

ECONOMIC AVENUE

WESLACO, TX 78599

INDUSTRIAL LAND FOR SALE

9.12 ACRES



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
Partner | Co-Managing Broker
956.227.8000 | laurap@nairgv.com

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

PROPERTY SUMMARY

ECONOMIC AVENUE | WESLACO, TX 78599



PROPERTY DESCRIPTION

This property encompasses two lots: Lot 13, comprising 5.12 acres, and Lot 14, totaling 4 acres, resulting in an aggregate area of 9.12 acres. These lots may be acquired either separately or as a unit. They are situated within the Mid Valley International Industrial Park in Weslaco, at the intersection of Economic Avenue and Development Drive. The adjacent lots are designated for a range of industrial uses, including Class A warehouses, cold storage facilities, manufacturing operations, distribution centers, and dry storage warehouses. These lots represent a prime opportunity for any warehousing enterprise within the entire Rio Grande Valley, effectively serving the broader area.

PROPERTY HIGHLIGHTS

- Shovel Ready
- All Utilities and Services to the Site
- Zoned Industrial
- Centrally located in the Mid Valley - Weslaco

OFFERING SUMMARY

Sale Price:	\$1,414,271
Lot Size:	9.12 Acres
Taxes:	\$27,601
Zoning:	Industrial

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	431	1,046
Total Population	433	1,654	3,891
Average HH Income	\$56,433	\$55,736	\$55,427

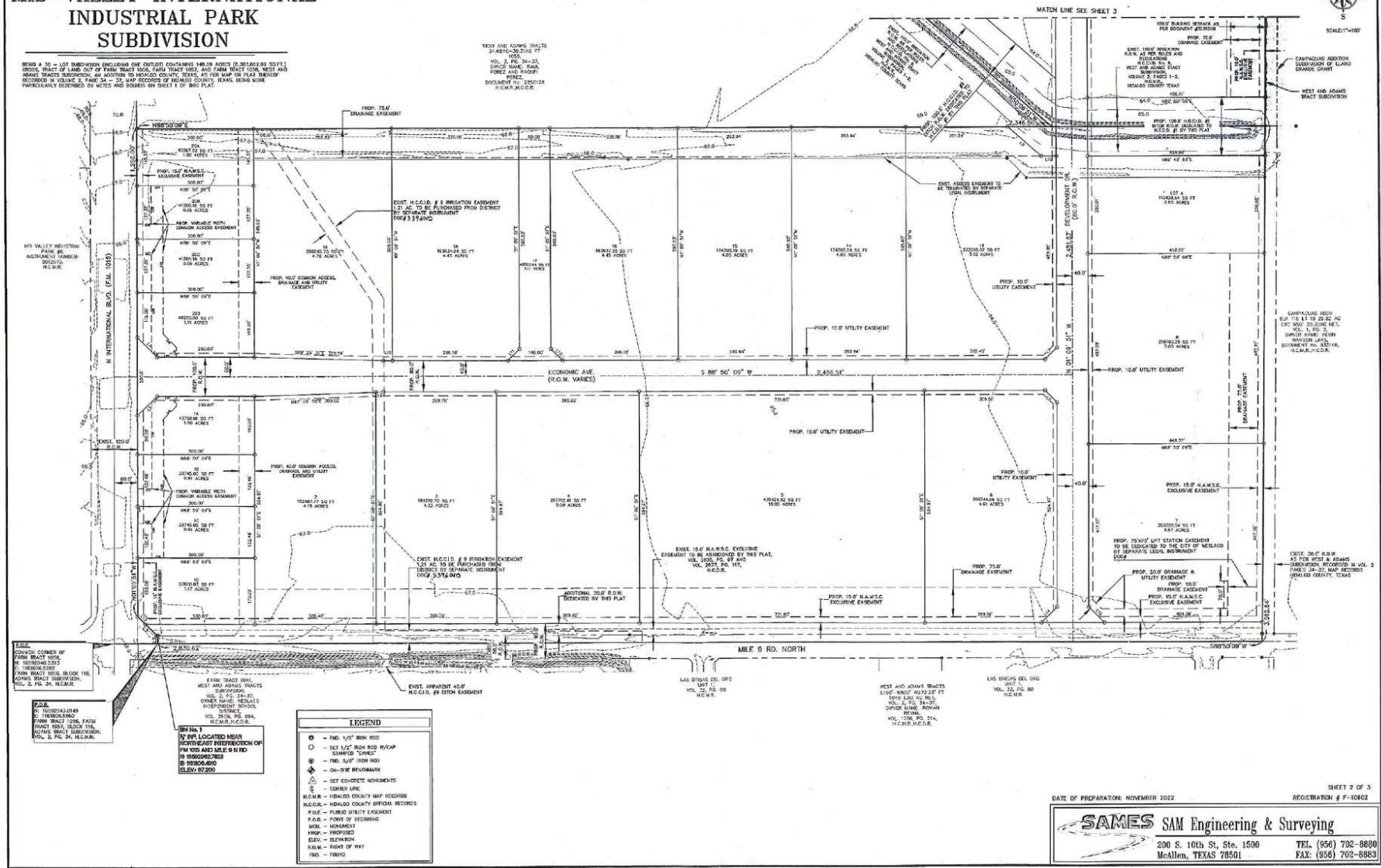
FOR SALE | LAND

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

MID-VALLEY INTERNATIONAL INDUSTRIAL PARK SUBDIVISION

BEING A 32-1/2 LOT SUBDIVISION INCLUDING ONE OUTLOT CONTAINING 148.28 ACRES (2,862,829.53 SQ. FT.) BEING TRACT OF LAND OUT OF FARM TRACT 1004, FARM TRACT 1002, AND FARM TRACT 1003, WEST AND ADAMS TRACTS SUBDIVISION, AN ADDITION TO WESLACO COUNTY, TEXAS, AS PER MAP OF PLAT THEREOF RECORDED IN VOLUME 3, PAGE 34-35, MAP RECORDS OF WESLACO COUNTY, TEXAS, BEING ALSO PARTICULARLY DESCRIBED BY NOTES AND BOUNDS ON SHEET 1 OF THIS PLAT.

WEST AND ADAMS TRACTS
31-6210-30-3146 FT.
VOL. 3, P. 34-35
S. 10th St. 100 ft.
S. 11th St. 100 ft.
S. 12th St. 100 ft.
S. 13th St. 100 ft.
S. 14th St. 100 ft.
S. 15th St. 100 ft.
S. 16th St. 100 ft.
S. 17th St. 100 ft.
S. 18th St. 100 ft.
S. 19th St. 100 ft.
S. 20th St. 100 ft.
S. 21st St. 100 ft.
S. 22nd St. 100 ft.
S. 23rd St. 100 ft.
S. 24th St. 100 ft.
S. 25th St. 100 ft.
S. 26th St. 100 ft.
S. 27th St. 100 ft.
S. 28th St. 100 ft.
S. 29th St. 100 ft.
S. 30th St. 100 ft.
S. 31st St. 100 ft.
S. 32nd St. 100 ft.
S. 33rd St. 100 ft.
S. 34th St. 100 ft.
S. 35th St. 100 ft.
S. 36th St. 100 ft.
S. 37th St. 100 ft.
S. 38th St. 100 ft.
S. 39th St. 100 ft.
S. 40th St. 100 ft.
S. 41st St. 100 ft.
S. 42nd St. 100 ft.
S. 43rd St. 100 ft.
S. 44th St. 100 ft.
S. 45th St. 100 ft.
S. 46th St. 100 ft.
S. 47th St. 100 ft.
S. 48th St. 100 ft.
S. 49th St. 100 ft.
S. 50th St. 100 ft.
S. 51st St. 100 ft.
S. 52nd St. 100 ft.
S. 53rd St. 100 ft.
S. 54th St. 100 ft.
S. 55th St. 100 ft.
S. 56th St. 100 ft.
S. 57th St. 100 ft.
S. 58th St. 100 ft.
S. 59th St. 100 ft.
S. 60th St. 100 ft.
S. 61st St. 100 ft.
S. 62nd St. 100 ft.
S. 63rd St. 100 ft.
S. 64th St. 100 ft.
S. 65th St. 100 ft.
S. 66th St. 100 ft.
S. 67th St. 100 ft.
S. 68th St. 100 ft.
S. 69th St. 100 ft.
S. 70th St. 100 ft.
S. 71st St. 100 ft.
S. 72nd St. 100 ft.
S. 73rd St. 100 ft.
S. 74th St. 100 ft.
S. 75th St. 100 ft.
S. 76th St. 100 ft.
S. 77th St. 100 ft.
S. 78th St. 100 ft.
S. 79th St. 100 ft.
S. 80th St. 100 ft.
S. 81st St. 100 ft.
S. 82nd St. 100 ft.
S. 83rd St. 100 ft.
S. 84th St. 100 ft.
S. 85th St. 100 ft.
S. 86th St. 100 ft.
S. 87th St. 100 ft.
S. 88th St. 100 ft.
S. 89th St. 100 ft.
S. 90th St. 100 ft.
S. 91st St. 100 ft.
S. 92nd St. 100 ft.
S. 93rd St. 100 ft.
S. 94th St. 100 ft.
S. 95th St. 100 ft.
S. 96th St. 100 ft.
S. 97th St. 100 ft.
S. 98th St. 100 ft.
S. 99th St. 100 ft.
S. 100th St. 100 ft.

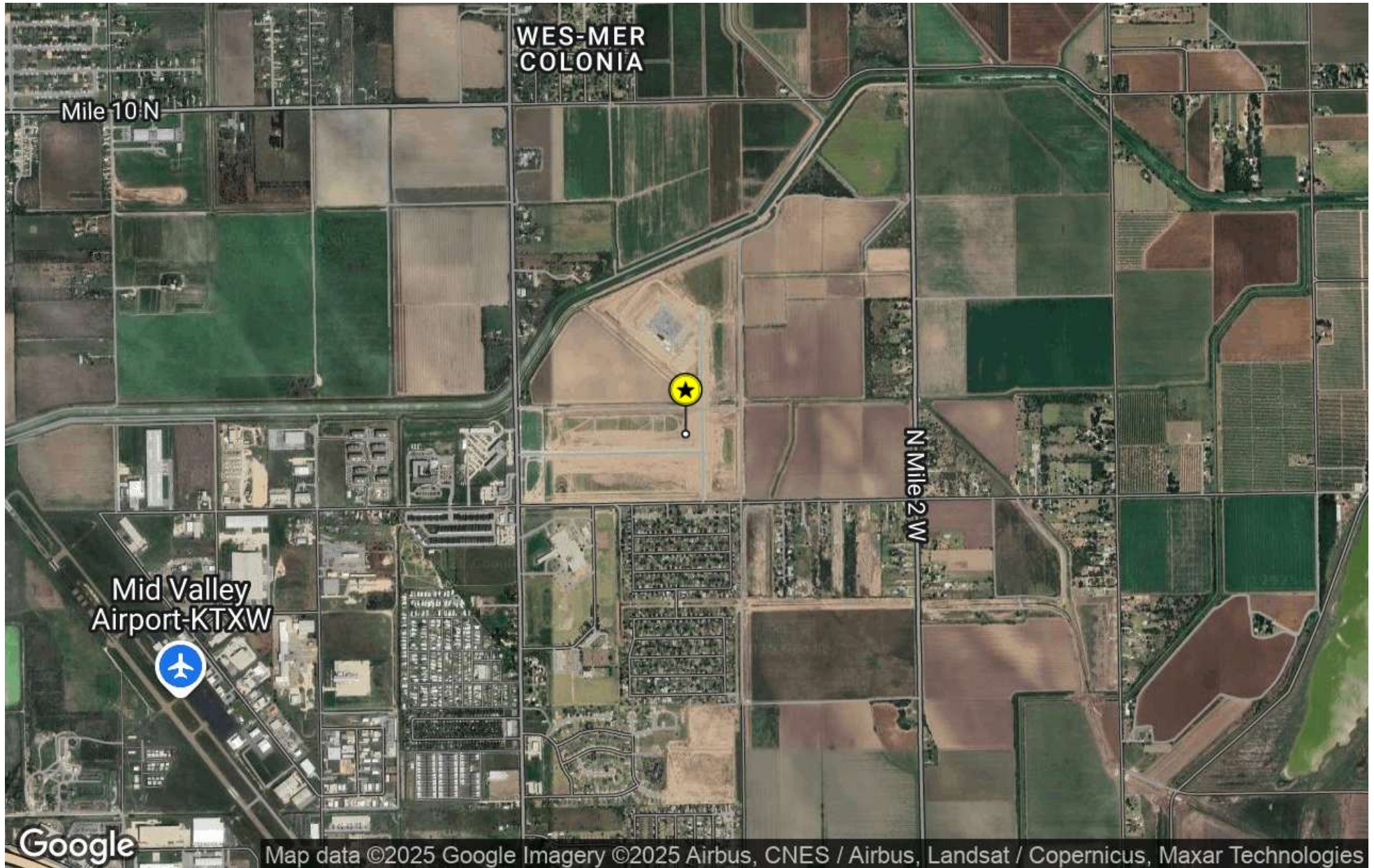


FOR SALE | LAND

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

AERIAL MAP

ECONOMIC AVENUE | WESLACO, TX 78599



FOR SALE | LAND

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ, SIOR
NAI RIO GRANDE VALLEY

Partner | Co-Managing Broker

laurap@nairgv.com

956.227.8000



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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.

2-10-2025



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date