

2310 S INTERNATIONAL BLVD

WESLACO, TX 78596



LAND FOR LEASE

For More Information:

RANDY SUMMERS

VP/Associate Broker/Sales Manager

956.969.8648

rsummers@davisequity.com

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101

Weslaco, TX 78596

602 BOERNE STAGE AIRFIELD

Boerne, TX 78006

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Executive Summary

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OFFERING SUMMARY

Lease Rate:	\$68,000.00 per year (NNN)
Available SF:	1 Acres
Lot Size:	47,068 SF

PROPERTY OVERVIEW

Unlock the potential of approximately 1 acre of prime land at an annual lease rate of \$68,000. This versatile property, currently operating as a retail store, offers the flexibility for tenants to lease with the existing improvements or embark on a new venture with a minimum 15-year lease. Situated just north of Estero Llano Grande State Park and 6 miles from the Progreso International Bridge with Mexico, this location is ideal for a dollar store, retail store, midblock C-Store, truck yard, or for plumbing or electrical contractors. Don't miss the chance to secure this excellent site for your business.

PROPERTY HIGHLIGHTS

- Annual Rate of \$68,000 (\$5,667 per month land lease)
- Ideal for dollar store, retail store, midblock C-Store, truck yard, plumbing, or electrical contractors
- 6 miles from the Progreso International Bridge with Mexico
- Tenant can remove and build with a minimum 15 year lease.
- City of Weslaco Water/On site Septic
- 178' Frontage on FM 1015

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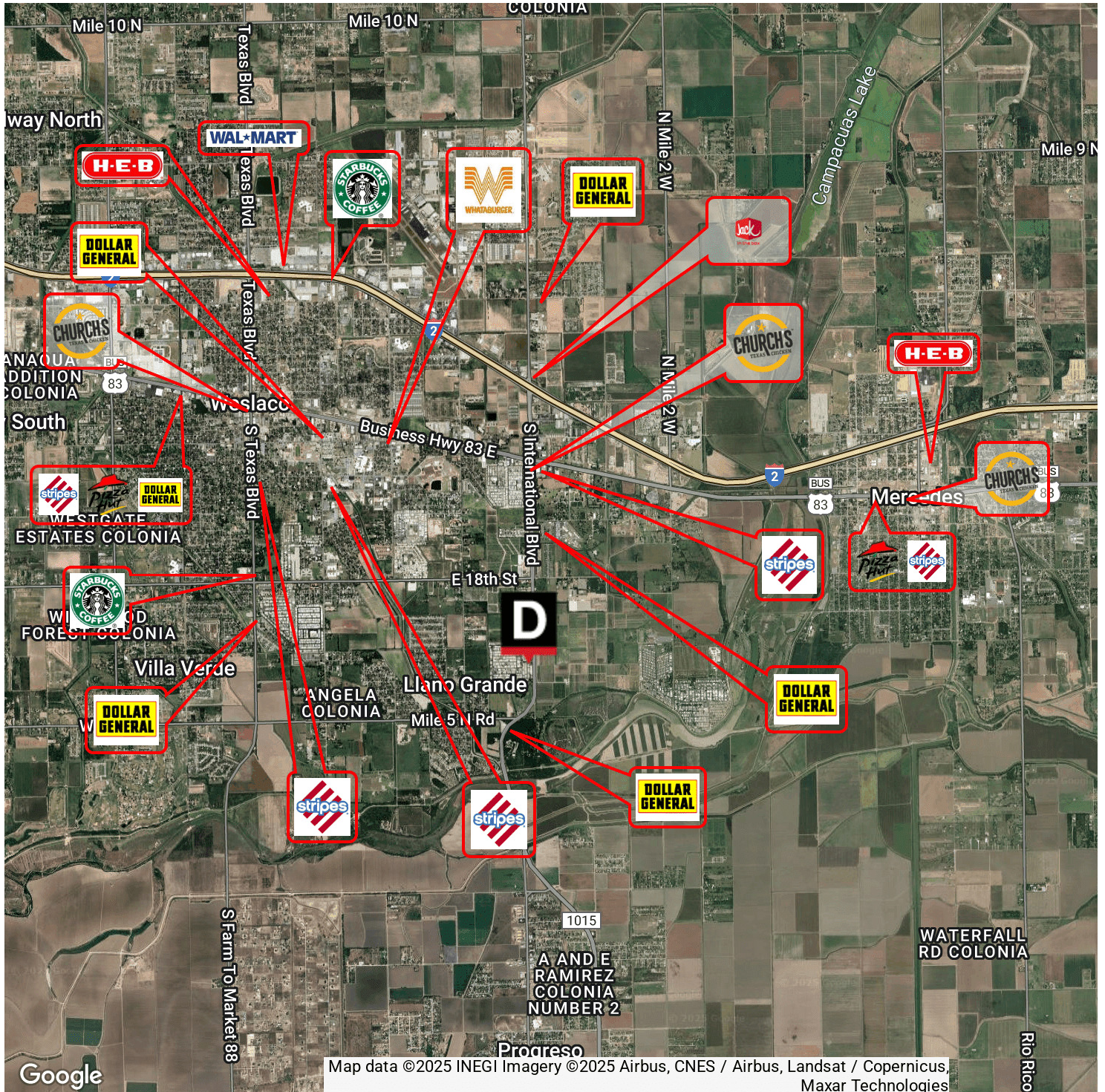
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Retailer Map



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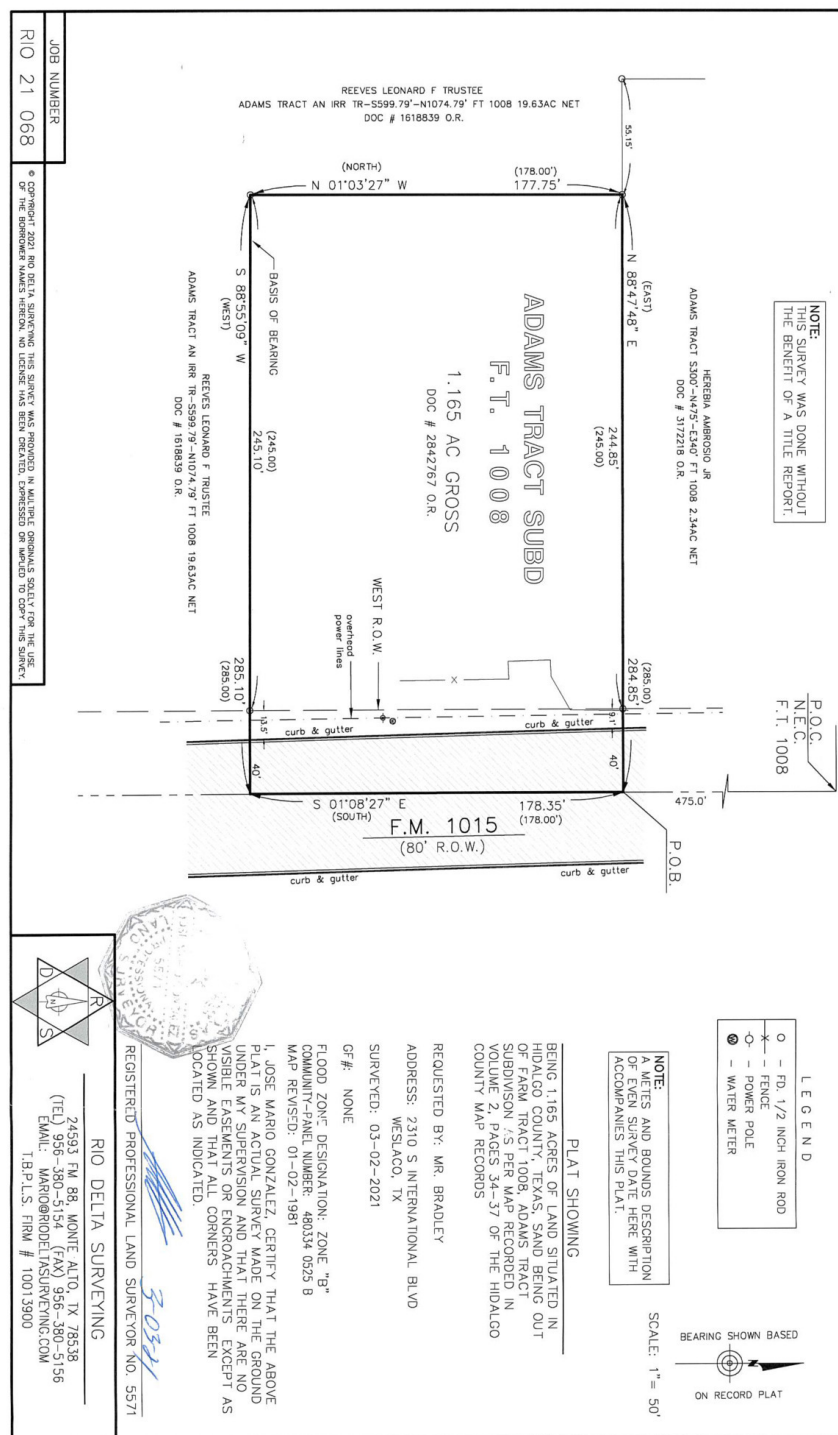
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Survey

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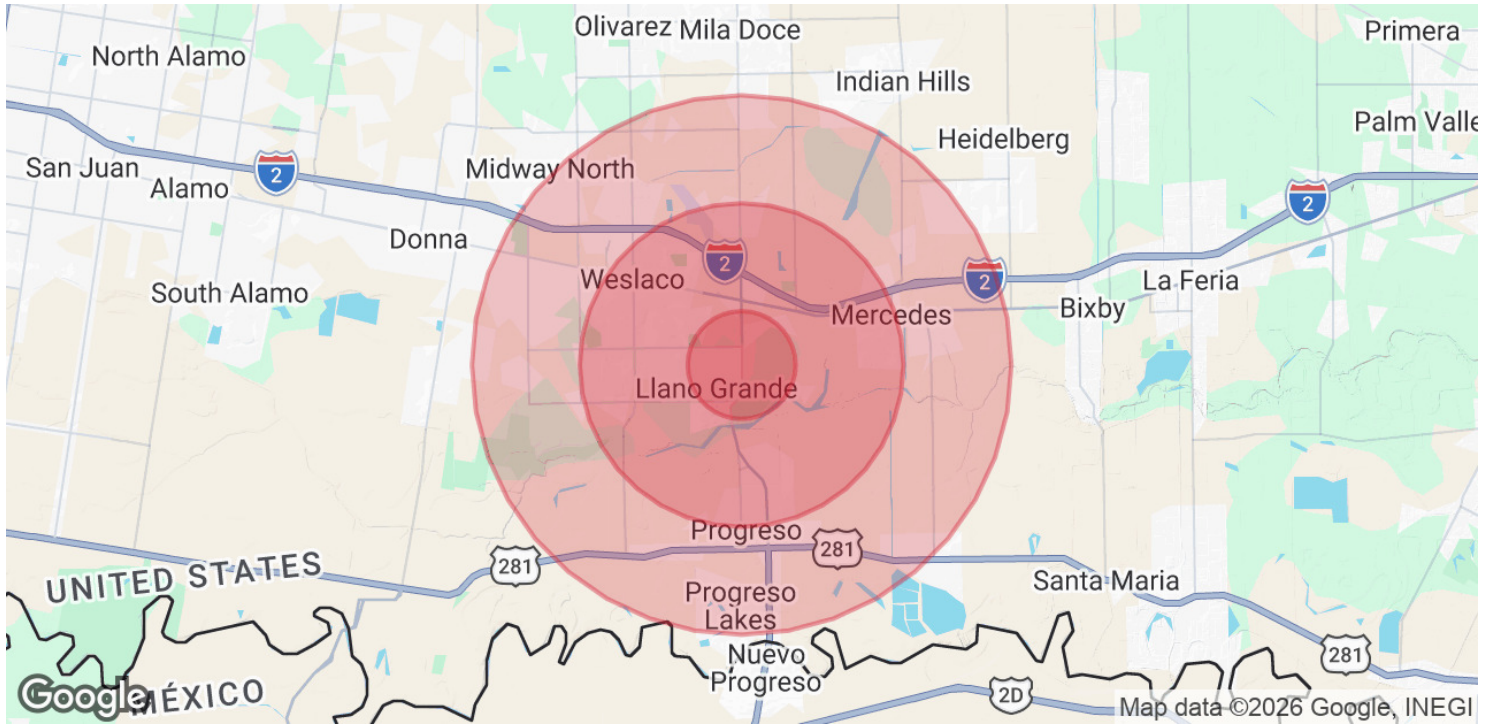
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,603	39,705	77,042
Average Age	44	39	37
Average Age (Male)	43	37	35
Average Age (Female)	46	40	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,365	13,246	24,644
# of Persons per HH	2.6	3	3.1
Average HH Income	\$55,001	\$64,567	\$66,263
Average House Value	\$113,054	\$142,188	\$144,248

Demographics data derived from AlphaMap

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Traffic Count Profile

2310 S International Blvd, Weslaco, Texas, 78596
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.13621
Longitude: -97.95847

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.32	International Boulevard	Old Spanish Trl (0.09 miles N)	2022	14393
0.55	South Pleasantview Drive	E 18th St (0.07 miles N)	2022	3922
1.06	Mile 4 Rd W	E 18th St (0.07 miles S)	2014	3080
1.08	International Boulevard	Swan Blvd (0.06 miles S)	2022	19249
1.10	International Boulevard	S Bridge Ave (0.12 miles N)	2022	14236
1.11	E 18th St	Mile 4 Rd W (0.08 miles E)	2014	4186
1.28	S Mile 2 1/2 W	Dacota St (0.02 miles S)	2014	91
1.36	S Mile 2 W	W 2nd St (0.09 miles N)	2014	3836
1.40	International Boulevard	Mile 7 N (0.08 miles S)	2022	22103
1.43	Moreland Drive	E Moreland (0.02 miles E)	2022	308
1.43		(0.0 miles)	2014	430
1.44	South Pleasantview Drive	Hwy 83 Bus (0.06 miles S)	2022	4286
1.44		Hwy 83 Bus (0.12 miles E)	2022	16034
1.46	Mile 2 West Road	W 2nd St (0.07 miles S)	2022	6918
1.50		S Mile 2 1/2 W (0.01 miles E)	2021	9000
1.50		S Mile 2 1/2 W (0.01 miles E)	2022	8428
1.51	US Hwy 83 Bus	E 6th St (0.07 miles W)	2014	15037
1.52	I 2;US 83	Mile 2 1/2 Rd W (0.0 miles NW)	2021	59353
1.52	I 2;US 83	Mile 2 1/2 Rd W (0.0 miles NW)	2022	60302
1.53	S Bridge Ave	E 18th St (0.06 miles S)	2014	4259
1.54		Mile 2 1/2 Rd W (0.02 miles SW)	2021	9000
1.54		Mile 2 1/2 Rd W (0.02 miles SW)	2022	8550
1.56	34th Street	Mile 4 1/2 Rd W (0.05 miles W)	2022	3180
1.59	S Bridge Ave	E 34th St (0.04 miles S)	2014	675
1.63	E 6th St	Mile 4 Rd W (0.06 miles W)	2014	4524
1.65	S Mile 2 W	County Rd (0.07 miles N)	2014	5337
1.69	Mile 4 Rd W	E 6th St (0.02 miles S)	2014	8385
1.75	South Airport Drive	Hwy 83 Bus (0.01 miles S)	2022	11455
1.78	FM 1015	Gonzales (0.16 miles SE)	2014	9341
1.81	North International Boulevard	E Expy 83 (0.14 miles S)	2022	24673

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

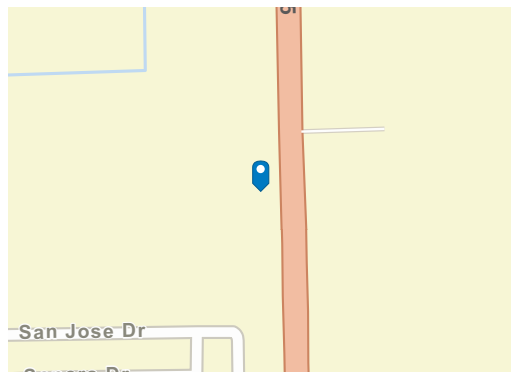
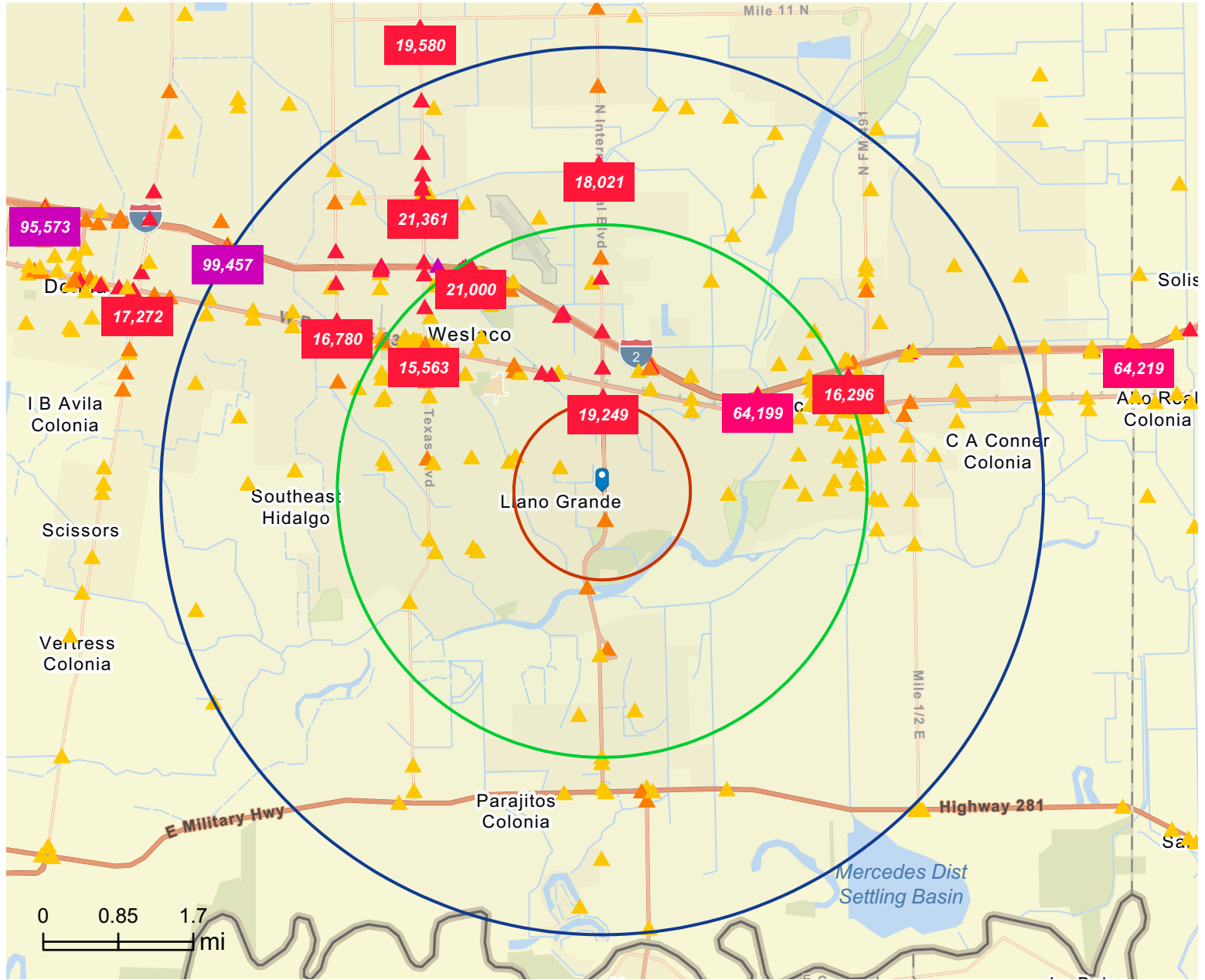
Source: ©2025 Kalibrate Technologies (Q3 2025).

Traffic Count Map

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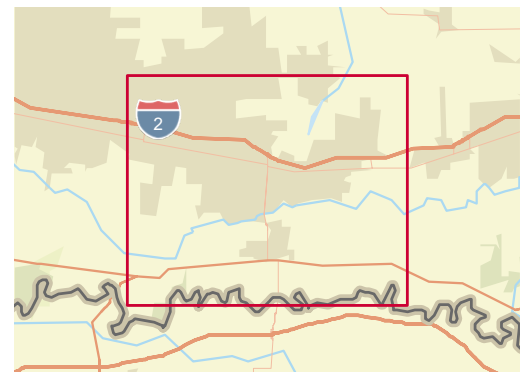


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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Company Disclosure Statement

TEXT HEADLINE

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