

**LEASE**  
**Ground Lease ( 1 AC ) |**  
**Weslaco TX**

**2620 N. INTERNATIONAL BLVD**  
Weslaco, TX 78599

**PRESENTED BY:**

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**N International Blvd**

**Approximate lot lines; may not reflect actual boundaries.\***





## PROPERTY SUMMARY



### OFFERING SUMMARY

|                      |                     |
|----------------------|---------------------|
| LEASE RATE:          | Contact for Pricing |
| AVAILABLE SF:        | 1 Acres             |
| LOT SIZE:            | 1 Acres             |
| ZONING:              | CO                  |
| TRAFFIC COUNT/(2023) | 17,115              |
| APN:                 | 1468982             |

### PROPERTY OVERVIEW

Lot 1A is a 1 Acre retail pad site available for ground lease or build-to-suit at the corner of Economic Avenue & International Blvd in Weslaco, TX. Anchored by McDonald's on Lot 1D, the site is part of the Mid Valley Industrial Park, with 15-lot industrial development led by Glazer's Beer and Beverage. With over 200,000 SF of industrial space planned by end of 2025, the area will see significant workforce growth, driving demand for retail and food services. The property benefits from nearby traffic generators such as Idea Weslaco, Mary Hoge Middle School, and the Texas Department of Public Safety RGV headquarters, along with continued residential expansion, ensuring strong long-term viability for retail development. Ideal for a quick-service restaurant with a drive-thru.

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PROPERTY DETAILS & HIGHLIGHTS



|                  |                                    |
|------------------|------------------------------------|
| BUILDING NAME    | Ground Lease ( 1 AC )   Weslaco TX |
| PROPERTY TYPE    | Land                               |
| PROPERTY SUBTYPE | Retail-Pad                         |
| APN              | 1468982                            |
| LOT SIZE         | 1 Acres                            |
| NUMBER OF LOTS   | 1                                  |
| FREE STANDING    | Yes                                |

- Retail Pad Site: 1 Acre pad site available for ground lease or build-to-suit.
- Strategic Location: Hard corner at Economic Ave & International Blvd, ensuring maximum visibility and accessibility.
- Proven Retail Demand: Anchored by McDonald’s on Lot 1D, benefiting from strong consumer traffic.
- Growing Industrial Hub: Located within Mid Valley Industrial Park, which includes 15 industrial lots anchored by Glazer’s Beer and Beverage.
- Over 200,000 SF of industrial space planned by end of 2025, bringing a strong workforce and demand for retail services.
- High-Traffic Generators: Supported by Idea Weslaco, Mary Hoge Middle School, and the Texas Department of Transportation RGV headquarters.
- Expanding Residential Growth: The area is seeing continuous residential and workforce expansion, further solidifying long-term retail viability.

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## ADDITIONAL PHOTOS



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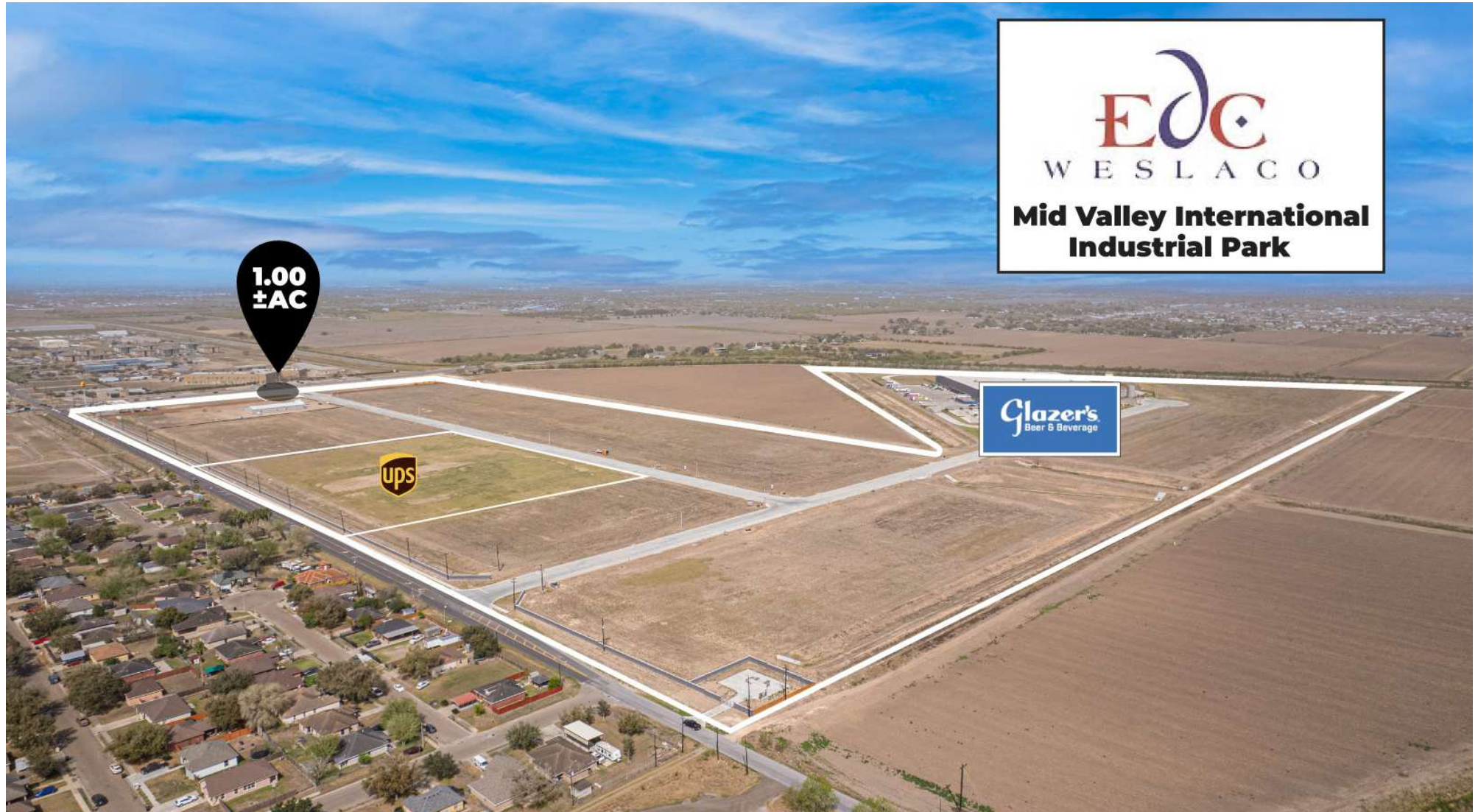
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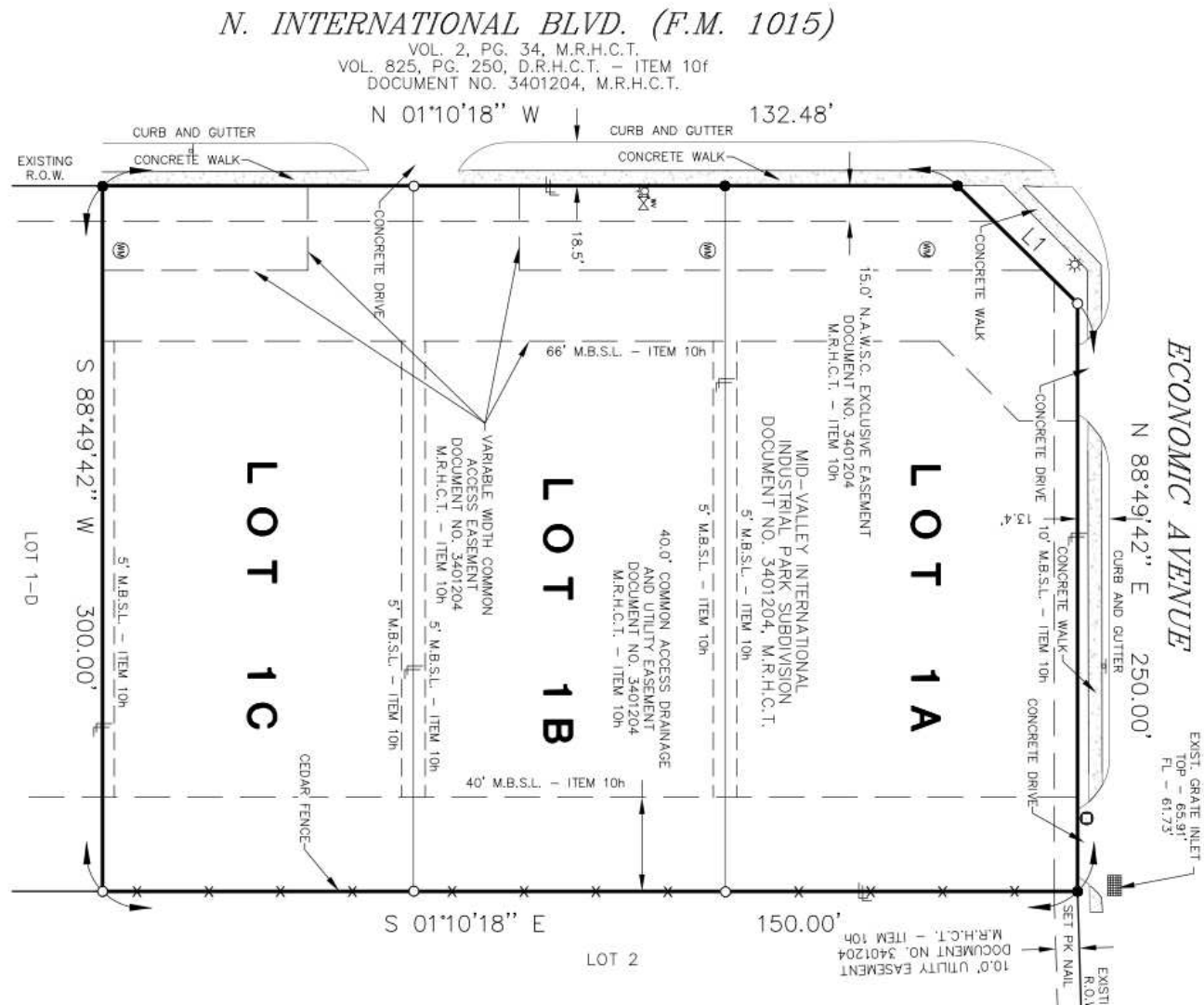
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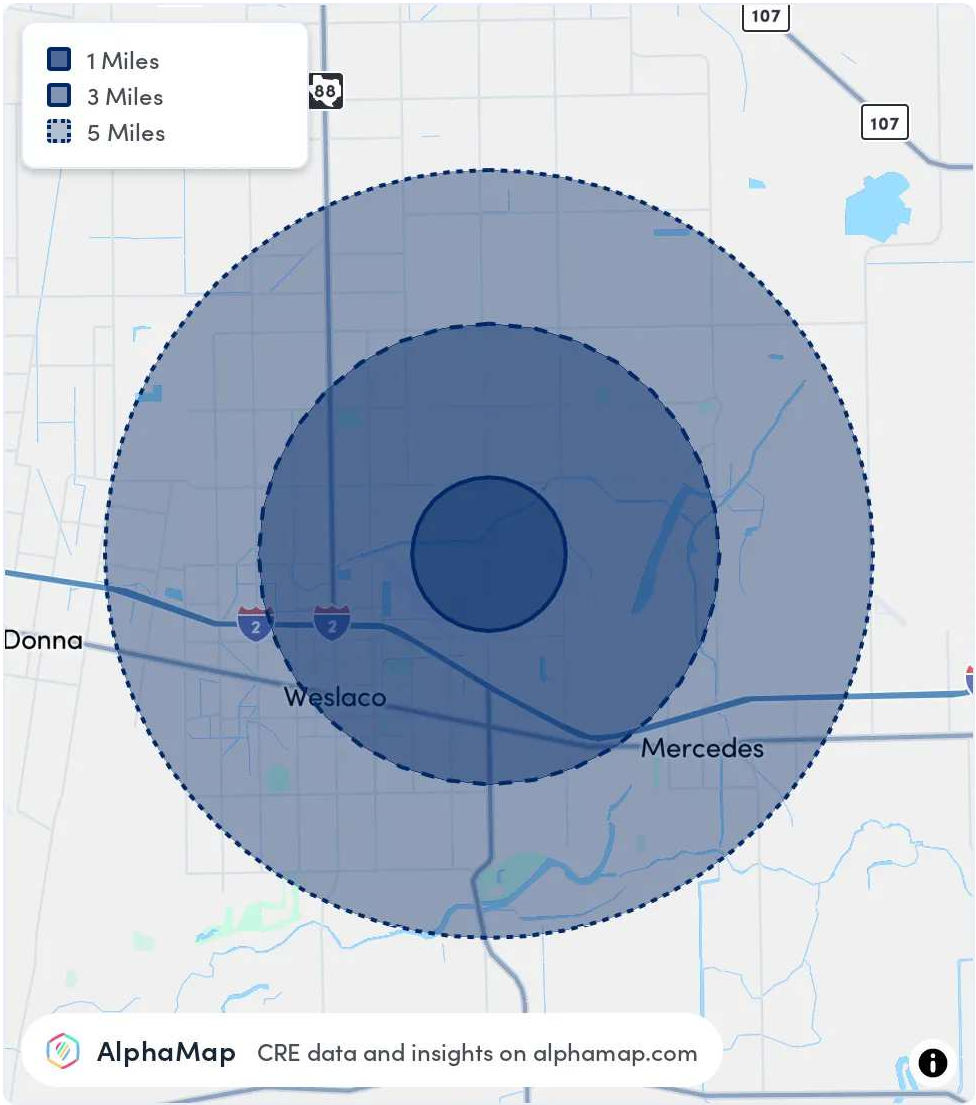


AREA ANALYTICS

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 3,893  | 36,534  | 97,629  |
| AVERAGE AGE          | 32     | 35      | 36      |
| AVERAGE AGE (MALE)   | 31     | 34      | 35      |
| AVERAGE AGE (FEMALE) | 33     | 36      | 37      |

| HOUSEHOLD & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1,058     | 11,167    | 29,868    |
| PERSONS PER HH      | 3.7       | 3.3       | 3.3       |
| AVERAGE HH INCOME   | \$55,139  | \$60,439  | \$64,406  |
| AVERAGE HOUSE VALUE | \$133,750 | \$128,520 | \$135,228 |
| PER CAPITA INCOME   | \$14,902  | \$18,314  | \$19,516  |

Map and demographics data derived from AlphaMap

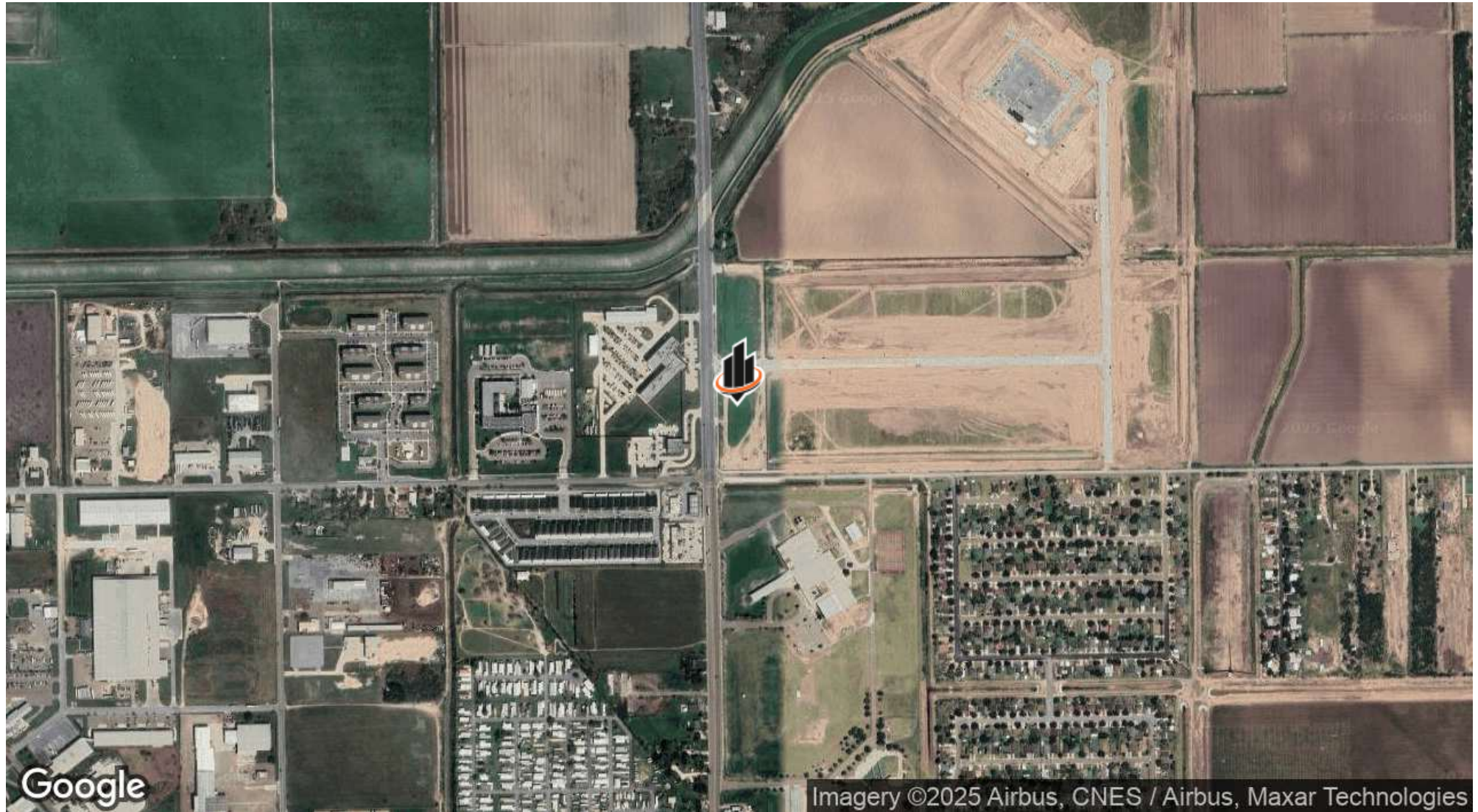


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## AERIAL MAP



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