

# TURN-KEY RESTAURANT OPPORTUNITY | HIGH-VISIBILITY LOCATION

1015 SOUTH INTERNATIONAL BOULEVARD, WESLACO, TX 78596



## RETAIL PROPERTY FOR SALE

For More Information:

**RANDY SUMMERS**

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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](http://davisequity.com)

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$1,499,000
Building Size:	3,100 SF
Available SF:	
Lot Size:	1.64 Acres
Price / SF:	\$483.55
Year Built:	2016

### PROPERTY OVERVIEW

Positioned along one of Weslaco's most heavily traveled corridors, this well-established, turn-key restaurant presents an exceptional opportunity for an owner/operator or investor seeking immediate operational capability with strong visibility and access.

Situated on 1.64 acres with approximately 223 feet of prime frontage along 5-lane International Boulevard (FM 1015), the property benefits from outstanding exposure, steady traffic counts, and convenient ingress/egress.

The facility features a fully equipped commercial kitchen, allowing for seamless continuation of operations, along with a high-quality restaurant finish-out that delivers a warm, inviting dining atmosphere. The building is fully air-conditioned, ensuring comfort for guests year-round.

A standout feature of the property is its outdoor covered seating area, complemented by a dedicated outdoor entertainment venue, creating a unique destination environment ideal for live music, events, and expanded customer engagement.

Whether continuing the existing concept or introducing a new brand, this property offers the infrastructure, location, and character to support a wide range of restaurant or hospitality uses.

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**PROPERTY HIGHLIGHTS**

- Turn-key, established restaurant operation
- 1.64-acre site with ample room for parking and expansion
- 223' of frontage on high-traffic International Blvd. (FM 1015)
- Full commercial kitchen – ready for immediate use
- Quality interior finish-out with dine-in capability
- Outdoor covered seating + entertainment venue
- Excellent visibility and accessibility
- Ideal for owner/operator or investment repositioning

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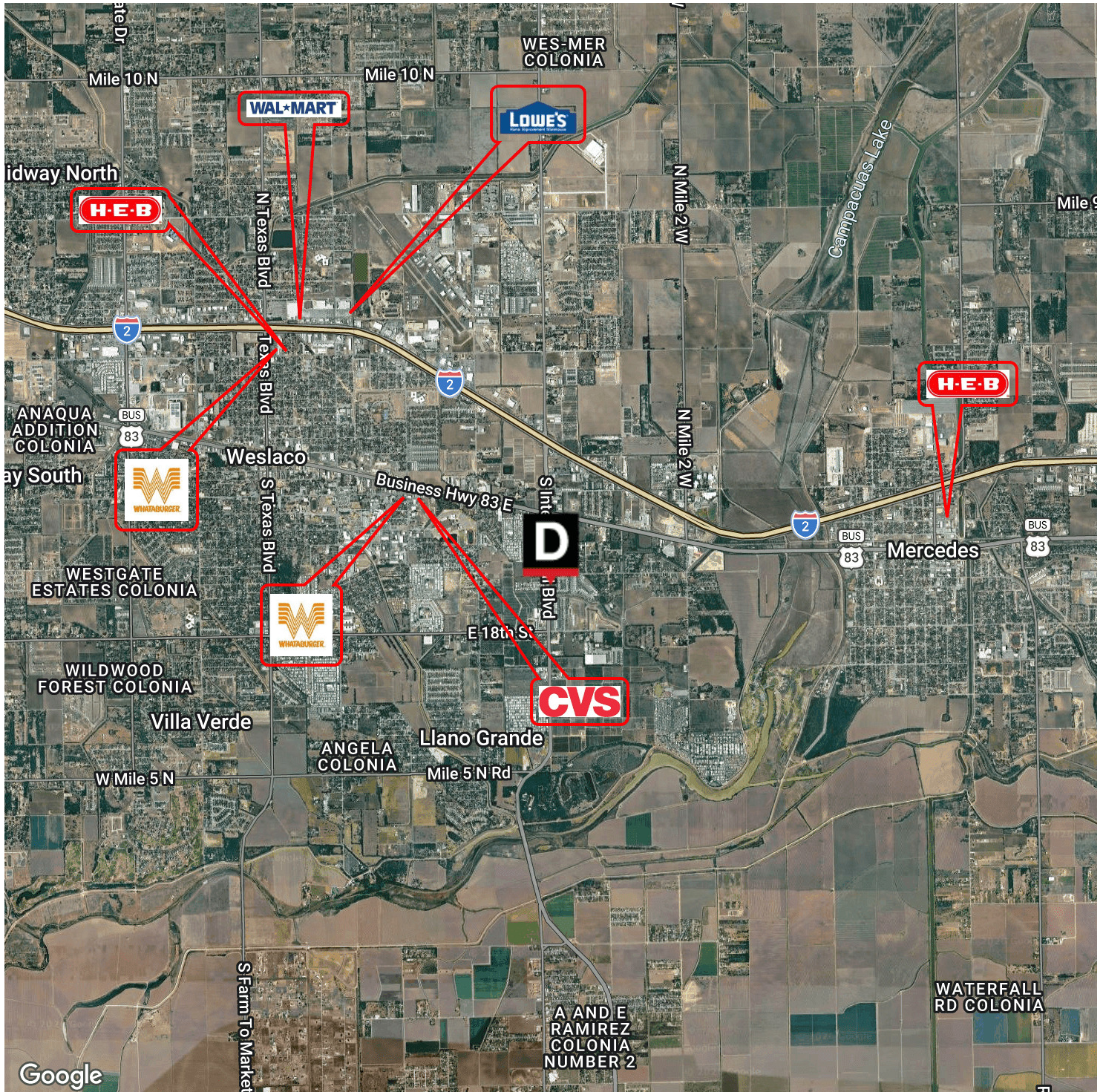
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## Retailer Map



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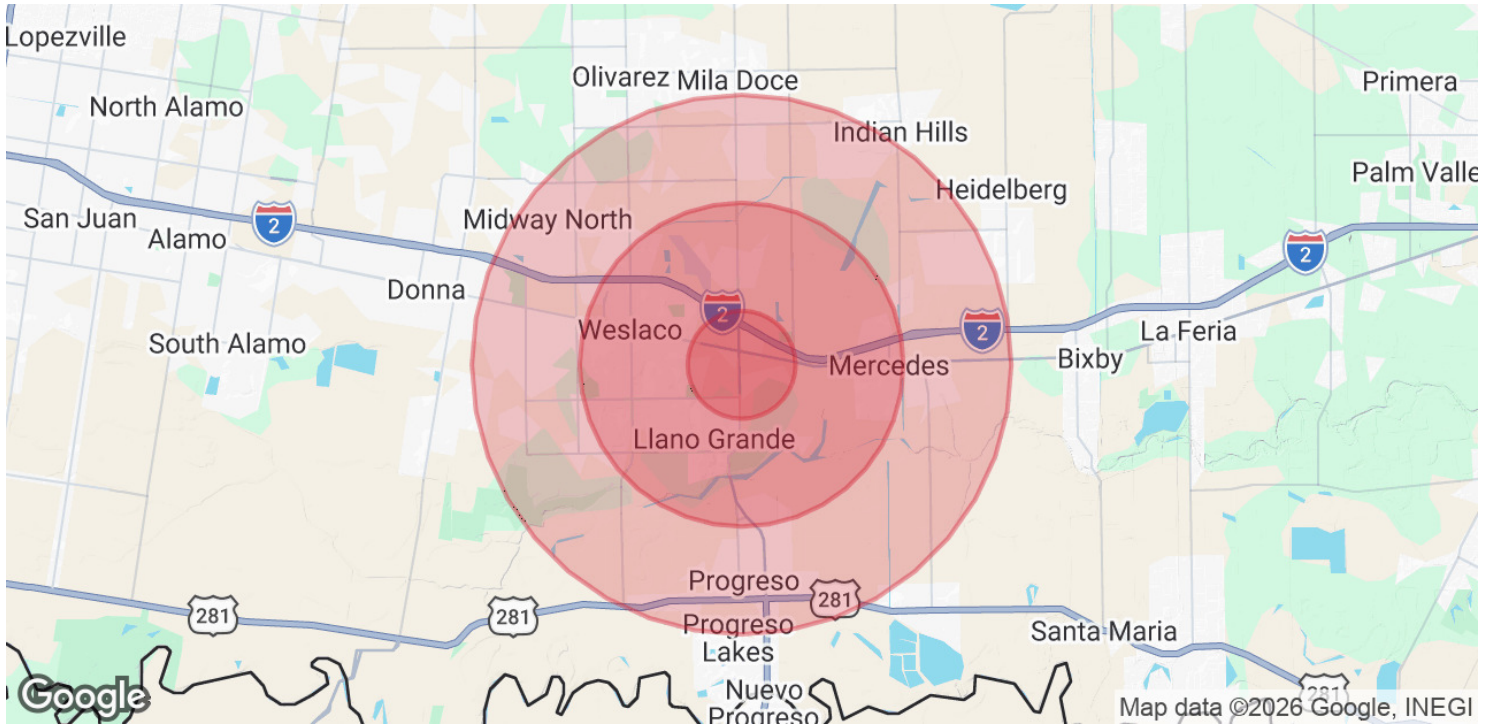
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,425	42,210	87,580
Average Age	41.2	33.6	30.9
Average Age (Male)	39.9	30.3	28.7
Average Age (Female)	41.6	35.5	32.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,214	13,765	26,148
# of Persons per HH	2.8	3.1	3.3
Average HH Income	\$60,646	\$59,303	\$64,618
Average House Value	\$94,894	\$97,465	\$113,016

2023 American Community Survey (ACS)

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## **Company Disclosure Statement**

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### **TEXT HEADLINE**

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