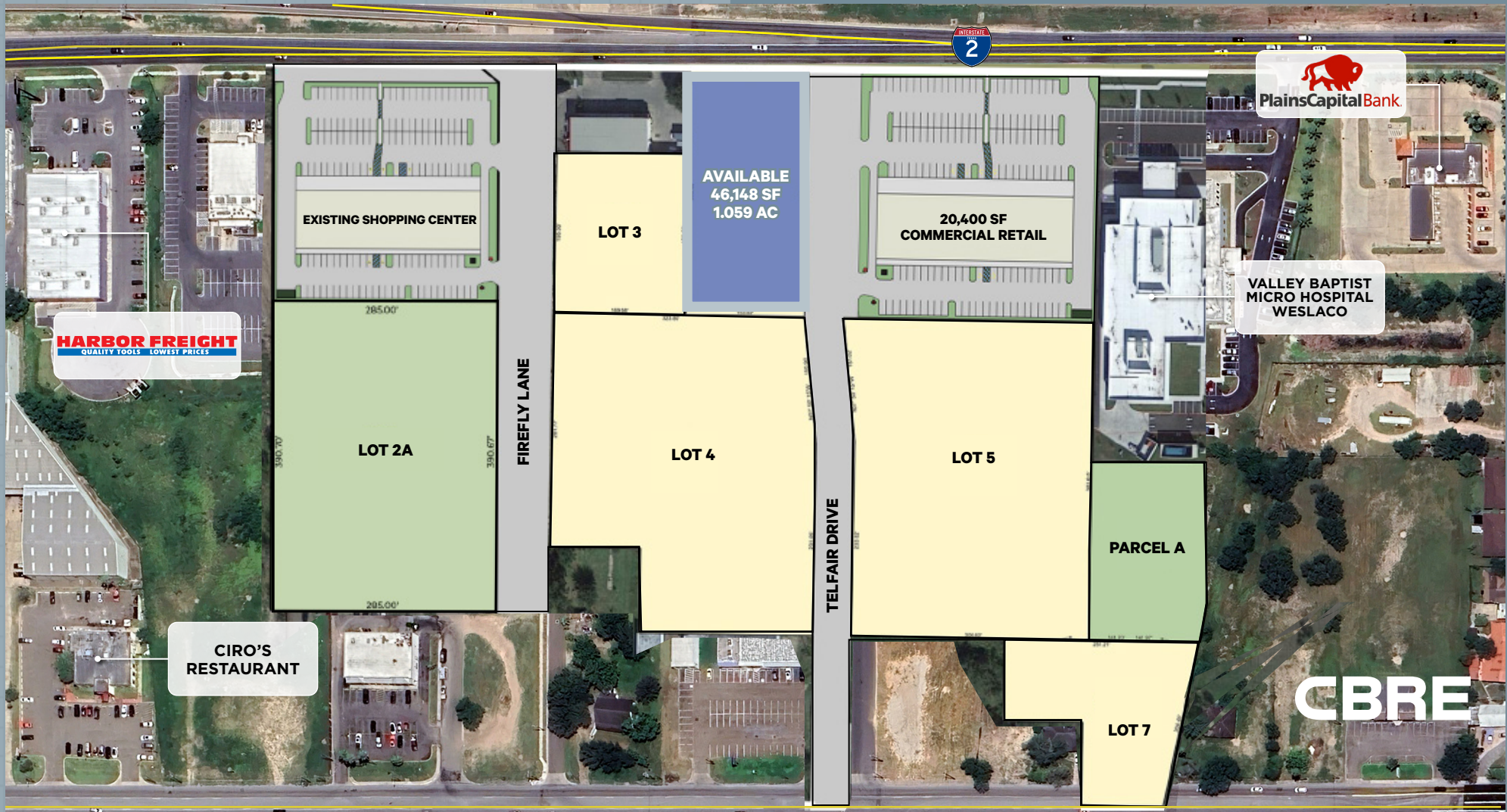


1.059 Acres Available in Weslaco

FOR SALE/LEASE

1221 W EXPRESSWAY 83 | WESLACO, TX 78596



Property Overview & Highlights

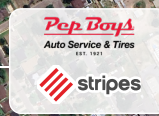
GREAT OPPORTUNITY TO GET INTO A RAPIDLY GROWING PART OF WESLACO

This commercial development is situated directly in front of Interstate Highway 2 and lots will have double frontage access from the interstate and pike boulevard via the proposed roads (Telfair Dr. & Firefly Ln.)

- Address: 1221 W. Expressway 83, Weslaco, TX 78596
- Available: Lot 2: 1.059 Acres
- Situated in between W. IH-2 and Pike Boulevard
- Located across the street from Weslaco High School (Pike Blvd.)
- Excellent commercial and residential surroundings
- Please contact broker for pricing

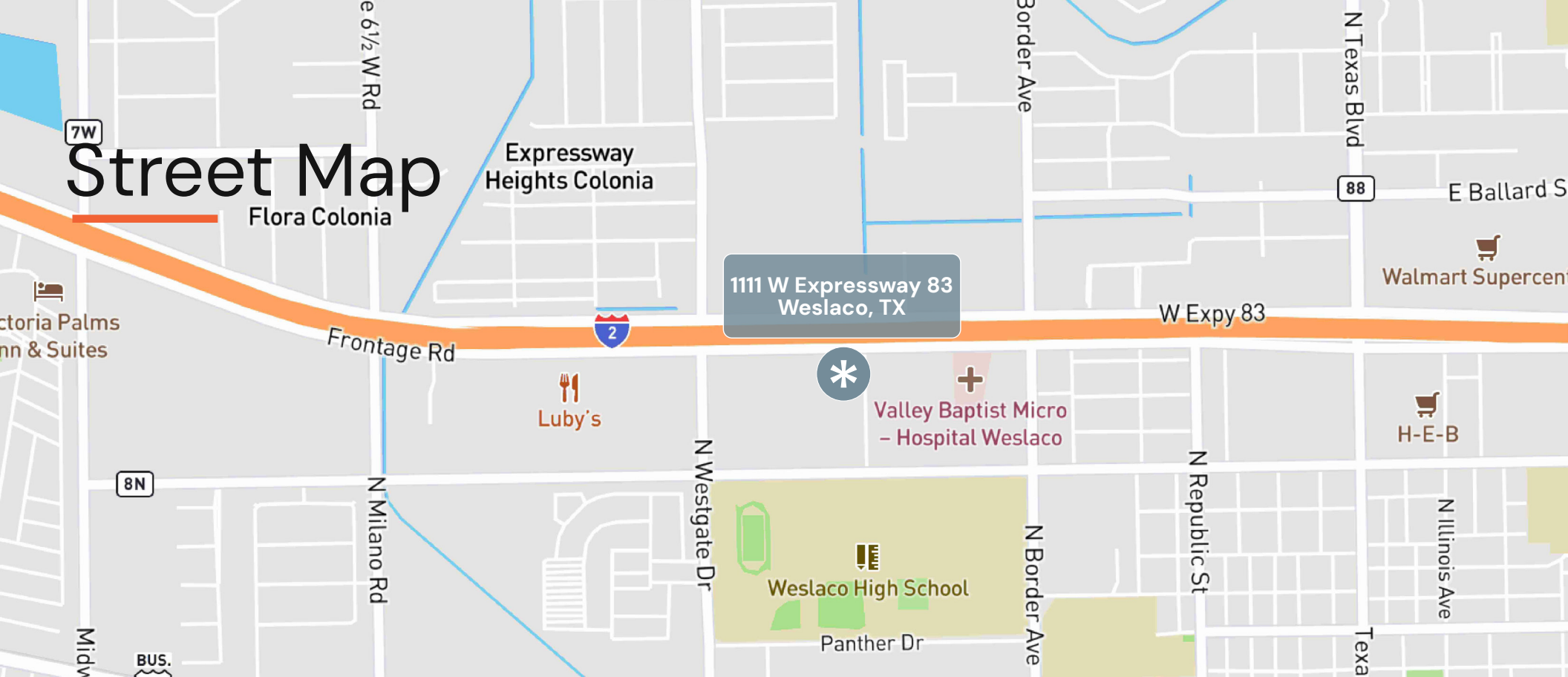


Half Mile Aerial








Three Mile Aerial





Demographics

Radius	1-Mile	3-Mile	5-Mile
 Total Population	9,153	88,085	157,131
 Daytime Population	12,371	84,155	159,155
 Total Households	197	1,404	4,585
 Avg. HH Income	7,432	31,186	74,244
 Median Age	\$95,535	\$85,636	\$86,735

Traffic Counts/VPD

75,846

West Interstate Hwy 2

8,027

Pike Boulevard

FOR SALE/LEASE

1.059 Acres Available in Weslaco

GREAT OPPORTUNITY TO GET INTO A RAPIDLY
GROWING PART OF WESLACO

Louie Tijerina

Vice President

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CBRE



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date