



1502 W. PIKE BLVD

Weslaco, TX

60,941 SF AVAILABLE

INDUSTRIAL FOR LEASE | SUBDIVISIBLE

60,941 SF IN THRIVING WESLACO INDUSTRIAL MARKET

This property spans 2.53 acres in an excellent Mid-Rio Grande Valley location with high visibility from Interstate 2. Situated in the growing and thriving area of Weslaco, the property has quick access to the Anzalduas International Bridge, McAllen-Hidalgo International Bridge, and Pharr International Bridge. The building offers a total of 60,941 square feet, which can be subdivided into 42,997 square feet and 17,944 square feet to accommodate a variety of tenant needs.



60,941 TOTAL SF,
SUBDIVISIBLE



3 MINUTES FROM
INTERSTATE 2



5 MINUTES FROM
BUSINESS 83



UP TO 32'
CLEAR HEIGHT



1502 W.
Pike Blvd, Weslaco, TX

THE HOME DEPOT



Raising Cane's
CHICKEN FINNERS

Frost
BANKING INVESTMENTS INSURANCE

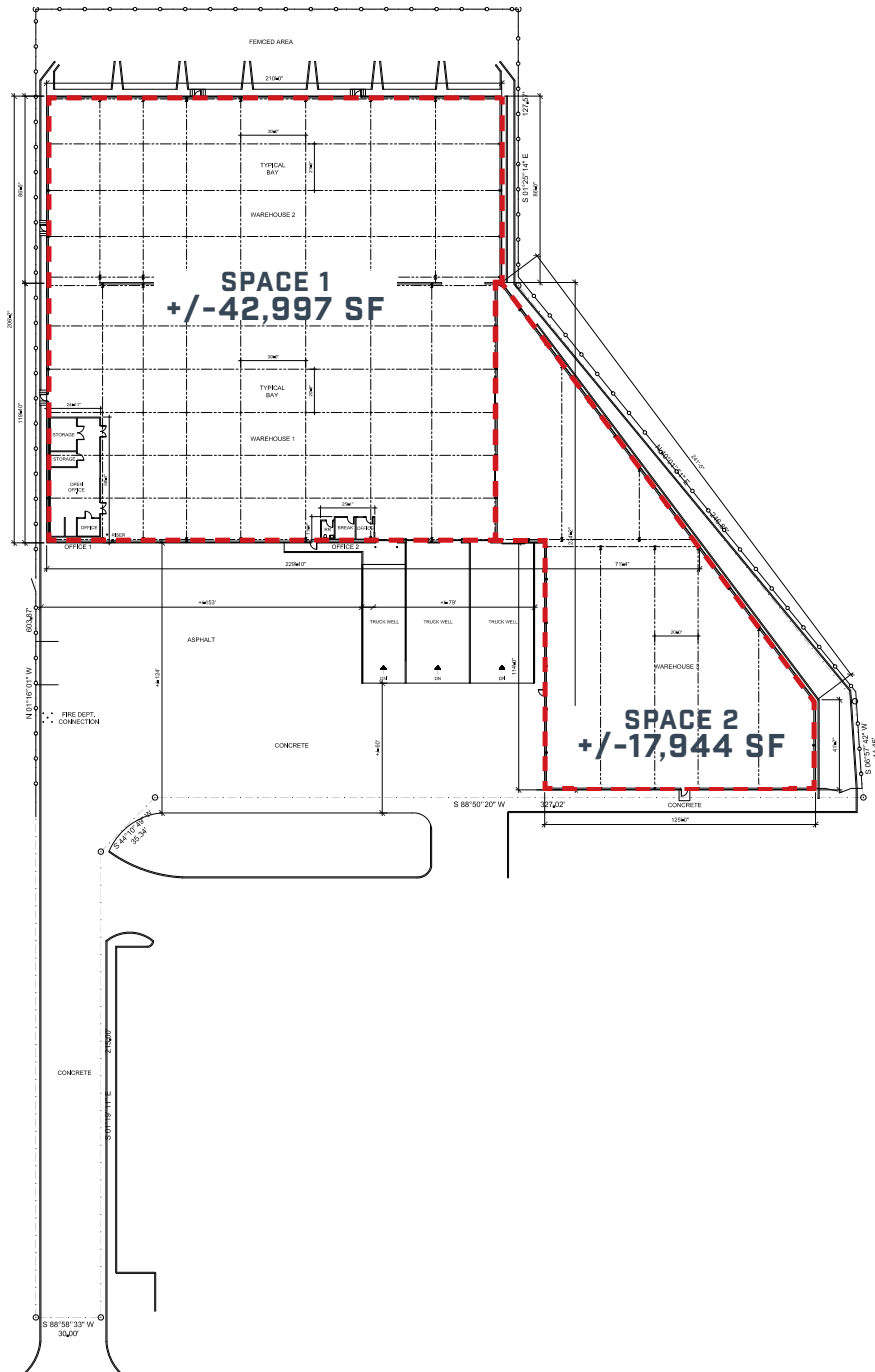
GOODYEAR



WESTGATE DRIVE

W. PIKE BLVD

SITE DETAILS



 SUBDIVISION

Location

Address 1502 W. Pike Boulevard, Weslaco TX 78596

Zoning B-2 Secondary & Highway District

Total Building 60,941 SF

Land Area 2.534 Acres

Site

Warehouse 1 42,997 SF

Warehouse 2 17,944 SF

Office 1 1,444 SF

Office 2 294 SF

Building Features

Construction Age (year) 2000

Clear Height Up to 32'

Column Spacing 25' X 21.5'

Building Dimensions 210' X 130'

Truck Court Depth 115'

Auto Parking ±26 Spaces

Dock High Doors 4

Half High Dock Doors 1

Construction Overview

Building Type Pre-Engineered Metal

Roof System Metal Standing Seam

Roof Age (year) 2000

HVAC System and Areas Office Only

Electricity/ Power 3 Panels, 200 amp, 200 amp, 225 amp, 110-220

Fire Supression Wet-Pipe Sprinkler System With 3 Fire Risers

INTERIOR DETAILS



PROXIMITY TO AMENITIES



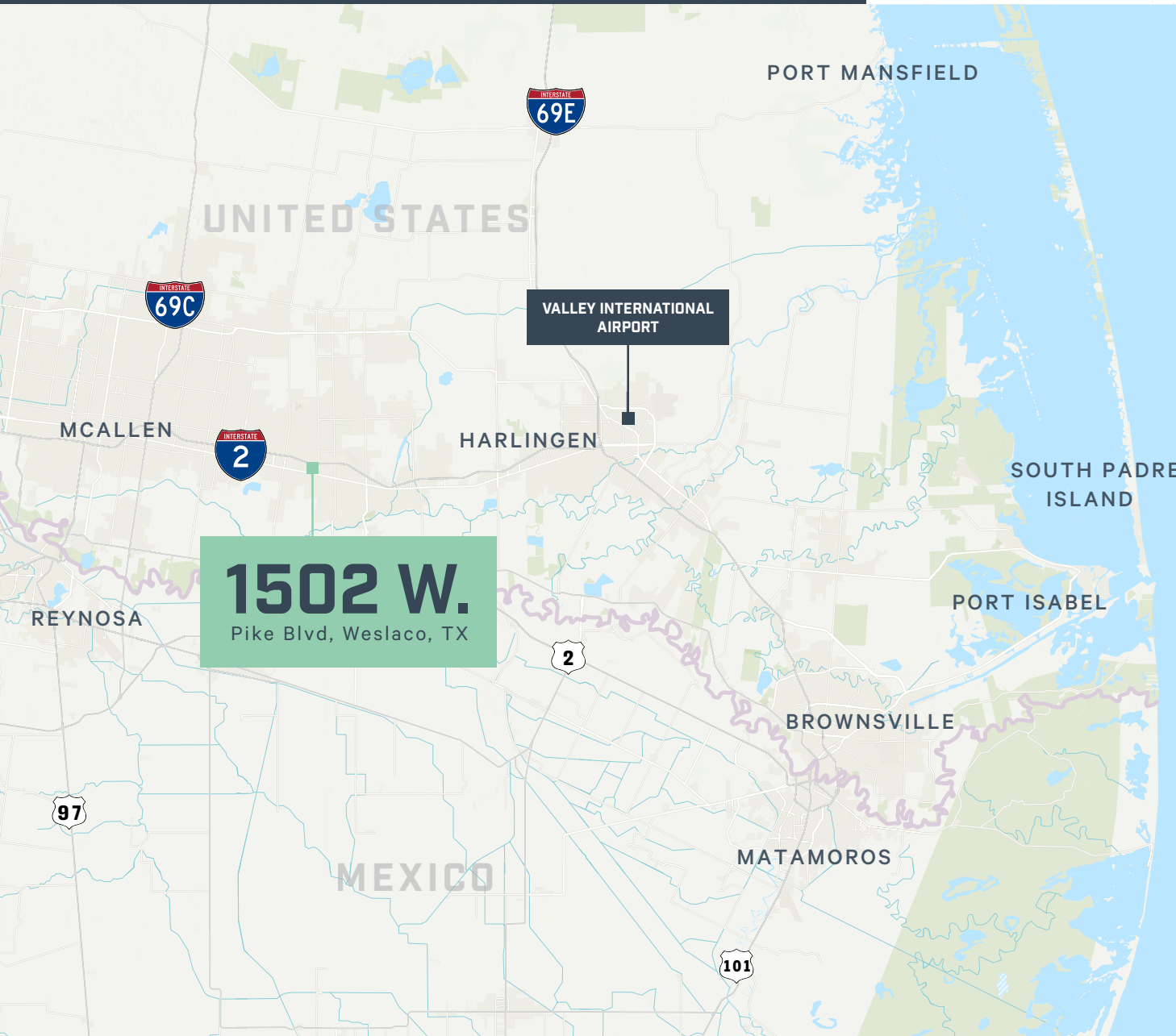
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WESTGATE DRIVE

W. PIKE BLVD



LOCATION OVERVIEW



DRIVE TIMES

INTERSTATE
2-3 MINUTES

BUSINESS 83
4 MINUTES

MCALLEN INTERNATIONAL AIRPORT
20 MINUTES

PHARR INTERNATIONAL BRIDGE
28 MINUTES

ALLIANCE (DONNA)
INTERNATIONAL BRIDGE
20 MINUTES

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CONTACTS

CARLOS TELLES

First Vice President

+1 956 618 3201

carlos.telles@cbre.com

ERNEST GARZA

Senior Associate

+1 956 342 3636

ernest.garza@cbre.com



CBRE

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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.

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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

299995

License No.

texaslicensing@cbre.com

Email

+1 210 225 1000

Phone

Jeremy McGown

Designated Broker of Firm

620535

License No.

jeremy.mcgown@cbre.com

Email

+1 214 979 6100

Phone

John Moake

Licensed Supervisor of Sales Agent/Associate

540146

License No.

john.moake@cbre.com

Email

+1 210 225 1000

Phone

Carlos Telles

Sales Agent/Associate's Name

637143

License No.

carlos.telles@cbre.com

Email

+1 210 225 1000

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

