

WESLACO RESTAURANT LOCATION

FOR LEASE

1411 West Expressway 83 Weslaco, TX 78596



LEASE RATE \$36.00/SF/YR
LEASE TYPE: Net
NNN: \$6.00/SF/YR

Daniel Galvan, SIOR, CCIM
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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

1411 WEST EXPRESSWAY 83

Weslaco, TX 78596



PROPERTY DESCRIPTION

This free-standing building offers excellent visibility and accessibility just off the expressway near Westgate Drive—one of Weslaco's fastest-growing and most trafficked areas. The property's strategic location places it near major retail, dining, and entertainment hubs, making it an ideal site for a restaurant or other high-exposure business. Surrounded by established national retailers and dense residential neighborhoods, this site provides strong traffic counts and exceptional growth potential for an operator looking to capitalize on Weslaco's expanding commercial corridor.

PROPERTY HIGHLIGHTS

- Ideal for a restaurant, retail, or service-oriented business
- Surrounded by national retailers, restaurants, and hotels
- Prime free-standing building near Westgate Drive and Expressway 83
- Ample Parking

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OFFERING SUMMARY

Lease Rate:	\$36.00/SF/YR
Lease Type:	Net
NNN:	\$6.00/SF/YR
Building Size:	6,964 SF
Market:	Rio Grande Valley
Submarket:	Weslaco



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AERIAL FACING EAST

1411 WEST EXPRESSWAY 83

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SOUTH FACING SOUTH

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AERIAL FACING WEST

1411 WEST EXPRESSWAY 83

Weslaco, TX 78596



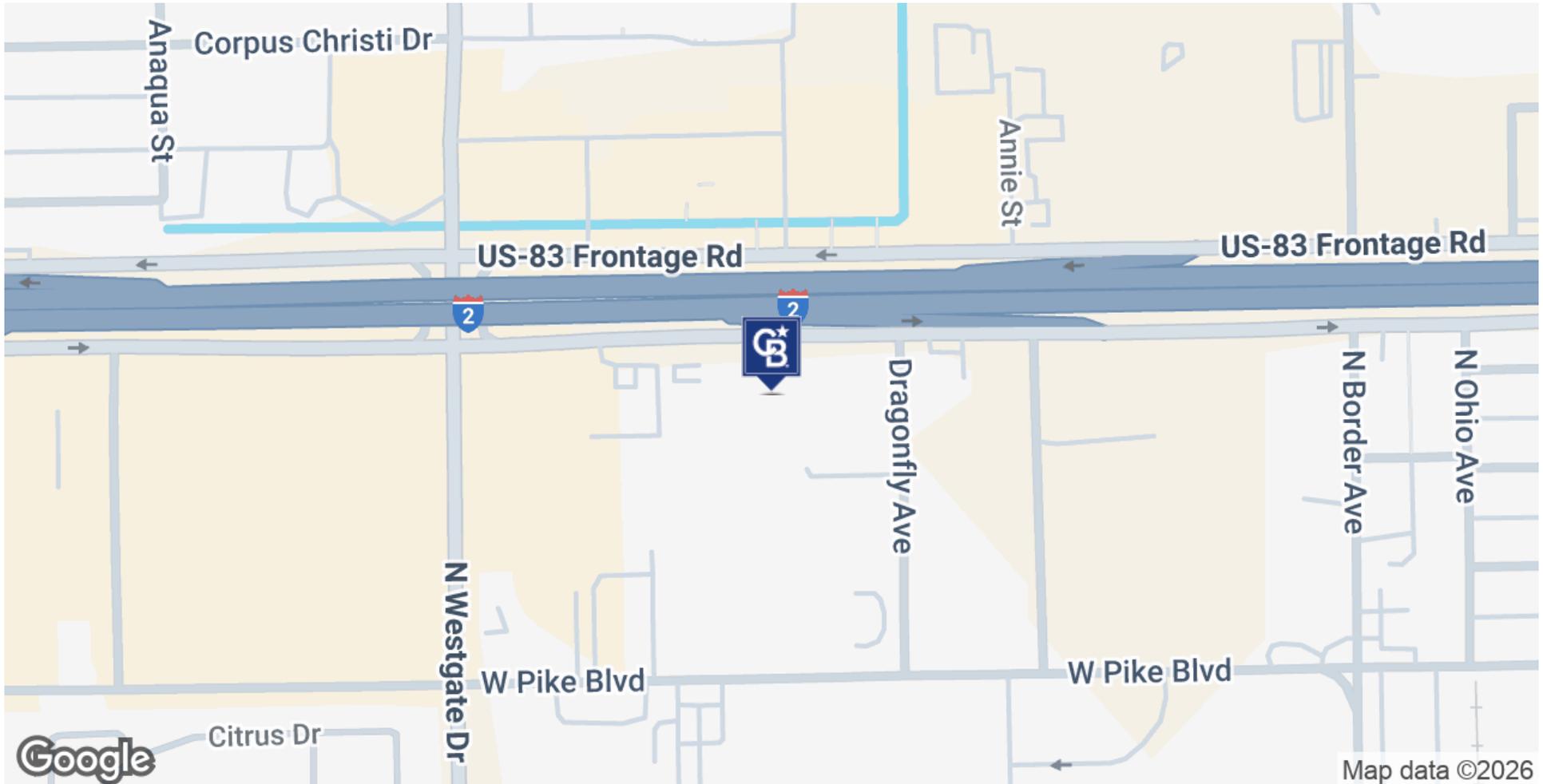
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LOCATION MAP

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DEMOGRAPHICS

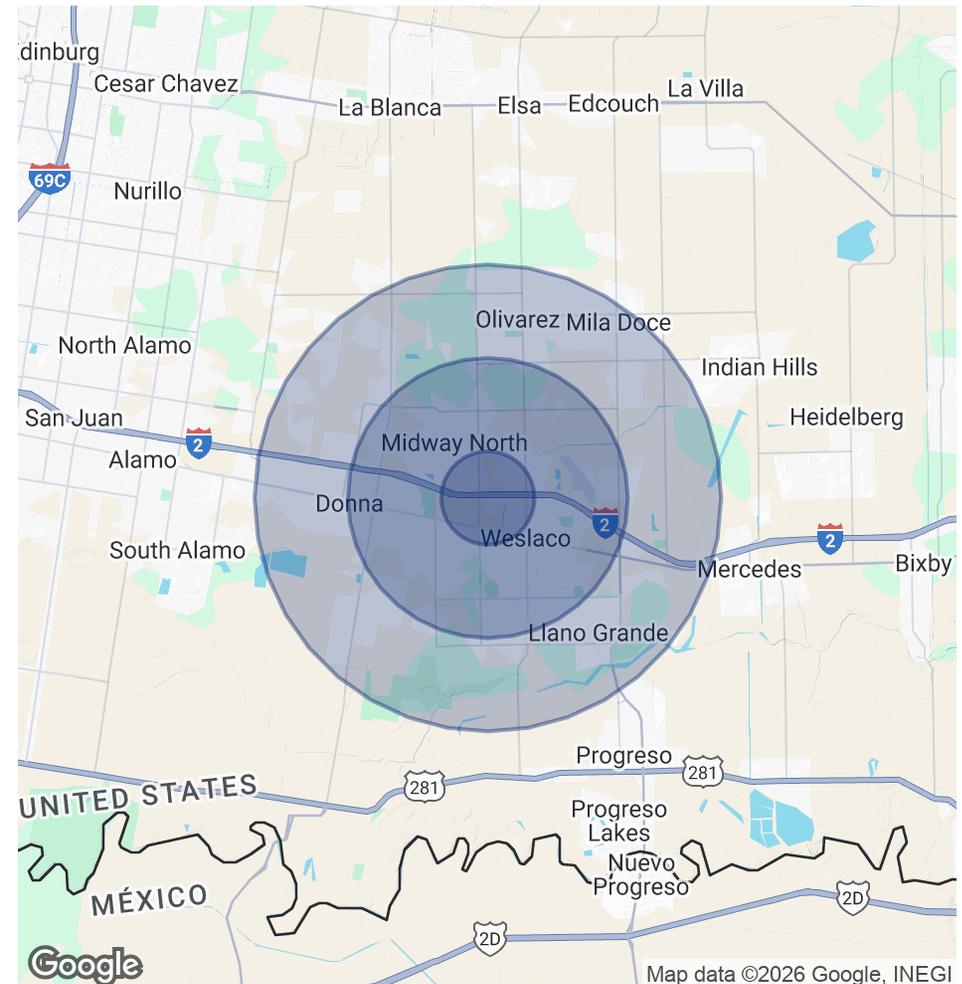
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,875	58,591	109,651
Average Age	36	37	36
Average Age (Male)	35	36	35
Average Age (Female)	37	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,887	18,803	33,508
# of Persons per HH	3.1	3.1	3.3
Average HH Income	\$72,492	\$67,934	\$62,864
Average House Value	\$127,856	\$139,494	\$127,971

Demographics data derived from AlphaMap



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