

NEW RETAIL DEVELOPMENT

SHOPS AT WESTGATE H-E-B ANCHORED RETAIL

NEQ OF WESTGATE & BUSINESS 83
WESLACO, TEXAS 78596



MIKE GARANSUAY, DIRECTOR OF LEASING | 512.773.9449 | mg@corporateassetpartners.com

CRAIG GARANSUAY, CEO | 210.667.6466 | craig@corporateassetpartners.com

CAP
Corporate Asset Partners

Developed by:



NEW RETAIL DEVELOPMENT

SHOPS AT WESTGATE H-E-B ANCHORED RETAIL

NEQ OF WESTGATE & BUSINESS 83
WESLACO, TEXAS 78596

PROPERTY HIGHLIGHTS

Shops at Westgate is an H-E-B anchored community center with excellent visibility and ample parking. This center is well located in an established trade area. This H-E-B is undergoing major renovation - \$4.5M renovation starting June 1, 2026, completed by January 2027.

RETAIL BUILDINGS

BUILDING 1 - 8,260 SF

BUILDING 2 - 8,260 SF

BUILDING 3 - 8,260 SF

RENTAL RATE/NNN

Call for Pricing

TRAFFIC COUNTS

US Hwy 83: 128,990 VPD ('20) | Westgate Dr: 19,291 VPD ('19) (TXDOT)

AREA RETAILERS

Academy, Cinemark, Harbor Freight, H-E-B, Hobby Lobby, Home Depot, JCPenney, Longhorn Steakhouse, Lowe's, Office Depot, Olive Garden, Ross, TJ Maxx, Walmart Supercenter, and many more

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Total Population	9,301	60,249	104,708
2025 Households	3,373	19,761	32,727
2025 Daytime Population	13,765	68,649	105,034
2025 Average Household Income	\$72,149	\$72,331	\$68,608

CAP

Corporate Asset Partners

MIKE GARANSUAY, DIRECTOR OF LEASING | 512.773.9449 | mg@corporateassetpartners.com

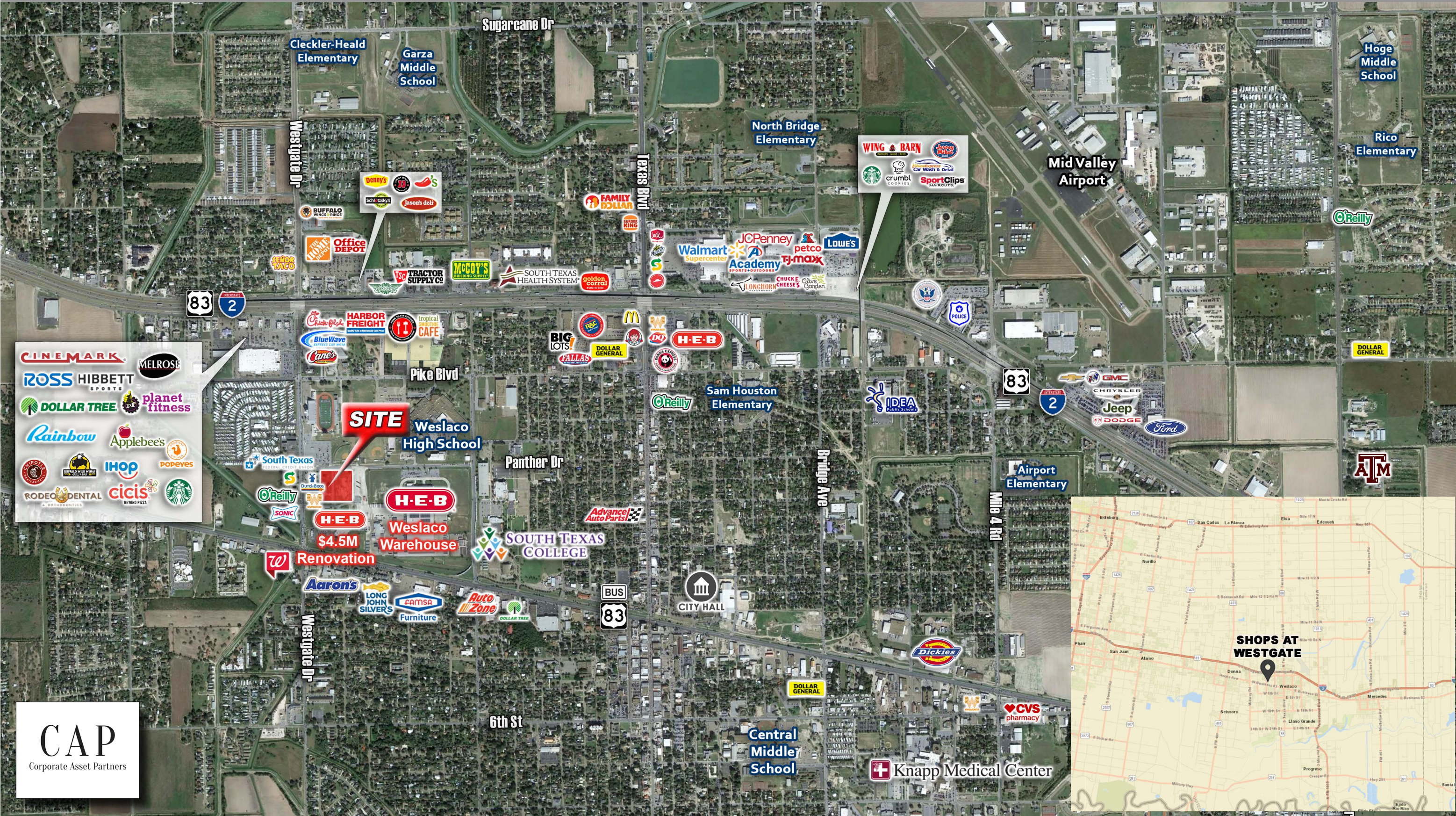
CRAIG GARANSUAY, CEO | 210.667.6466 | craig@corporateassetpartners.com

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

NEW RETAIL DEVELOPMENT

SHOPS AT WESTGATE H-E-B ANCHORED RETAIL

NEQ OF WESTGATE & BUSINESS 83
WESLACO, TEXAS 78596



NEW RETAIL DEVELOPMENT

SHOPS AT WESTGATE H-E-B ANCHORED RETAIL

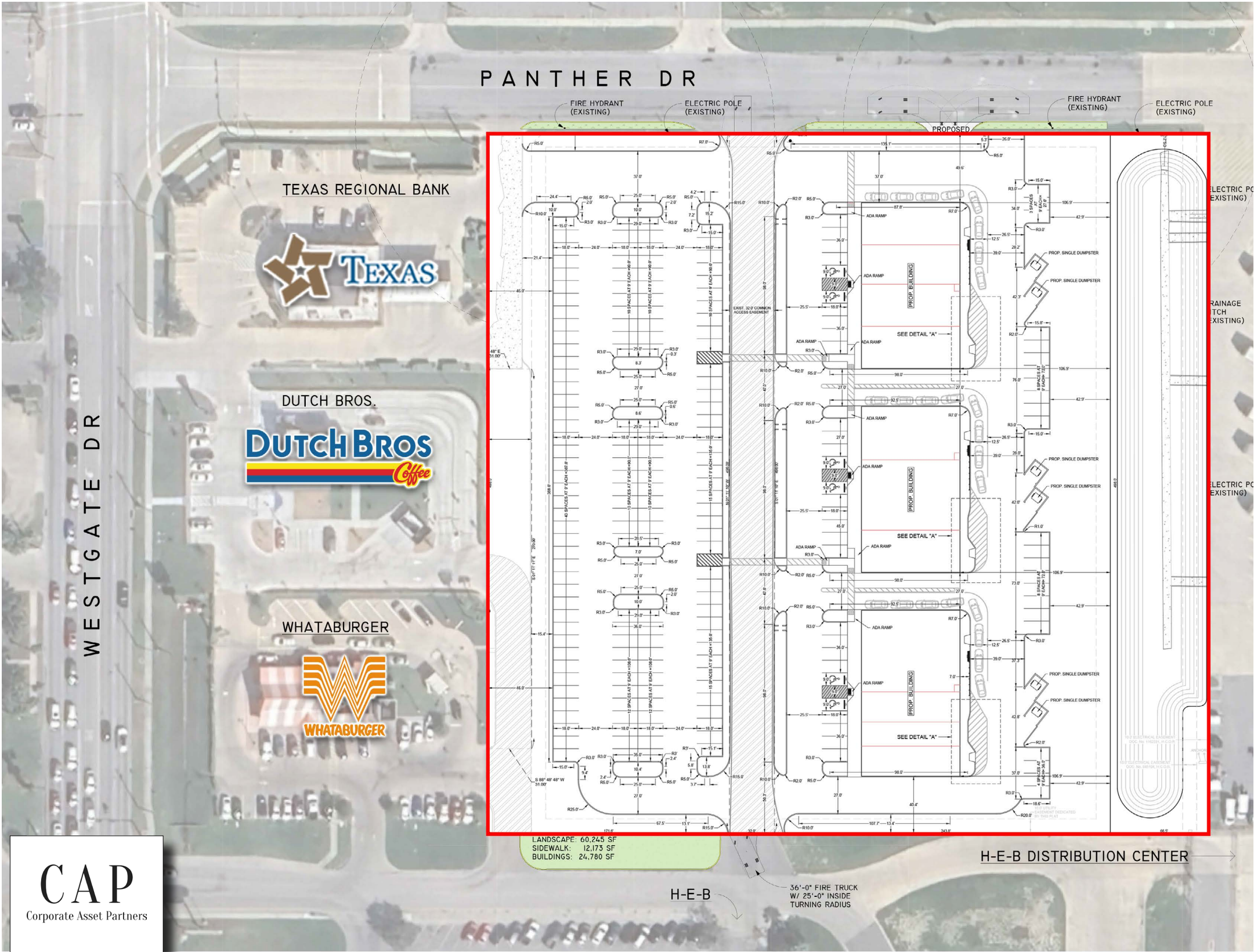
NEQ OF WESTGATE & BUSINESS 83
WESLACO, TEXAS 78596



NEW RETAIL DEVELOPMENT

SHOPS AT WESTGATE H-E-B ANCHORED RETAIL

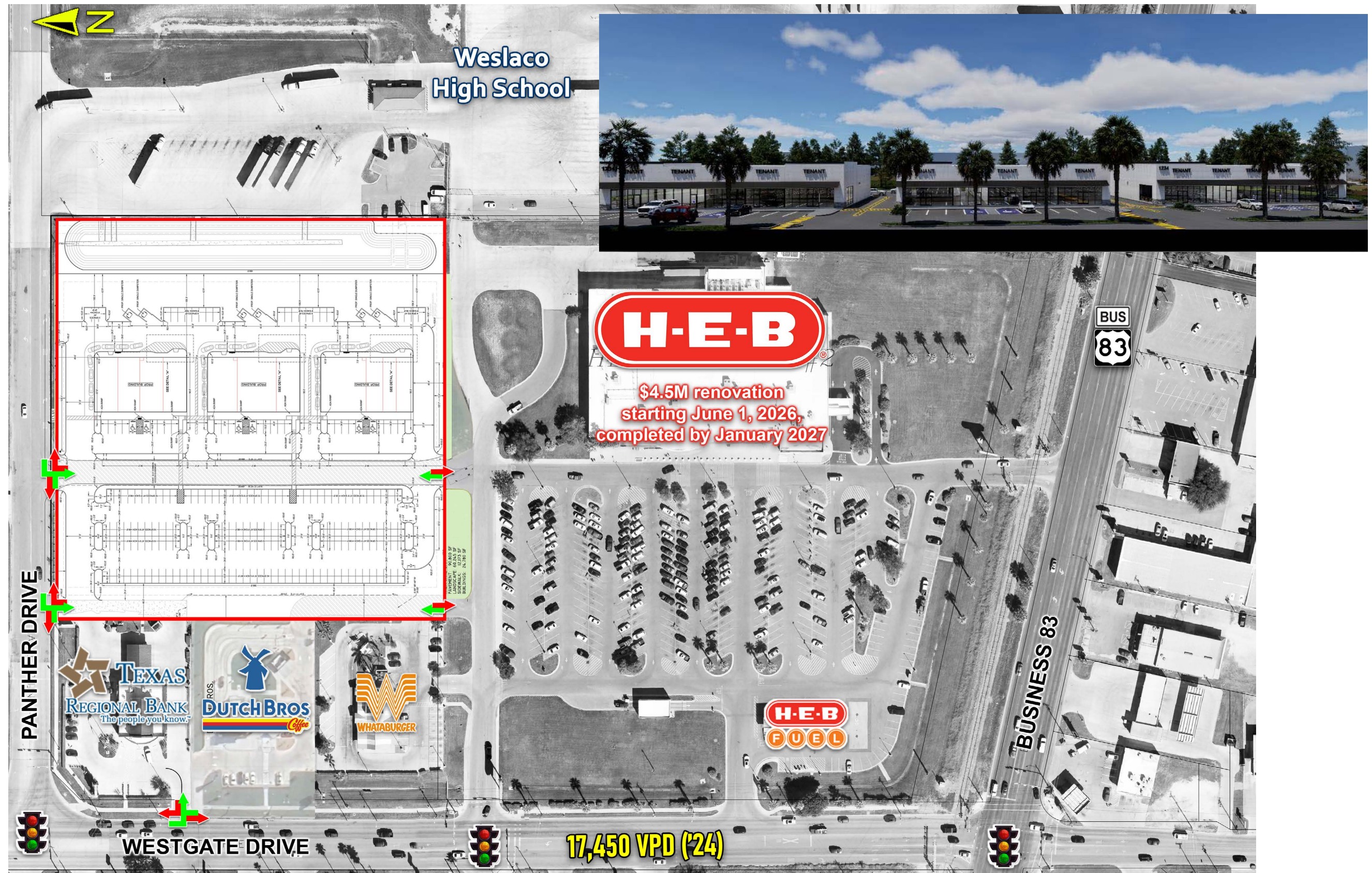
NEQ OF WESTGATE & BUSINESS 83
WESLACO, TEXAS 78596



NEW RETAIL DEVELOPMENT

SHOPS AT WESTGATE H-E-B ANCHORED RETAIL

NEQ OF WESTGATE & BUSINESS 83
WESLACO, TEXAS 78596





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

Corporate Asset Partners, LLC	9007627	craig@corporateassetpartners.com	210.667.6466
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Joseph Garansuay	471665	craig@corporateassetpartners.com	210.667.6466
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Fertitta	612317	michael@corporateassetpartners.com	409.791.6453
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date