

LEASE

32,000 - 130,900 SF
Build-to-Suit Industrial
Space | Weslaco, TX

ECONOMIC AVENUE

Weslaco, TX 78599

PRESENTED BY:

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MID VALLEY INTERNATIONAL
INDUSTRIAL PARK

IN PARTNERSHIP WITH STFP

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$11 SF + NNN
BUILDING SIZE:	130,900 SF
AVAILABLE SF:	32,000 SF - 130,900 SF
LOT SIZE:	9.23 Acres
YEAR BUILT:	2025
ZONING:	Light/Heavy Industrial, Warehouse Distribution
MARKET:	Weslaco
APN:	1468987 & 1468988

PROPERTY OVERVIEW

Now Pre-Leasing: 32,000 - 130,900 SF Class A Industrial Space | Weslaco, TX

Located in Mid-Valley International Industrial Park, this shovel-ready industrial development offers state-of-the-art Class A warehouse space designed for logistics, distribution, and manufacturing. With easy access to major highways and international bridges, this build-to-suit opportunity ensures an ideal location for businesses expanding in the Rio Grande Valley and South Texas Region.

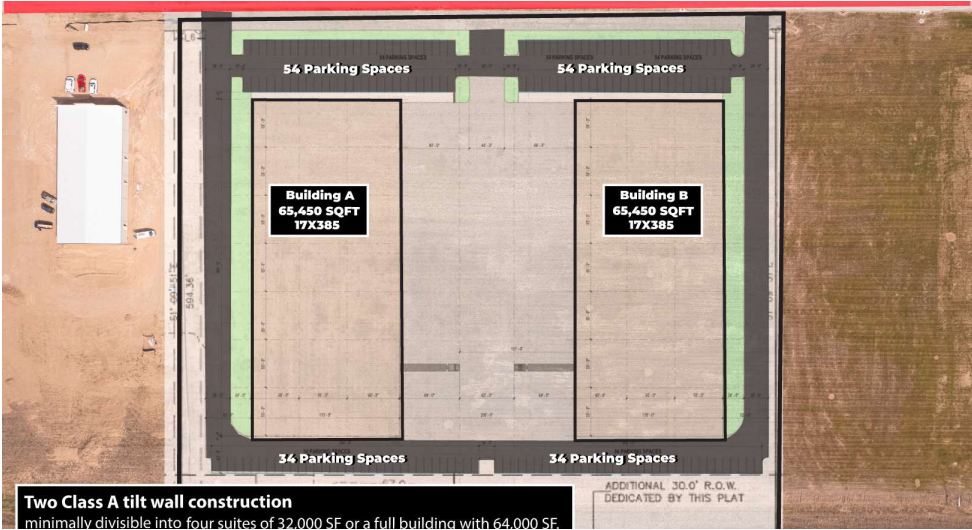
With the Progreso International Bridge and Donna International Bridge expected to see high commercial traffic growth, the Mid-Valley region is emerging as a prime hub for industrial space, making this an excellent location for companies needing efficient cross-border logistics.

Contact us today to discuss leasing options

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PROPERTY DETAILS & HIGHLIGHTS



BUILDING NAME	32,000 - 130,900 SF Build-to-Suit Industrial Space Weslaco,TX
PROPERTY TYPE	Light/Heavy Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
APN	1468987 & 1468988
BUILDING SIZE	130,900 SF
LOT SIZE	9.23 Acres
YEAR BUILT	2025
FREE STANDING	Yes

- Build-to-suit Class A | Tilt wall construction
- Three phase power
- Easy access via Hwy 2, centrally located in Rio Grande Valley
- Large shared truck court and 32’ clear heights
- 176 Parking Spaces
- Divisible Space 32,000 SF Minimum
- Zoning: Light/Heavy Industrial, Warehouse Distribution
- 12 Month Delivery

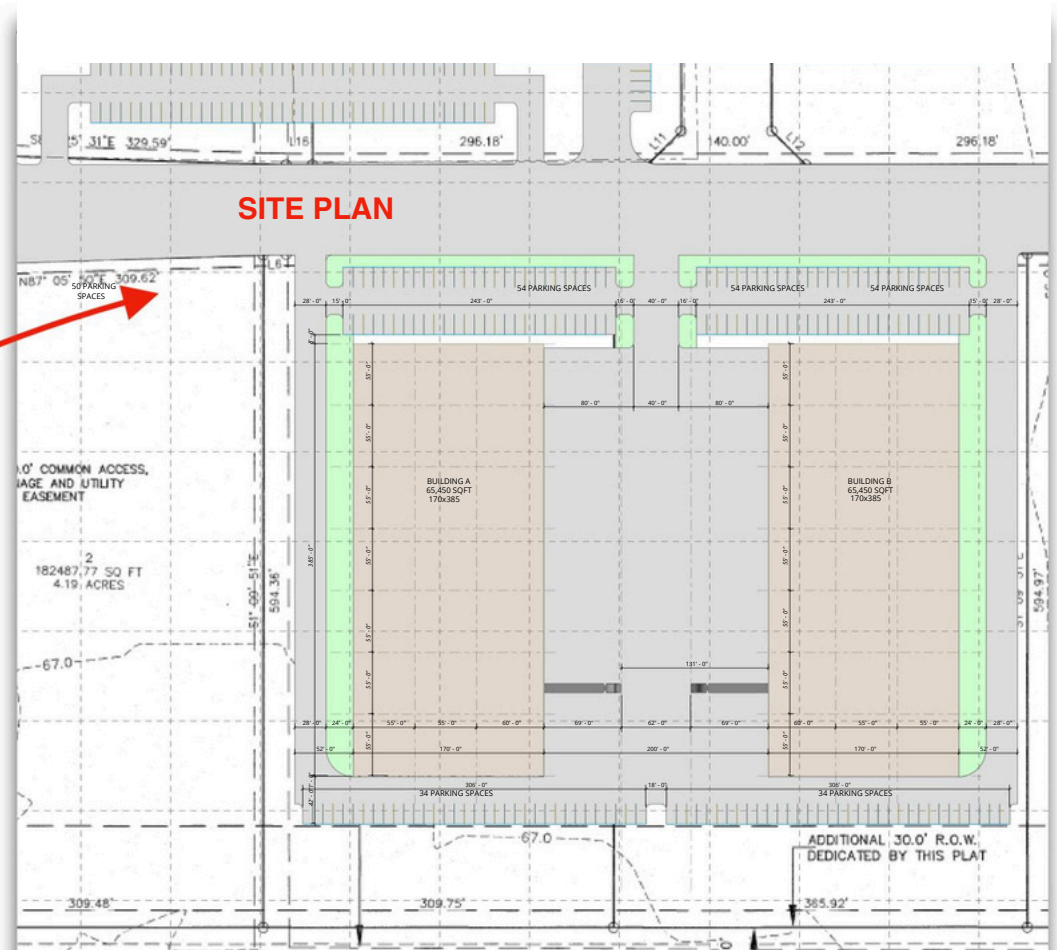
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Site-Plan

**Now Pre-Leasing: 32,000 - 130,900 SF
Build-to-Suit Warehouse**

- 32-foot clear heights
- 3-Phase power
- Sub-dividable into four
32,500 SF suites



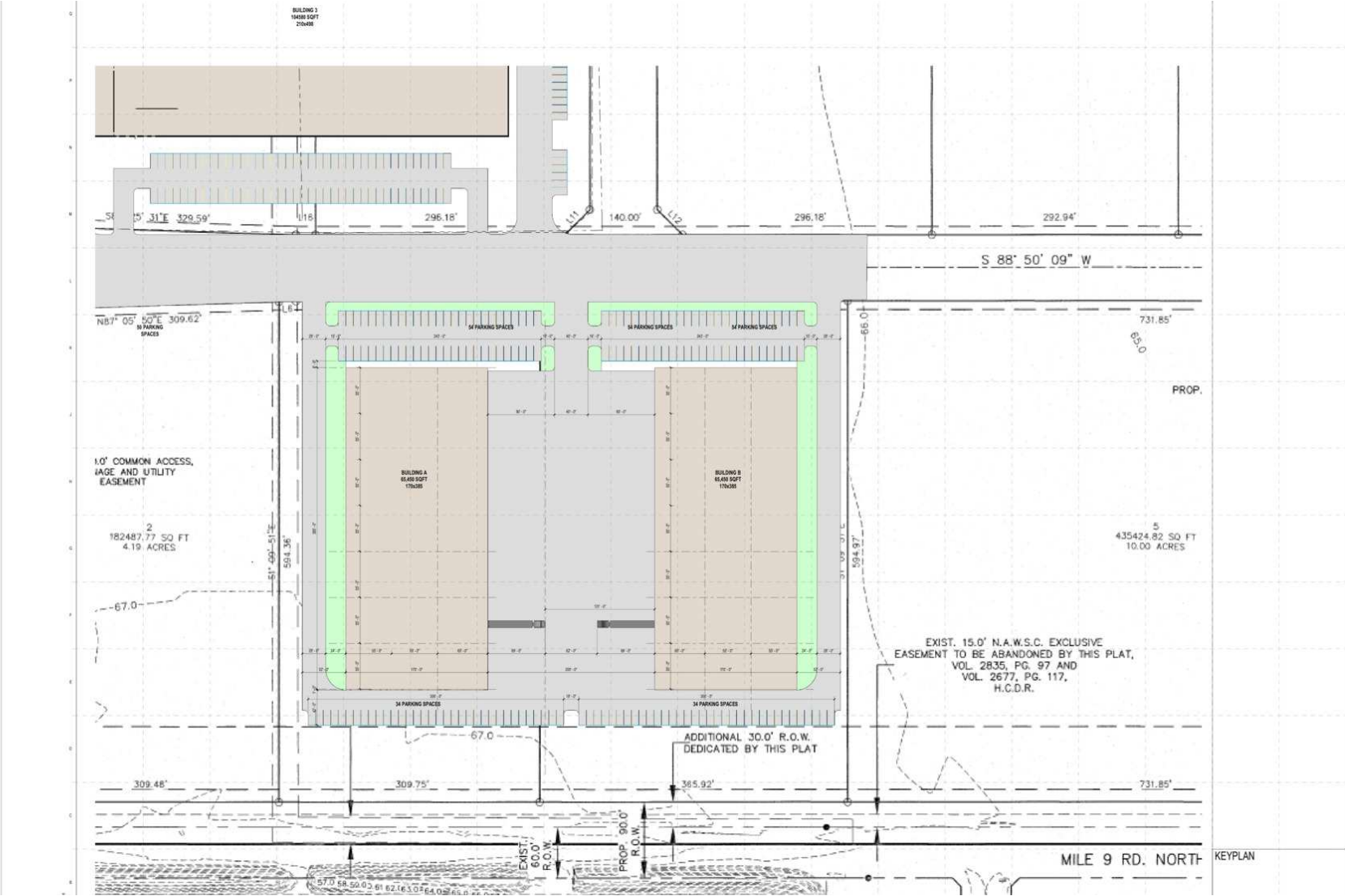
Shovel Ready Site

Headwater Construction is pre-approved and ready to build the perfect building for you or your clients. Three phase power and City wastewater and 12" waterlines.

Aerial Photos



SITE PLAN



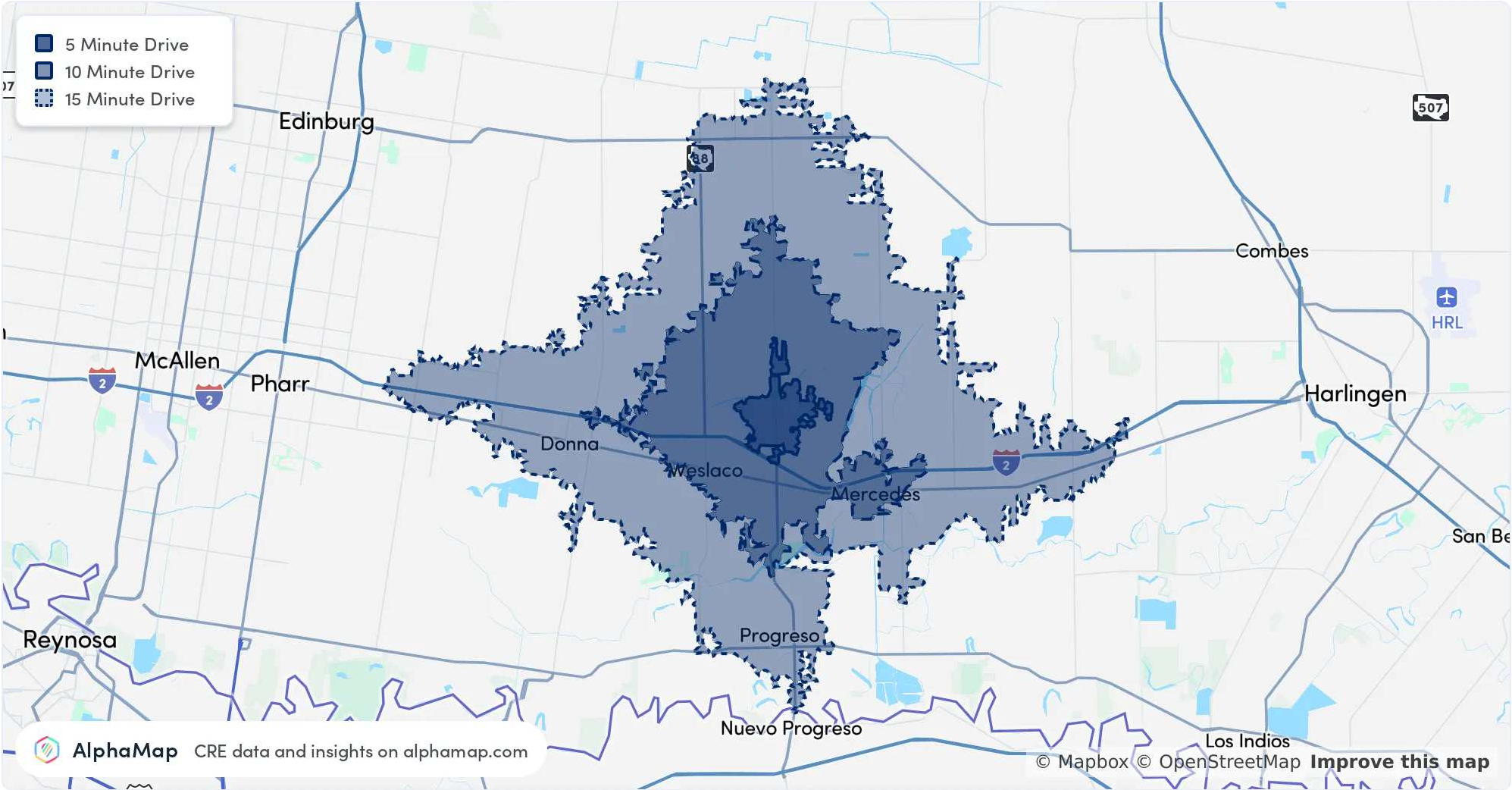
Weslaco MVIIP Warehouse

Owner
Enter address here

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AREA ANALYTICS - DRIVE TIME



Map and demographics data derived from AlphaMap

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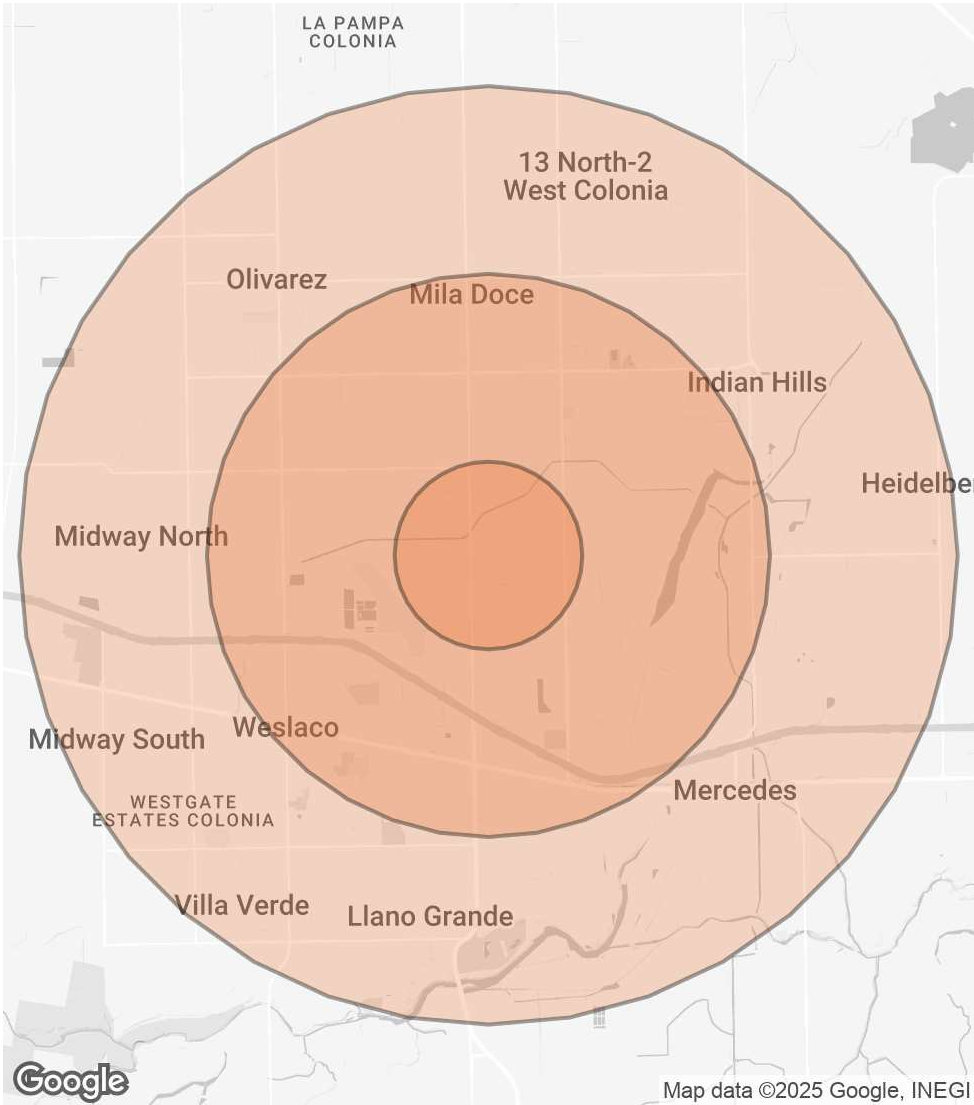
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,891	33,663	97,629
AVERAGE AGE	32	35	36
AVERAGE AGE (MALE)	31	34	35
AVERAGE AGE (FEMALE)	32	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,046	10,129	29,868
# OF PERSONS PER HH	3.7	3.3	3.3
AVERAGE HH INCOME	\$55,427	\$59,872	\$64,406
AVERAGE HOUSE VALUE	\$133,827	\$127,974	\$135,228

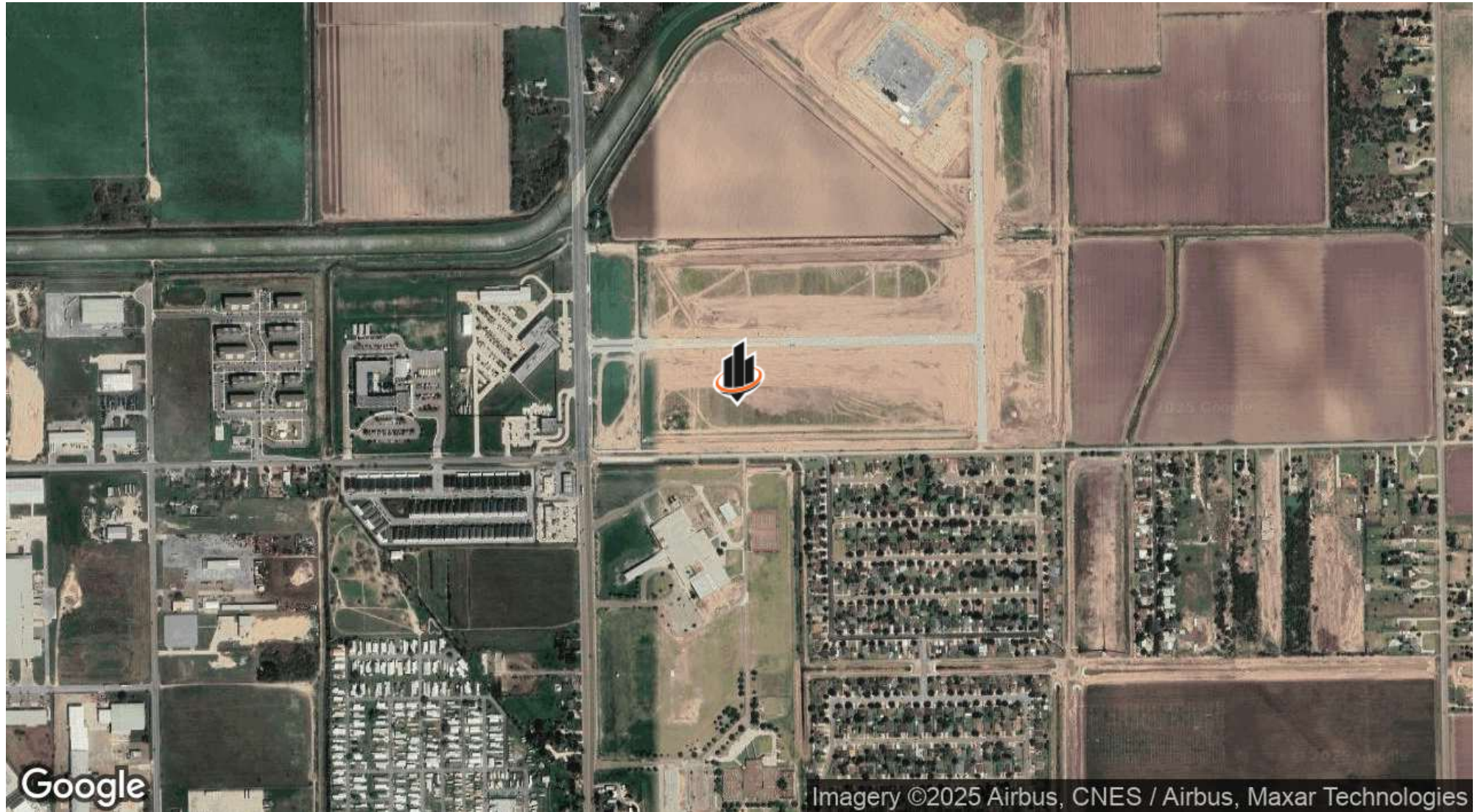
Demographics data derived from AlphaMap



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AERIAL MAP



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32,000 - 130,900 SF BUILD-TO-SUIT INDUSTRIAL SPACE | WESLACO, TX | 3510 & 3610 Economic Avenue Weslaco, TX 78599SVN | HANNA SOLUTIONS COMMERCIAL

ADDITIONAL PHOTOS



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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