contractors
- 6 miles from the Progreso International Bridge with Mexico
- Tenant can remove and build with a minimum 15 year lease.
- City of Weslaco Water/On site Septic
- 178' Frontage on FM 1015

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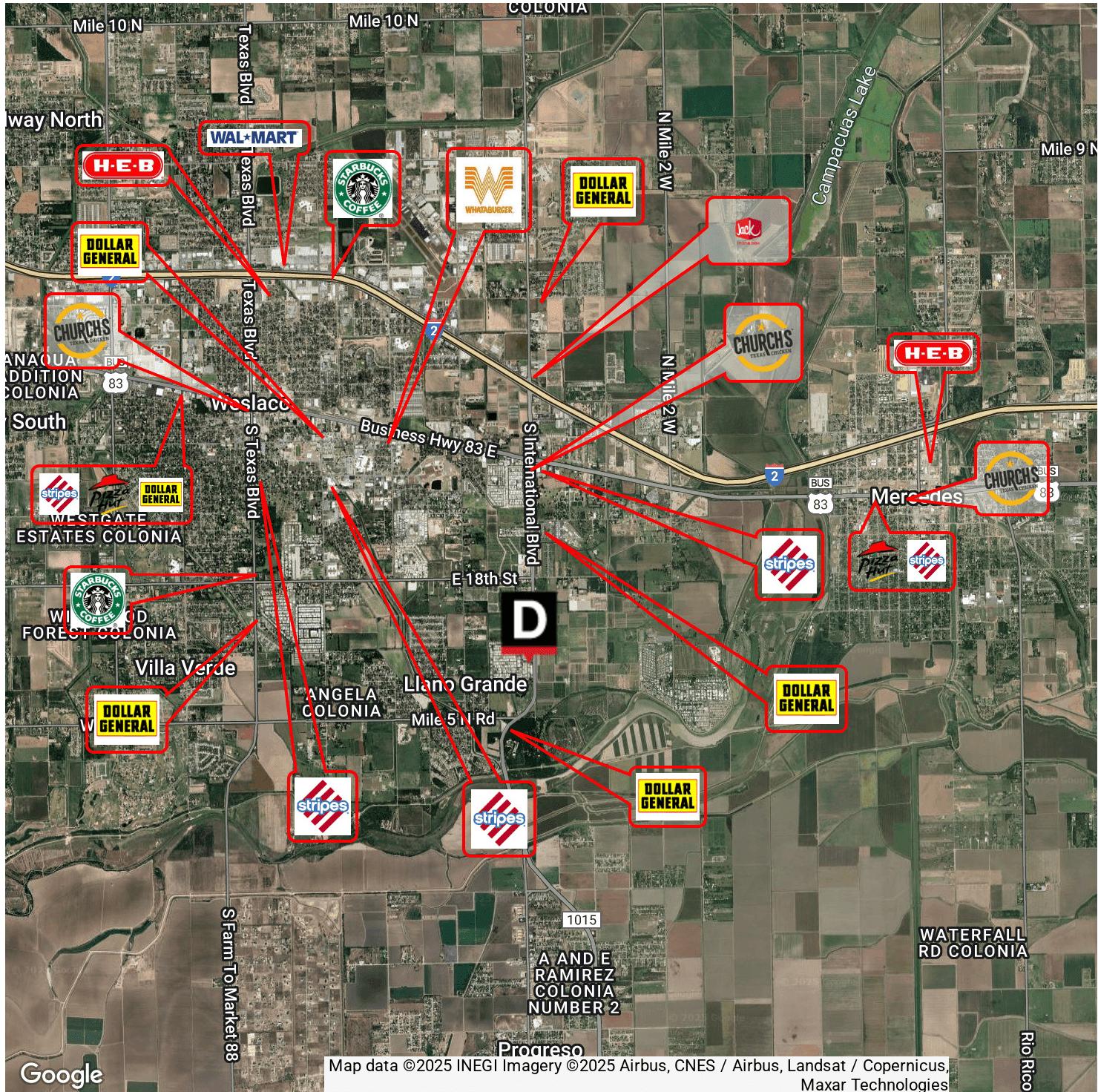
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Retailer Map

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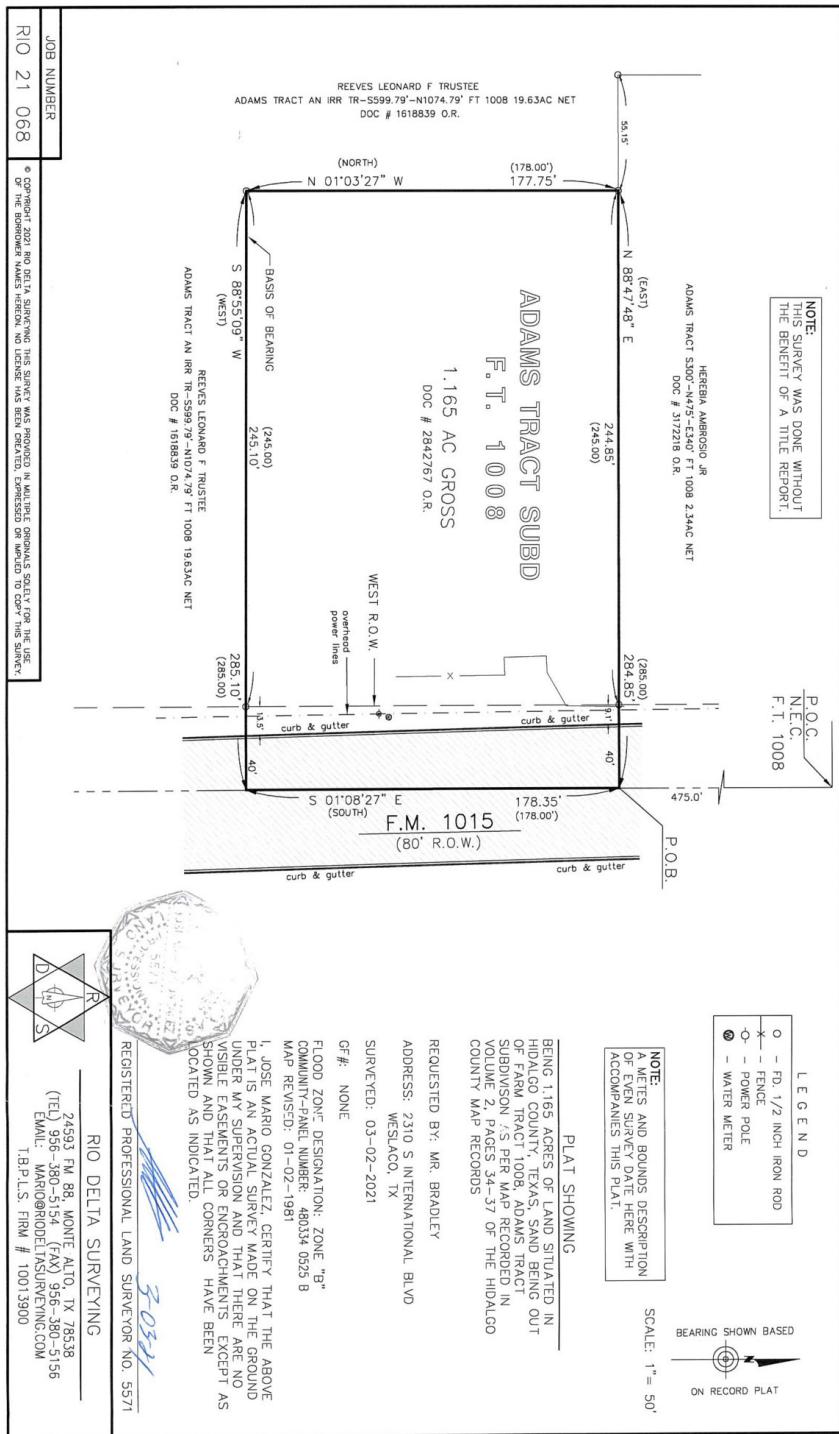
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Survey

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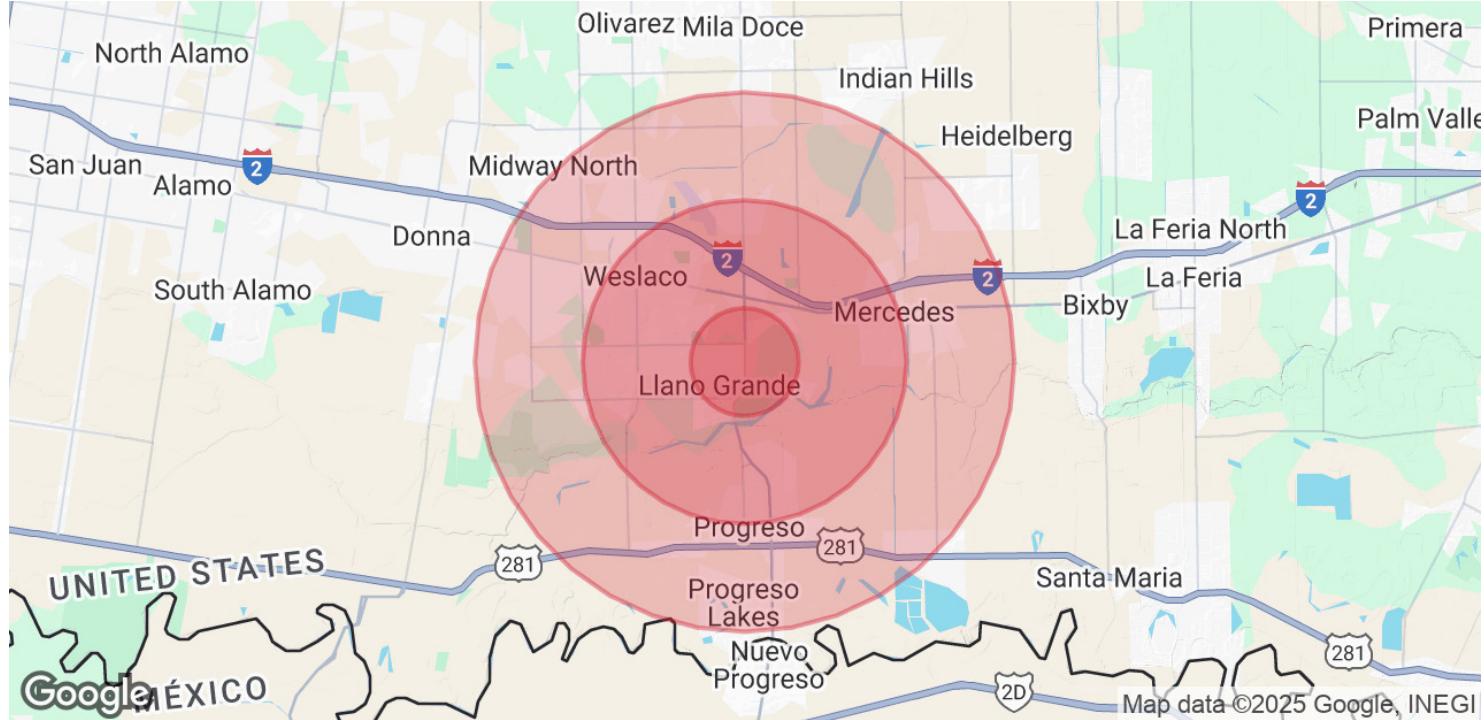
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,603	39,705	77,042
Average Age	44	39	37
Average Age (Male)	43	37	35
Average Age (Female)	46	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,365	13,246	24,644
# of Persons per HH	2.6	3	3.1
Average HH Income	\$55,001	\$64,567	\$66,263
Average House Value	\$113,054	\$142,188	\$144,248

Demographics data derived from AlphaMap

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.32	International Boulevard	Old Spanish Trl (0.09 miles N)	2022	14393
0.55	South Pleasantview Drive	E 18th St (0.07 miles N)	2022	3922
1.06	Mile 4 Rd W	E 18th St (0.07 miles S)	2014	3080
1.08	International Boulevard	Swan Blvd (0.06 miles S)	2022	19249
1.10	International Boulevard	S Bridge Ave (0.12 miles N)	2022	14236
1.11	E 18th St	Mile 4 Rd W (0.08 miles E)	2014	4186
1.28	S Mile 2 1/2 W	Dacota St (0.02 miles S)	2014	91
1.36	S Mile 2 W	W 2nd St (0.09 miles N)	2014	3836
1.40	International Boulevard	Mile 7 N (0.08 miles S)	2022	22103
1.43	Moreland Drive	E Moreland (0.02 miles E)	2022	308
1.43		(0.0 miles)	2014	430
1.44	South Pleasantview Drive	Hwy 83 Bus (0.06 miles S)	2022	4286
1.44		Hwy 83 Bus (0.12 miles E)	2022	16034
1.46	Mile 2 West Road	W 2nd St (0.07 miles S)	2022	6918
1.50		S Mile 2 1/2 W (0.01 miles E)	2021	9000
1.50		S Mile 2 1/2 W (0.01 miles E)	2022	8428
1.51	US Hwy 83 Bus	E 6th St (0.07 miles W)	2014	15037
1.52	I 2;US 83	Mile 2 1/2 Rd W (0.0 miles NW)	2021	59353
1.52	I 2;US 83	Mile 2 1/2 Rd W (0.0 miles NW)	2022	60302
1.53	S Bridge Ave	E 18th St (0.06 miles S)	2014	4259
1.54		Mile 2 1/2 Rd W (0.02 miles SW)	2021	9000
1.54		Mile 2 1/2 Rd W (0.02 miles SW)	2022	8550
1.56	34th Street	Mile 4 1/2 Rd W (0.05 miles W)	2022	3180
1.59	S Bridge Ave	E 34th St (0.04 miles S)	2014	675
1.63	E 6th St	Mile 4 Rd W (0.06 miles W)	2014	4524
1.65	S Mile 2 W	County Rd (0.07 miles N)	2014	5337
1.69	Mile 4 Rd W	E 6th St (0.02 miles S)	2014	8385
1.75	South Airport Drive	Hwy 83 Bus (0.01 miles S)	2022	11455
1.78	FM 1015	Gonzales (0.16 miles SE)	2014	9341
1.81	North International Boulevard	E Expy 83 (0.14 miles S)	2022	24673

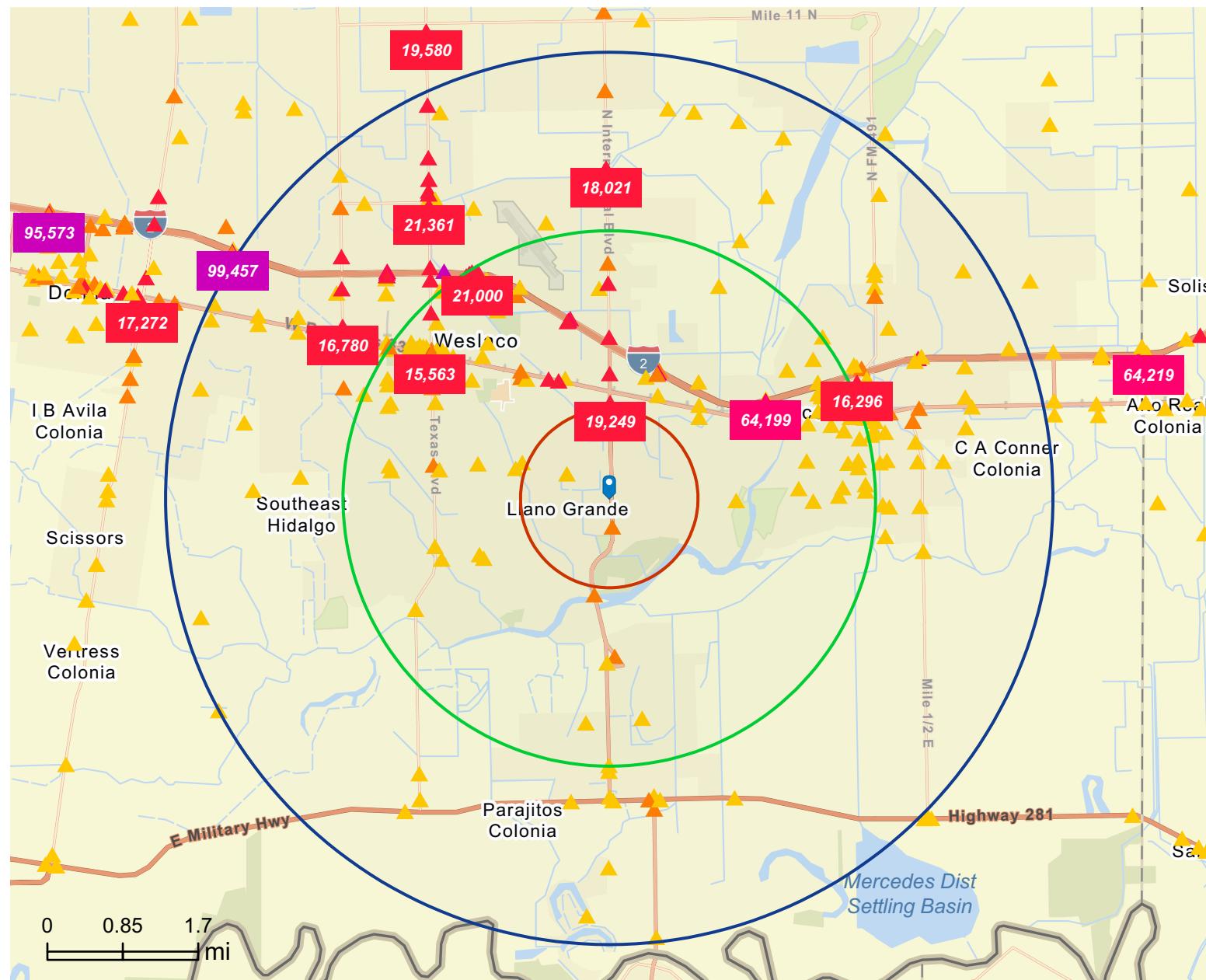
Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2025 Kalibrate Technologies (Q3 2025).

Traffic Count Map

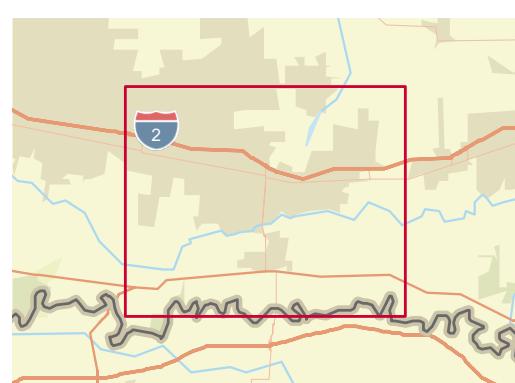
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Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



[Source](#): Traffic Counts (2025)



Information About Brokerage Services

11-2-2015

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 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.

Davis Equity Realty Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	info@davisequity.com	(956) 969-8648 Phone
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Dale L Davis Designated Broker of Firm	License No.	daled@davisequity.com	(956) 969-8648 Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

Davis Equity Realty, 2290 W Pike #100 Weslaco, TX 78596
Randall Summers

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Company Disclosure Statement

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TEXT HEADLINE

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