

# AIRPORT BUSINESS CENTER

1525 E. SIXTH STREET, WESLACO, TX 78596



## OFFICE BUILDING FOR LEASE

For More Information:

**RANDY SUMMERS, CCIM, CPM**

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

[davisequity.com](http://davisequity.com)

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## Executive Summary



### OFFERING SUMMARY

**Lease Rate:** \$15.50 SF/yr (NNN)

**Available SF:** 3,200 SF

**Building Size:** 9,600

### PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at this premier property on Sixth Street. Boasting an excellent location within the thriving medical and business community, this facility offers premium features tailored to meet your professional needs. Benefit from proximity to renowned amenities, including the nearby CVS and the esteemed Knapp Medical Center, ensuring convenience and accessibility for your clientele and staff. With a prime position across from the medical center, this property presents an unparalleled opportunity to elevate your business within a prestigious and bustling location. Embrace the potential for success at this top-tier facility within Weslaco's esteemed business landscape.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite C	\$15.50 SF/yr	3,200 SF

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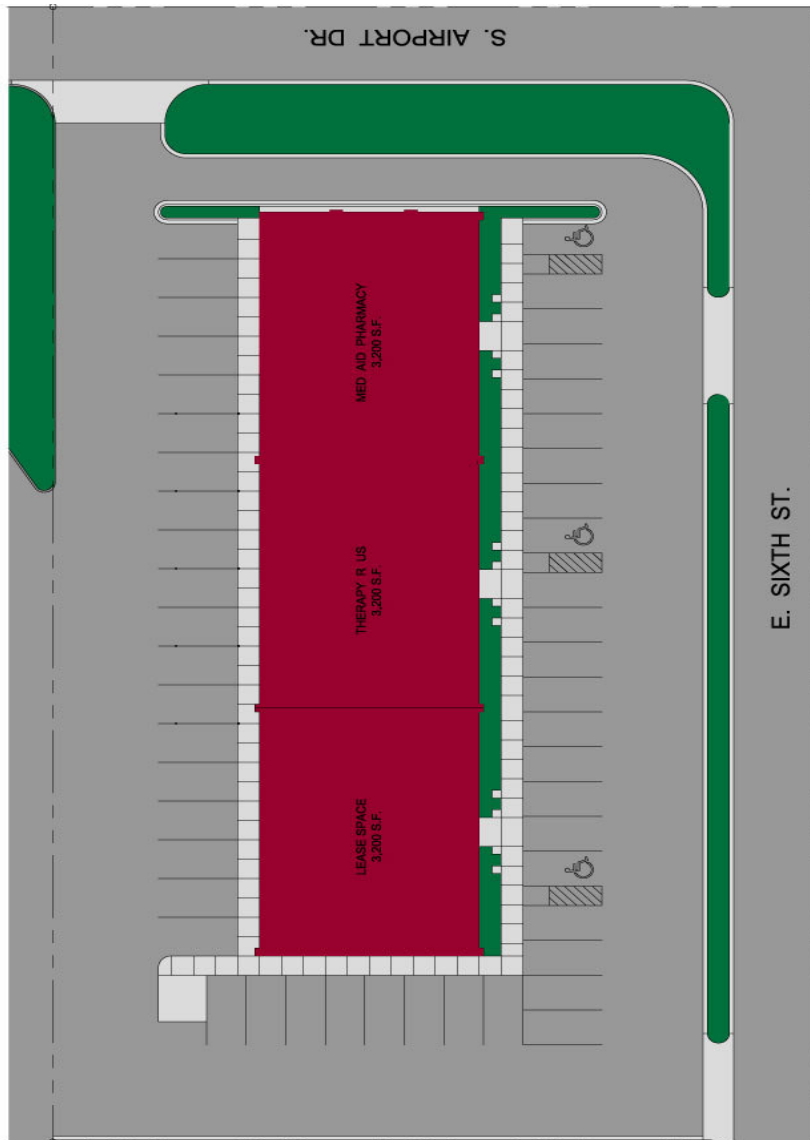
1525 E. Sixth Street, Weslaco, TX 78596

## Site Plan

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**WESLACO, TEXAS**



**AIRPORT MEDICAL CENTER**

**DAVIS**  
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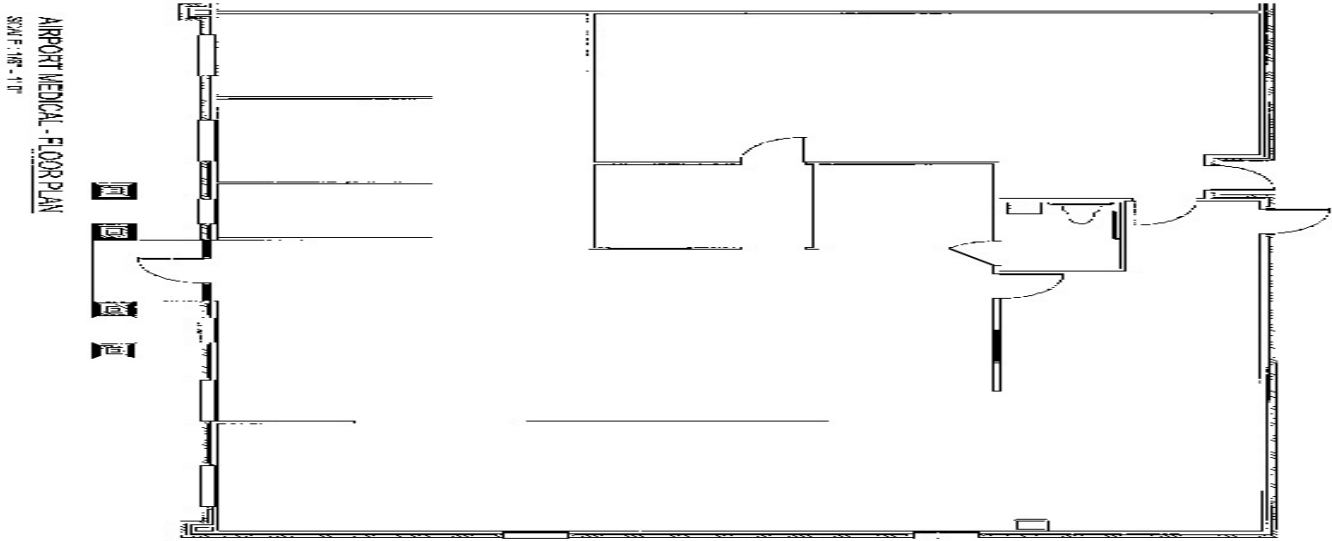
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## Lease Space C 3200 SF



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,200 SF	Lease Rate:	\$15.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A-2	-	1,600 SF	NNN	\$15.00 SF/yr	-
Suite B	-	3,200 SF	NNN	\$15.50 SF/yr	-
Suite C	Available	3,200 SF	NNN	\$15.50 SF/yr	-

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## Retailer Map



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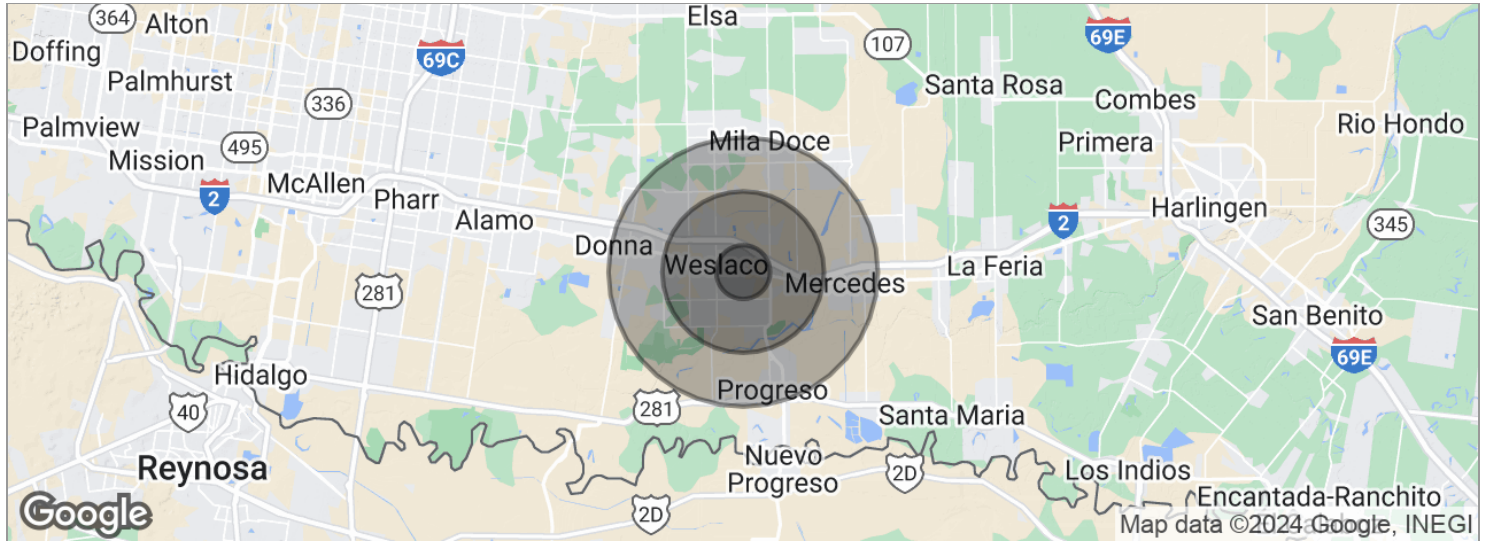
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## Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,378	45,872	81,482
Median age	42.9	34.8	31.0
Median age (Male)	43.9	34.3	30.5
Median age (Female)	42.4	34.7	31.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,489	14,291	23,674
# of persons per HH	3.0	3.2	3.4
Average HH income	\$40,730	\$43,731	\$40,981
Average house value	\$57,828	\$57,864	\$61,627

\* Demographic data derived from 2020 ACS - US Census

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## Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - 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 coincidental 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.

<b>Davis Equity Realty</b>			<b>(956)969-8648</b>
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
<b>Dale L Davis</b>	<b>0216551</b>	<b>daled@davisequity.com</b>	<b>(956)969-8648</b>
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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## Company Disclosure Statement

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### PROPERTY HIGHLIGHTS

- Excellent Location
- Excellent facility within the medical/business community
- Near CVS
- Across from Knapp Medical Center

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