

2 ACRES WITH OFFICE

BILL SUMMERS INTERNATIONAL BLVD & BUSINESS HWY 83, WESLACO, TX 78596



OFFICE BUILDING FOR SALE

For More Information:

RANDY SUMMERS, CCIM, CPM

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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

BROCHURE • JULY 24, 2023

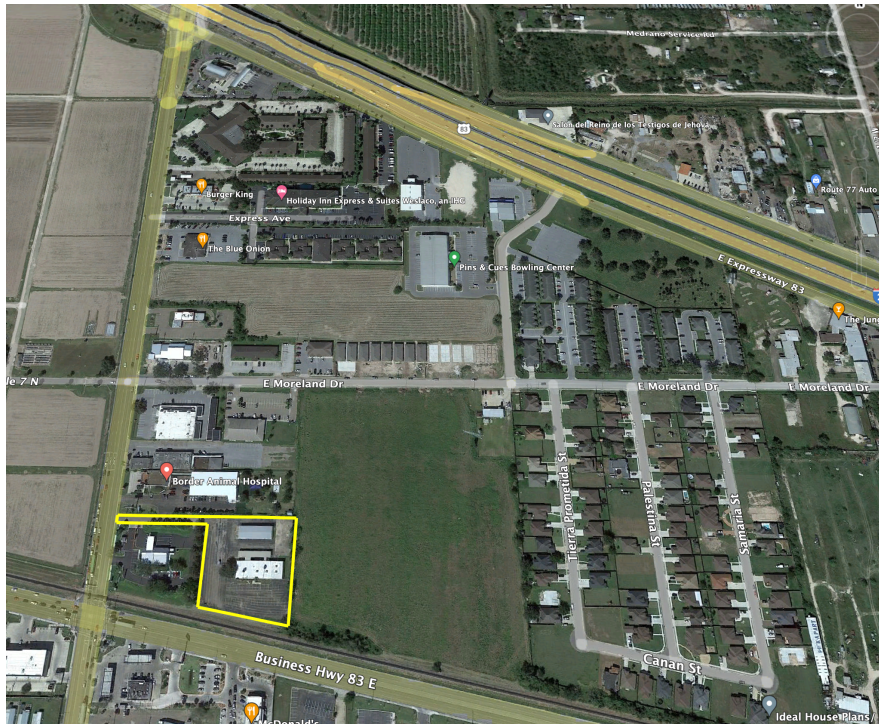
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$992,000
Building Size:	7,488 SF
Available SF:	
Lot Size:	2 Acres
Price / SF:	\$132.48

PROPERTY OVERVIEW

Currently Income Producing property located on Bill Summers International Blvd in Weslaco, Texas. Property has a 7,488 sf office building and 6,814 sf of covered parking/garages. Paved parking and secure gate/fence enhance this site. Buyer can take advantage of income as property is leased until June 2024. Property has always been leased to a government entity/contractor.

PROPERTY HIGHLIGHTS

- Income producing property
- 7,488 sf office building
- 6,814 sf of covered parking/garages
- Leased until June 2024

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Retailer Map



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Executive Summary

623 S International Blvd, Weslaco, Texas, 78596
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.15412
Longitude: -97.95684

	1 mile	3 miles	5 miles
Population			
2010 Population	3,500	42,538	87,753
2020 Population	3,822	42,553	92,026
2023 Population	4,059	43,126	96,315
2028 Population	4,187	43,441	99,568
2010-2020 Annual Rate	0.88%	0.00%	0.48%
2020-2023 Annual Rate	1.87%	0.41%	1.41%
2023-2028 Annual Rate	0.62%	0.15%	0.67%
2023 Male Population	48.3%	47.8%	48.6%
2023 Female Population	51.7%	52.2%	51.4%
2023 Median Age	45.8	35.3	32.0

In the identified area, the current year population is 96,315. In 2020, the Census count in the area was 92,026. The rate of change since 2020 was 1.41% annually. The five-year projection for the population in the area is 99,568 representing a change of 0.67% annually from 2023 to 2028. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 32.0, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	52.4%	44.4%	40.3%
2023 Black Alone	0.5%	0.5%	0.4%
2023 American Indian/Alaska Native Alone	0.6%	0.8%	0.8%
2023 Asian Alone	0.7%	0.8%	0.6%
2023 Pacific Islander Alone	0.1%	0.0%	0.0%
2023 Other Race	15.3%	19.9%	22.4%
2023 Two or More Races	30.3%	33.6%	35.5%
2023 Hispanic Origin (Any Race)	84.9%	87.5%	91.7%

Persons of Hispanic origin represent 91.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	53	43	45
2010 Households	1,136	13,264	24,875
2020 Households	1,272	14,101	27,799
2023 Households	1,349	14,469	29,303
2028 Households	1,418	14,815	30,752
2010-2020 Annual Rate	1.14%	0.61%	1.12%
2020-2023 Annual Rate	1.82%	0.80%	1.63%
2023-2028 Annual Rate	1.00%	0.47%	0.97%
2023 Average Household Size	2.91	2.95	3.27

The household count in this area has changed from 27,799 in 2020 to 29,303 in the current year, a change of 1.63% annually. The five-year projection of households is 30,752, a change of 0.97% annually from the current year total. Average household size is currently 3.27, compared to 3.29 in the year 2020. The number of families in the current year is 23,674 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

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Mortgage Income			
2023 Percent of Income for Mortgage	14.8%	13.7%	13.4%
Median Household Income			
2023 Median Household Income	\$51,786	\$41,188	\$47,040
2028 Median Household Income	\$57,551	\$48,976	\$52,919
2023-2028 Annual Rate	2.13%	3.52%	2.38%
Average Household Income			
2023 Average Household Income	\$66,294	\$59,874	\$64,110
2028 Average Household Income	\$76,514	\$68,308	\$73,102
2023-2028 Annual Rate	2.91%	2.67%	2.66%
Per Capita Income			
2023 Per Capita Income	\$22,077	\$20,175	\$19,612
2028 Per Capita Income	\$25,900	\$23,391	\$22,704
2023-2028 Annual Rate	3.25%	3.00%	2.97%
GINI Index			
2023 Gini Index	42.0	46.2	44.6

Households by Income

Current median household income is \$47,040 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$52,919 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$64,110 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$73,102 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$19,612 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$22,704 in five years, compared to \$47,525 for all U.S. households

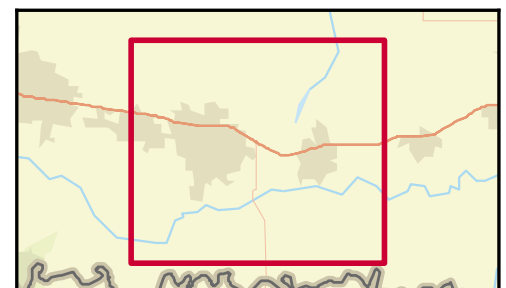
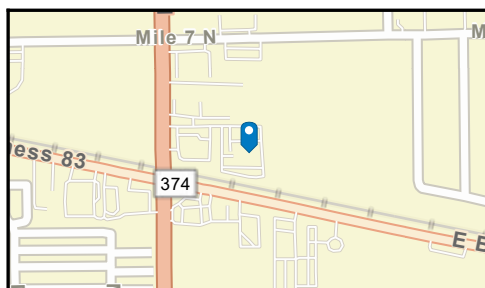
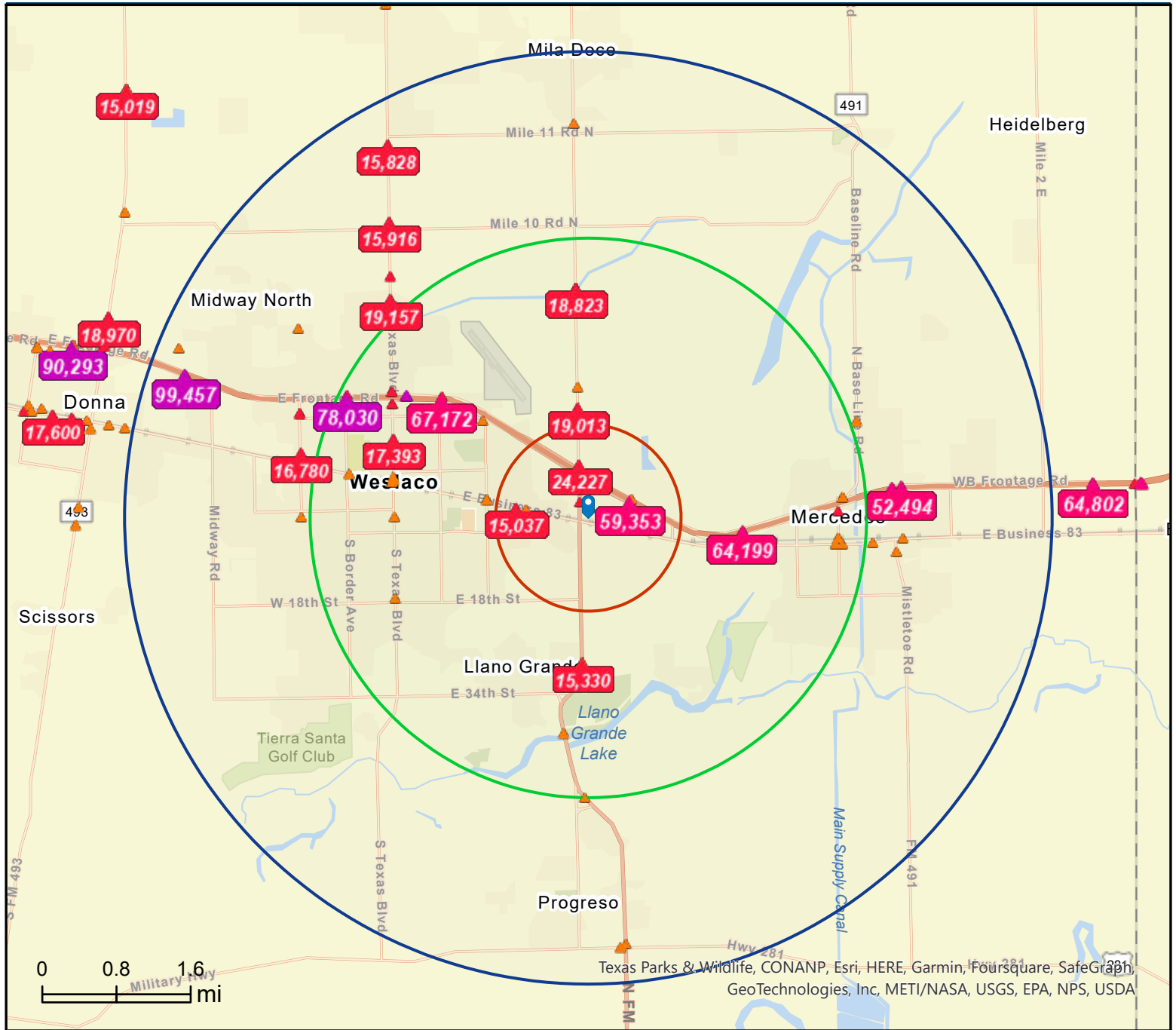
Housing			
2023 Housing Affordability Index	155	157	161
2010 Total Housing Units	2,710	17,440	30,582
2010 Owner Occupied Housing Units	663	8,481	17,487
2010 Renter Occupied Housing Units	473	4,783	7,388
2010 Vacant Housing Units	1,574	4,176	5,707
2020 Total Housing Units	2,254	17,918	33,173
2020 Vacant Housing Units	982	3,817	5,374
2023 Total Housing Units	2,350	18,440	34,986
2023 Owner Occupied Housing Units	965	9,473	20,737
2023 Renter Occupied Housing Units	384	4,996	8,566
2023 Vacant Housing Units	1,001	3,971	5,683
2028 Total Housing Units	2,411	18,823	36,440
2028 Owner Occupied Housing Units	1,037	9,884	22,068
2028 Renter Occupied Housing Units	381	4,931	8,684
2028 Vacant Housing Units	993	4,008	5,688
Socioeconomic Status Index			
2023 Socioeconomic Status Index	41.3	36.4	36.8

Currently, 59.3% of the 34,986 housing units in the area are owner occupied; 24.5%, renter occupied; and 16.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 33,173 housing units in the area and 16.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.65%. Median home value in the area is \$104,791, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 11.37% annually to \$179,515.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

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Source: ©2023 Kalibrate Technologies (Q2 2023).



Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.19	International Boulevard	Swan Blvd (0.06 miles S)	2021	20,032
0.34	Moreland Drive	E Moreland (0.02 miles E)	2021	119
0.45	S Mile 2 1/2 W	Dacota St (0.02 miles S)	2014	91
0.47		S Mile 2 1/2 W (0.01 miles E)	2021	9,000
0.48		S Mile 2 W (0.58 miles W)	2021	59,353
0.50	Expressway 83	N Indiana Ave (0.01 miles W)	2021	9,000
0.59	North International Boulevard	E Expy 83 (0.14 miles S)	2021	24,227
0.68	TX 45;RM 620	Hwy 83 Bus (0.12 miles E)	2020	14,126
0.79	US Hwy 83 Bus	E 6th St (0.07 miles W)	2014	15,037
0.91	S Mile 2 W	County Rd (0.07 miles N)	2014	5,337
0.93	Mile 2 West Road	W 2nd St (0.07 miles S)	2021	5,827
0.97	S Mile 2 W	W 2nd St (0.09 miles N)	2014	3,836
1.04	E 6th St	Mile 4 Rd W (0.06 miles W)	2014	4,524
1.11	South Airport Drive	E 6th St (0.02 miles S)	2021	11,301
1.11	South Airport Drive	Hwy 83 Bus (0.01 miles S)	2020	10,274
1.12	South Pleasantview Drive	Hwy 83 Bus (0.06 miles S)	2021	3,246
1.12	South Pleasantview Drive	E 18th St (0.07 miles N)	2020	3,413
1.14	E Pike Blvd	Mile 3 Rd W (0.1 miles E)	2014	3,337
1.19	North International Boulevard	E Pike Blvd (0.06 miles S)	2020	19,013
1.36	Mile 4 Rd W	E 18th St (0.07 miles S)	2014	3,080
1.41	Mile 3 Rd W	Pecan Grove Dr (0.01 miles S)	2002	12,100
1.46	E 18th St	Mile 4 Rd W (0.08 miles E)	2014	4,186
1.54	E Pike Blvd	N Tio St (0.03 miles NW)	2014	14,400
1.55	E 2nd St	Ave de Cannon (0.03 miles E)	2014	2,312
1.56	International Boulevard	Mile 7 N (0.08 miles S)	2021	15,330
1.56	International Boulevard	Old Spanish Trl (0.09 miles N)	2020	12,472
1.57	Guerra Ave	E Molby St (0.02 miles N)	2014	28
1.59	N Airport Dr	E Expy 83 (0.01 miles S)	2014	1,440
1.61	Mile 8 N	S Mile 2 W (0.24 miles W)	2014	244
1.61	N Utah Ave	Esplanada St (0.1 miles N)	2014	173

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 2023 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: ©2023 Kalibrate Technologies (Q2 2023).

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Company Disclosure Statement

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