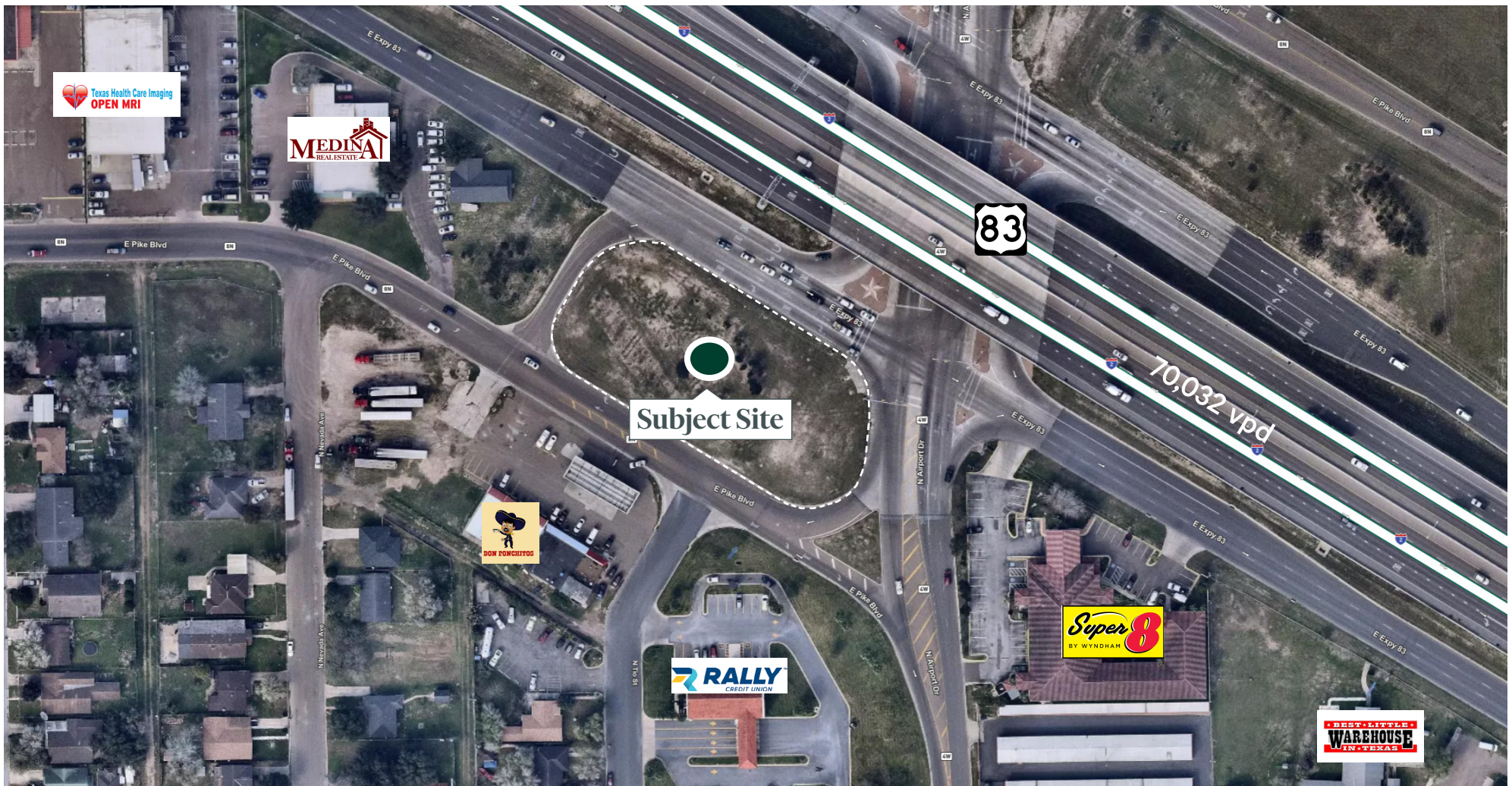


TxDot Land Weslaco, Texas

1540 E Expressway 83
Weslaco, Texas 78596
www.cbre.com/southcentralretail



Property Overview

Excellent 40,725 SF land site opportunity in Weslaco, Texas at a signalized hard corner with great access to major area retailers. Located along US 83 Frontage Road and Airport Boulevard bringing heavy traffic daily.

Property Details

- + TxDot excess property available for sale via sealed bid process
- + Minimum bid price: \$713,000
- + Please contact Broker for additional information

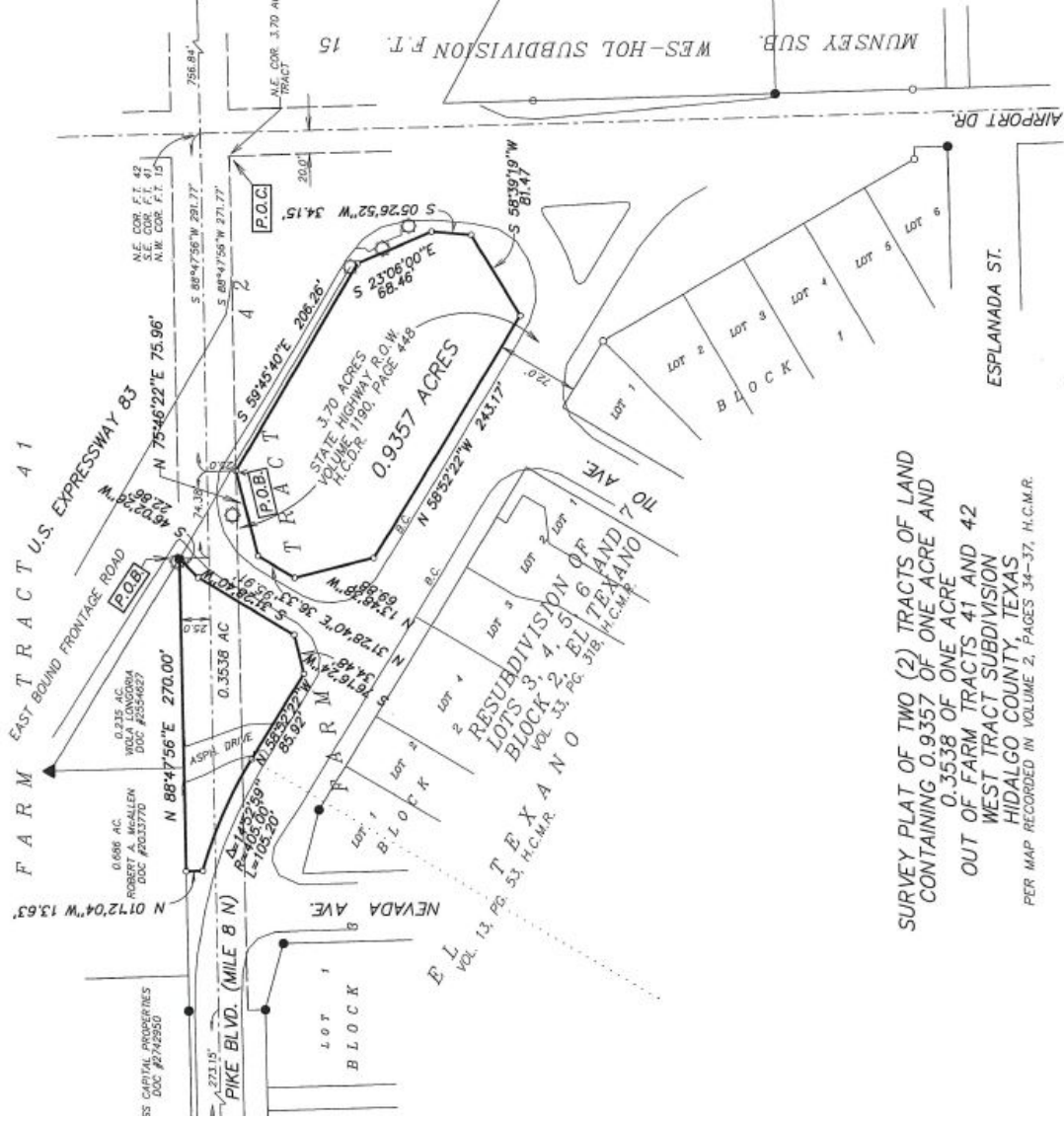
Area Retailers

- + Walmart Supercenter
- + Academy Sports + Outdoors
- + JCPenney
- + T.J. Maxx
- + Lowe's Home Improvement
- + H-E-B



Survey

For Lease



SURVEY PLAT OF TWO (2) TRACTS OF LAND
 CONTAINING 0.9357 OF ONE ACRE AND
 0.3538 OF ONE ACRE
 OUT OF FARM TRACTS 41 AND 42
 WEST TRACT SUBDIVISION
 HIDALGO COUNTY, TEXAS
 PER MAP RECORDED IN VOLUME 2, PAGES 34-37, H.C.M.R.

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS NOW VISIBLE AND APPARENT ENCROACHMENTS AT THE TIME OF SURVEY. THIS PROPERTY LIES IN FLOOD ZONE "0" (AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD AND 500-YEAR FLOOD OF THE SURVEYED AREA) AND IS SUBJECT TO ONE (1) FOOT OR MORE OF CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE FOOT OF AREAS PROHIBITED BY SECTION 10.03(b) OF THE SUBDIVISION ACT, DATED MARCH 4, 1980. NO. 482,349 0005 B.

Reynaldo Robles
 REYNALDO ROBLES, B.P.L.S. #4032

PREPARED FOR: CITY OF WESLACO
RA ROBLES AND ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
1508 W. EXPRESSWAY 83, SUITE 1100 WESLACO, TEXAS 78596
SURVEYED: OCT. 2019
SCALE: 1"=100'
TITLE: COMMITMENT NO.
REVISION: SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR OF RECORD.
DATE: 10/20/19
DRAWN BY: RR/10-23-19
JOB No. 201955

Trade Area Information

2023 Demographics

	1 Mile	3 Mile	5 Mile
Daytime Population	5,613	52,082	107,575
Daytime Employees	8,332	29,406	40,447
Avg. HH Income	\$57,301	\$65,731	\$62,315
Median Age	32	34	31

Vehicles Per Day

US E Expressway 83	70,032 vpd
N. Airport Boulevard	11,455 vpd
E. Pike Boulevard	8,875 vpd

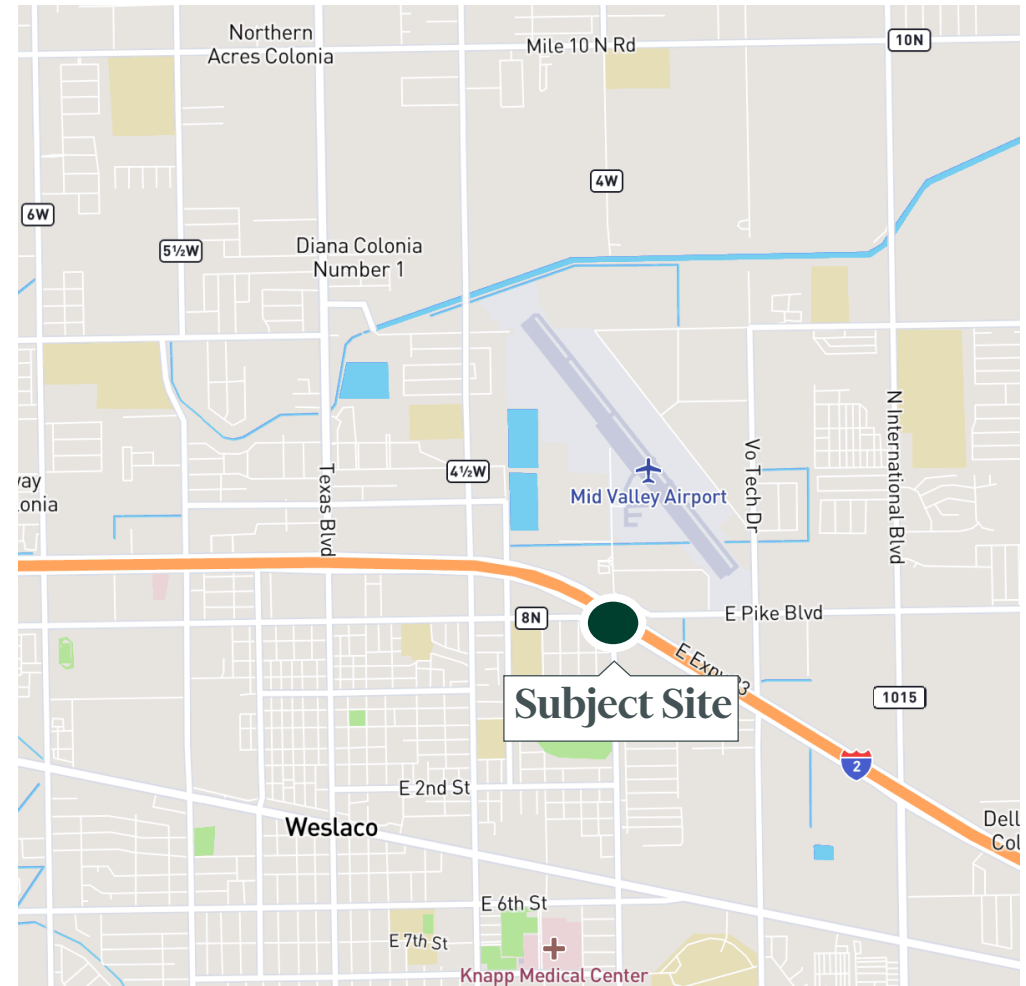
Contact Us

Louie Tijerina

Senior Associate

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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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date