

INDUSTRIAL PROPERTY FOR SALE

1701 HAGGAR ST. // WESLACO, TX 78596



FOR MORE PROPERTY INFORMATION
AND SITE TOURS, PLEASE CONTACT:

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The premises located at 1701 Hagger Street have been designed and built to accommodate a variety of potential users in the marketplace. An ideal size of 113,400 SF, the building has been constructed in 2 phases, providing a building that can be easily demised for multiple tenancy. The building has an ample amount of office space (10,000 SF +/-) in the main office as well as a couple of offices in the warehouse. The warehouse features include good ceiling clear heights, dock doors on both sides of the building, fenced and secured truck courts, and fire protection system. The building also has heavy power capability as well as well equipped dock doors.



PROPERTY SUMMARY

LOCATION

Address:	1701 Hagger St.
City, State, Zip:	Weslaco, TX 78596
Industrial Park:	Weslaco Airport Industrial Park

CONSTRUCTION OVERVIEW

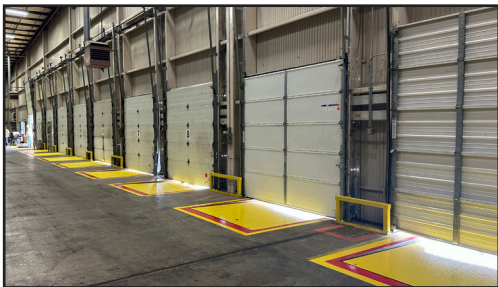
Building Construction Type:	Pre-engineered Metal Building
Property Type:	Industrial
Roof System:	Metal Standing Seam
Year Built:	1986
Zoning:	Industrial

SQUARE FOOTAGE

Total Area (SF):	±113,400 SF
Total Office Area (SF):	±10,000 SF
Land Area (Acres):	±7.68 AC
Building Size (SF):	±113,400 SF
Coverage Ratio:	34% (Building to Land)

BUILDING FEATURES

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SITE SPECIFICATIONS

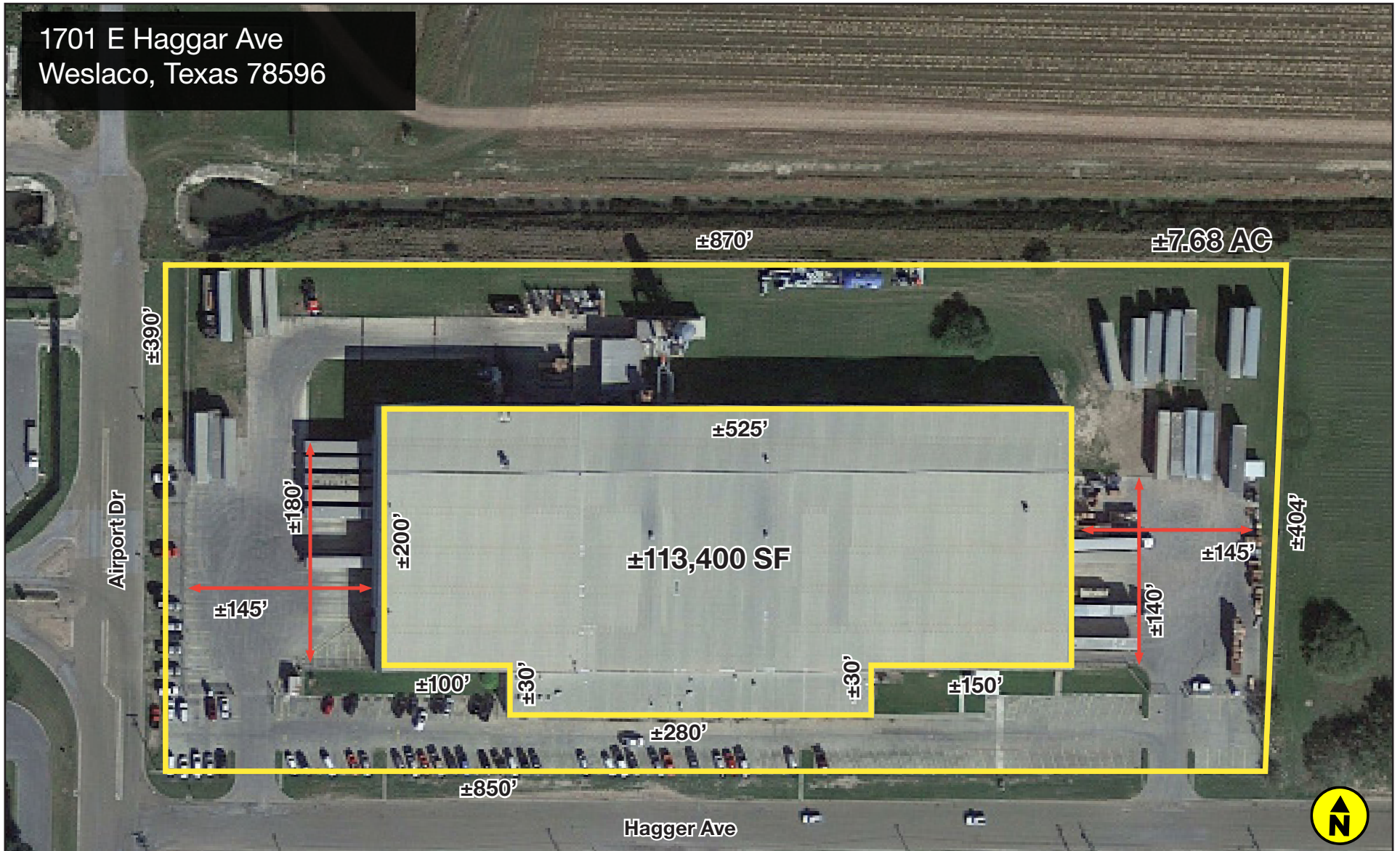
Construction Date (Year):	1986
Construction Type:	Pre-engineered Metal
Roof System:	Standing Seam Metal
Building Size (SF):	±113,400 SF
Office Space (SF):	±10,000 SF
Clear Height:	Varies; 20' to 24'
Warehouse Lighting:	Varies
Fire Protection:	Sprinklered
Dock Doors:	16 Dock High
Grade Level Access:	2 Ramps for Grade Level Access
Dock Equipment:	Pit Levelers + Seals
Trailer Parking:	20+
Car Parking:	100+
Truck Court:	Fenced + Secured w/ Guard House
Power:	(1) 1000 KVA transformer (2) 1500 amp switchgears

INTERIOR PHOTOS

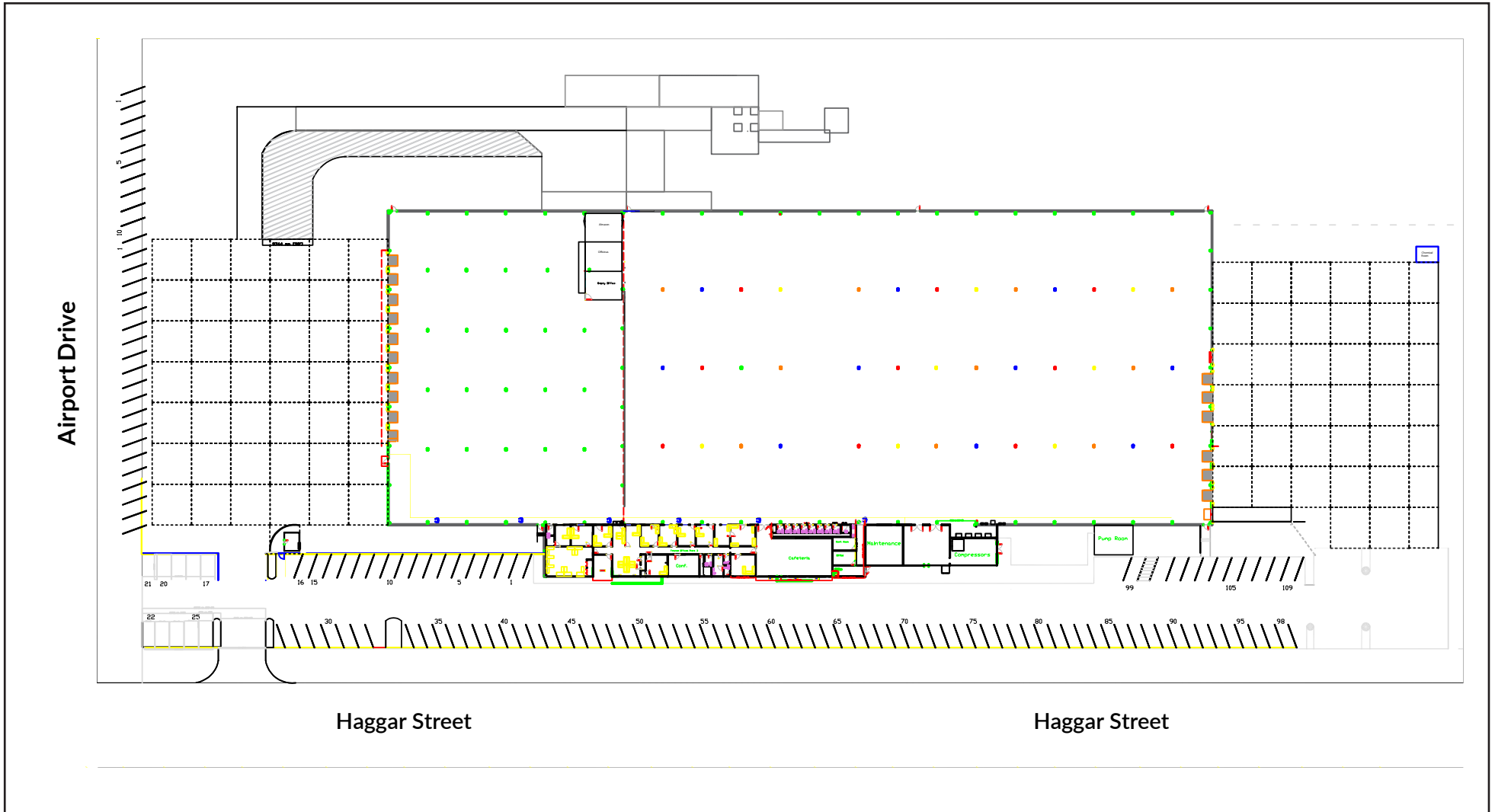
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Weslaco, Texas 78596

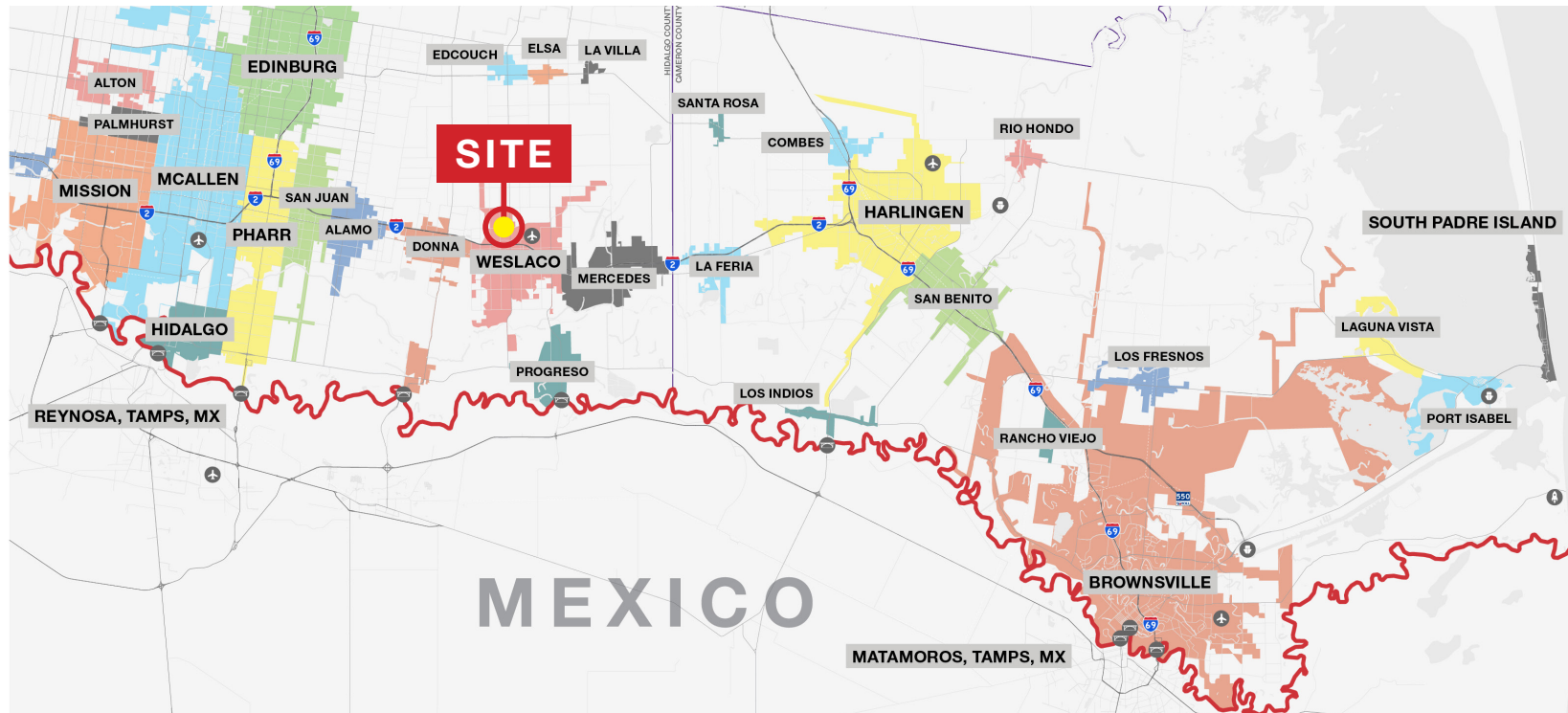


* Dimensions are based on Google Earth, actual dimensions may vary



ABOUT THE RIO GRANDE VALLEY

The Rio Grande Valley (RGV) is located at the southernmost tip of Texas, situated on the northern bank of the Rio Grande River which serves as a natural divide between Mexico and the United States. This region of South Texas was a rural, agriculture-based economy characterized by sporadic growth. The RGV, also referred to as “The Valley” by locals, has transformed into a major international trade area with developing first-rate commercial, retail, office, industrial, medical, retirement and educational facilities driven by population growth, a blossoming healthcare industry, and robust trade commerce with Mexico. The RGV is comprised of Hidalgo, Cameron, Willacy and Starr Counties. This region of South Texas has an estimated population greater than 1.3 million in the 2020 Census including Hidalgo County as the 5th largest metropolitan statistical area in Texas. Bordering with the State of Tamaulipas, Mexico, the combined binational population of the region is approximately 2.8 million and is expected to exceed 7 million by 2040.



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The information contained herein has been obtained from sources we believe to be reliable; however, South Texas Commercial has not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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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 _____