

# OFFICE SPACE IN WESLACO, TEXAS

623 S TEXAS BLVD. , WESLACO, TX 78596



## OFFICE BUILDING FOR LEASE

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

Lease Rate:	\$1,300.00 per month (Gross)
Building Size:	4600 SF
Available SF:	2,500 SF

### PROPERTY OVERVIEW

Two 1,250 sf office spaces. Great retail or office space located on the main street in Weslaco, Texas. Close proximity to restaurants, banks, and medical services. Co-Tenants include a security company. Ideal for cell phone, loan, chiropractic, barber, insurance or other uses.

### PROPERTY HIGHLIGHTS

- Two 1,250 SF spaces available
- Excellent for office, retail, or medical service, cell phone, insurance
- \$1,300 monthly
- Water included
- Walking distance to area banks, sandwich shops and downtown
- Best value on the market

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## Retailer Map

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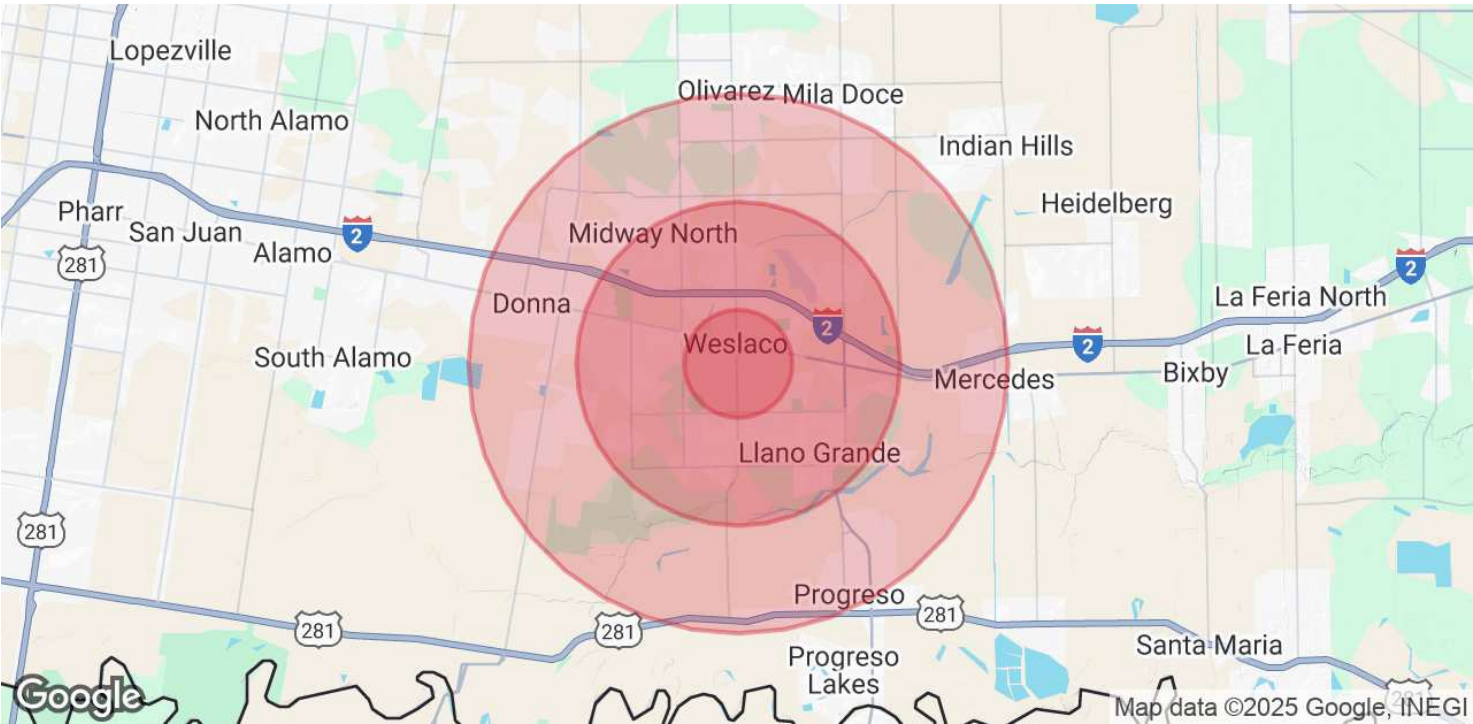
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,584	47,346	86,745
Average Age	41.7	34.9	30.8
Average Age (Male)	40.2	34.1	30.5
Average Age (Female)	41.8	35.0	30.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,823	14,752	25,065
# of Persons per HH	3.0	3.2	3.5
Average HH Income	\$49,577	\$44,949	\$40,643
Average House Value	\$59,863	\$58,517	\$61,304

2020 American Community Survey (ACS)

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## Company Disclosure Statement

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