



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE
VALLEY



Mercedes Warehouse

East Expressway 83, Mercedes, TX 78570

Michael Pacheco | Vice President
956.739.5172 | michael.pacheco@cbcworldwide.com

Jacob Galvan | Associate
956.363.1179 | jacob.galvan@coldwellbanker.com

The Property

Property Address: E. Expressway 83 / Mile 2 West Rd, Mercedes, TX 78596

Summary: Warehouse Suites and Executive Office Space For Pre-Lease.

Availability:

- Warehouse: Suites 1-5 (up to +/- 30,000 SF Total)
- Office: +/- 5,000 SF of Executive Office

See Preliminary Site Plan for Details

Rental Rate: Call For Pricing

Site Description

Mercedes, Texas is a growing city in the Rio Grande Valley located just east of Weslaco, and is quickly becoming an industrial hub in the area. This premium warehouse facility sits on the corner of Mile 2 W. Road and Expressway 83, the largest thoroughfare in the region. The site has access from Expressway 83 and Business Highway 83, another major roadway and has 5 suites (two loading docks each), plus 5,000 +/- square feet of office space. With excellent access, a flexible floor plan, dock-high loading areas, and a perfect location, this site is perfect for all users.

Traffic Counts

Mile 2 W. Road: 6,918 VPD

E. Expressway 83: 75,075 VPD

Area Retailers

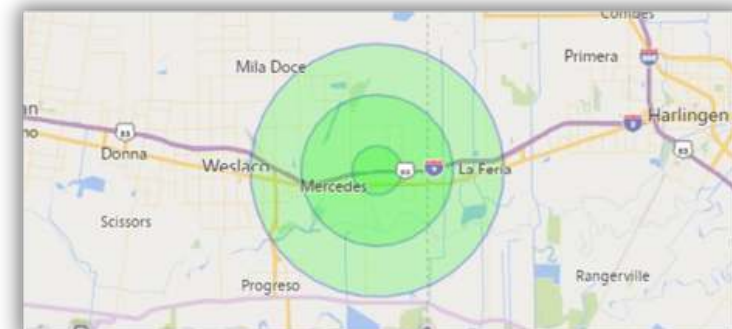
Mercedes Flea Market, Mid-Valley Urgent Care, Executive Inn, Magic Valley Electric Co-Op, L&G Construction, Juan's Welding Service, Marcelo's Body Shop, South Texas ISD Science Academy, Providence Transport, Texas A&M Agrilife Research, USDA, McDonalds, and Wes-Mer Drive In.

Property Highlights

- Access from Expressway 83 and Business Highway 83
- Excellent Traffic and Visibility
- Centrally Located in the Mid-Valley Region
- Two Dock-High Loading Docks In Each Suite

Local Demographics

	1 MILE	3 MILE	5 MILE
2023 Total Population	3,084	18,681	44,623
2023 Households	902	5,566	13,569
2023 Daytime Population	2,964	18,316	48,891





WesMer
Drive-In Theatre

Magic Valley
MVEEC
Electric Cooperative

BUSINESS
83

BUSINESS
83

L&G

**Mercedes
Flea
Market**

Mile 2 W Rd.

**Executive
Inn & Suites**

LoneSTAR
DOCUMENT MANAGEMENT SOLUTIONS

**KNAPP
MEDICAL CENTER**

**South Texas
ISD
Science
Academy**

INTERSTATE
TEXAS
2

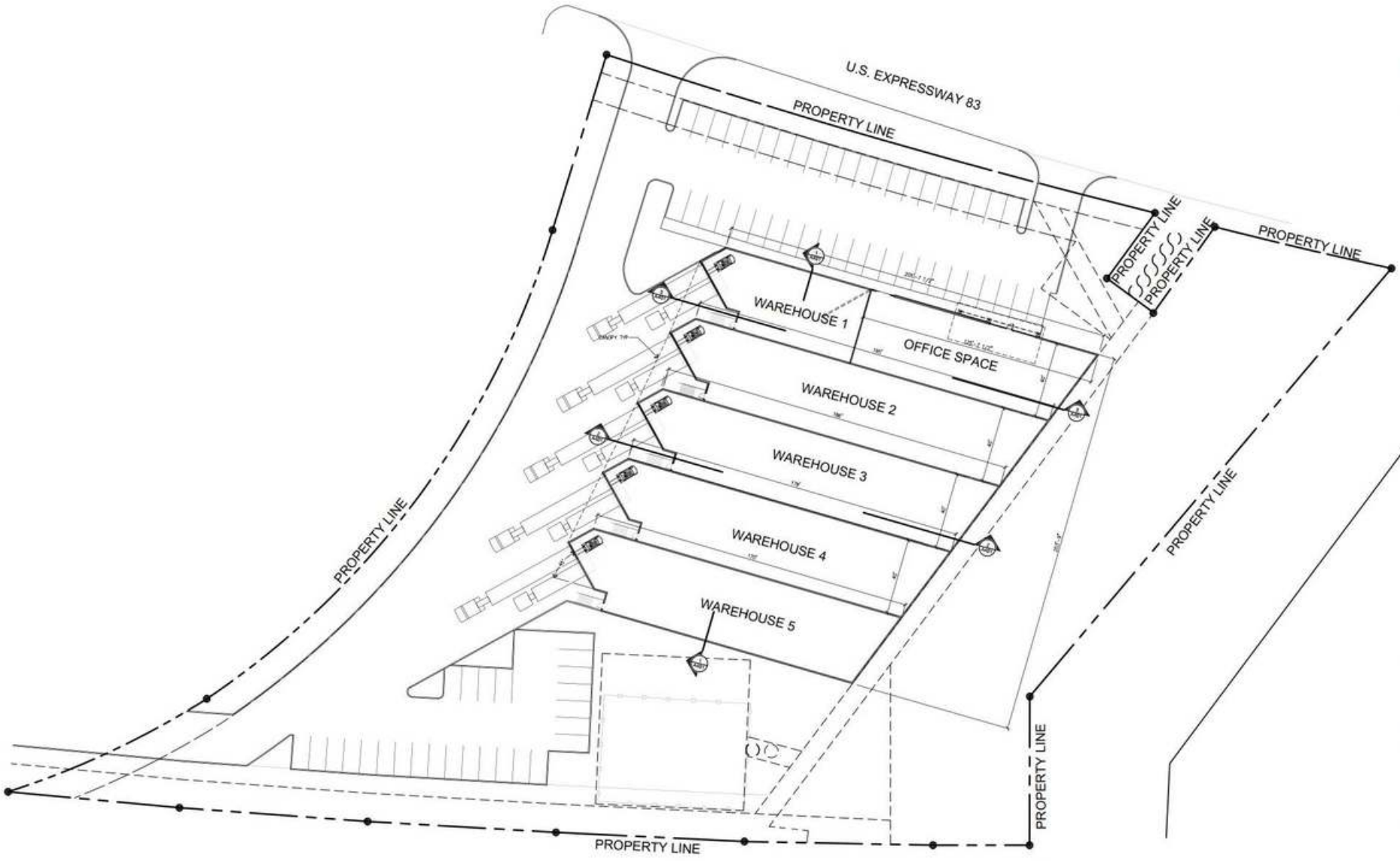
TEXAS
US
83

75,075 VPD

**R
R**



LAINEZ ARCHITECTS
2211 W LINCOLN ST #236
HARLINGEN, TX 78552
956.832.3334



1 SITE PLAN
1" = 20'-0"
0 20 40



PROJECT: XXX
MERCEDES WAREHOUSE
U.S. EXPRESSWAY 83
MERCEDAS, TEXAS

REVISION DATE:	04.23.2013
REVISION DATE:	08.26.2013
REVISION DATE:	08.22.2013
REVISION DATE:	08.26.2013

This drawing is an instrument of service and the ARCHITECT shall retain ownership and control thereof. The OWNER may make and publish copies for information and reference. However, this drawing shall not be used without written authorization by the ARCHITECT.
These drawings may have been reproduced at any time without the express written ARCHITECT and OWNER assume no responsibility for use of material scale.
DO NOT scale drawings.

SITE PLAN

East Expressway 83,
Mercedes, TX 78570

Site Rendering





MARKET OVERVIEW

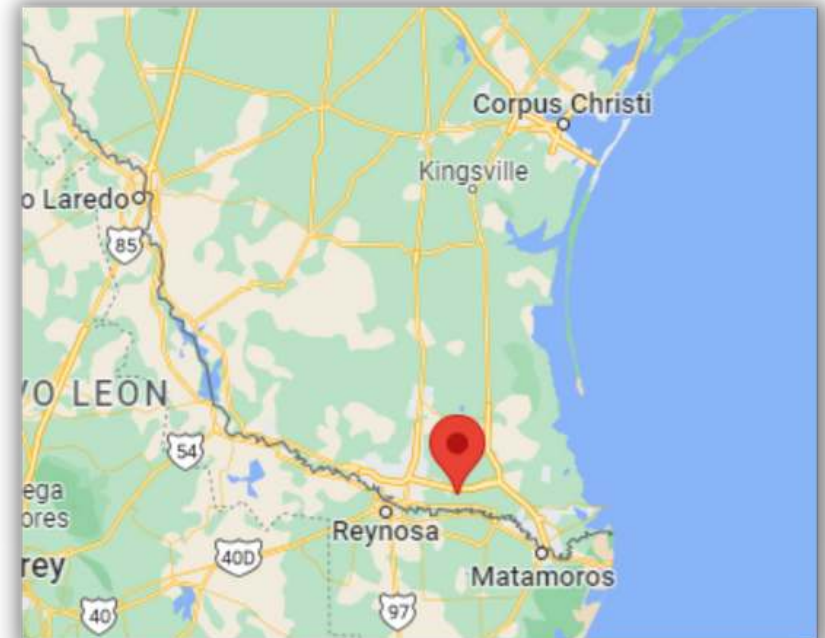
Mercedes is the premier retail hub of South Texas, as it is located at the center of international trade and commerce. Catering to a consumer base of 10 million within a 200 mile radius, Mercedes receives over 7 million visitors annually. Mercedes has formalized a South Texas friendly attitude into a competitive business-friendly environment creating opportunities for growth and long term expansion. Due to an abundance of commercial and industrial space and a wide variety of environmental characteristics, the community can accommodate nearly any operation, large or small.

CITY DEMOGRAPHICS

Mercedes is the fastest growing MSA in Texas and one of the fastest growing MSAs in the U.S., with a current population of 880,356. To date, the MSA has grown by more than 391,224 people since 1990, an 102% growth rate, or 5.1% annually. Mercedes has grown by 17% since 2000, adding more than 2,800 people for a total population of 16,267. In addition, Hispanics are currently the largest and fastest growing minority group with 102.1 million as of January 1, 2022, 18.9 percent of the U.S. population.

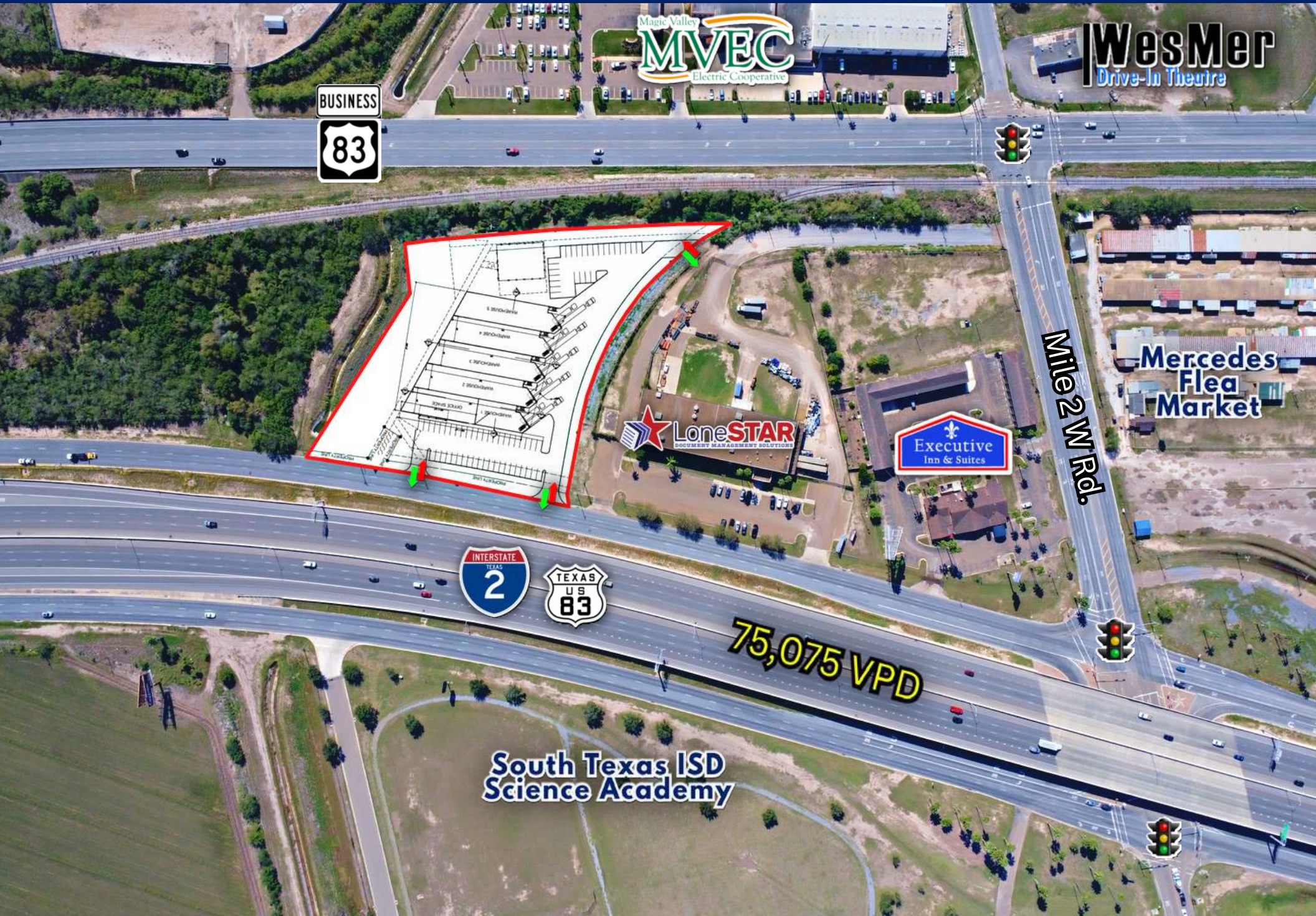
Geographic Summary

Mercedes is located in the center of the Rio Grande Valley and is 4 miles from the Progreso International Bridge. This proximity to an international port of entry in conjunction with air, rail and freight services places Mercedes in a strategic crossroads of international trade and commerce. This unique location enhances Mercedes' appeal to manufacturing industries, suppliers, tourists, retail centers and many more industries



East Expressway 83,
Mercedes, TX 78570

Local Aerial



Mile 2 W Rd.

75,075 VPD

South Texas ISD
Science Academy

East Expressway 83,
Mercedes, TX 78570

Site Rendering



COLDWELL BANKER
COMMERCIAL
RIO GRANDE
VALLEY





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.

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.

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.

Coldwell Banker Commercial Rio Grande Valley	582850	daniel.galvan@coldwellbanker.com	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Galvan	561680	daniel.galvan@coldwellbanker.com	956.631.1322
Designated Broker of Firm	License No.	Email	Phone
N/A			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Pacheco	663099	michael.pacheco@cbcworldwide.com	956.739.5172
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE
VALLEY

LISTING TEAM :



Michael Pacheco

Vice President

Office 956.631.1322

Cell 956.739.5172

michael.pacheco@cbcworldwide.com

www.cbcriograndevalley.com

Jacob Galvan

Associate

Office 956.631.1322

Cell 956.363.1179

jacob.galvan@coldwellbanker.com

www.cbcriograndevalley.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.