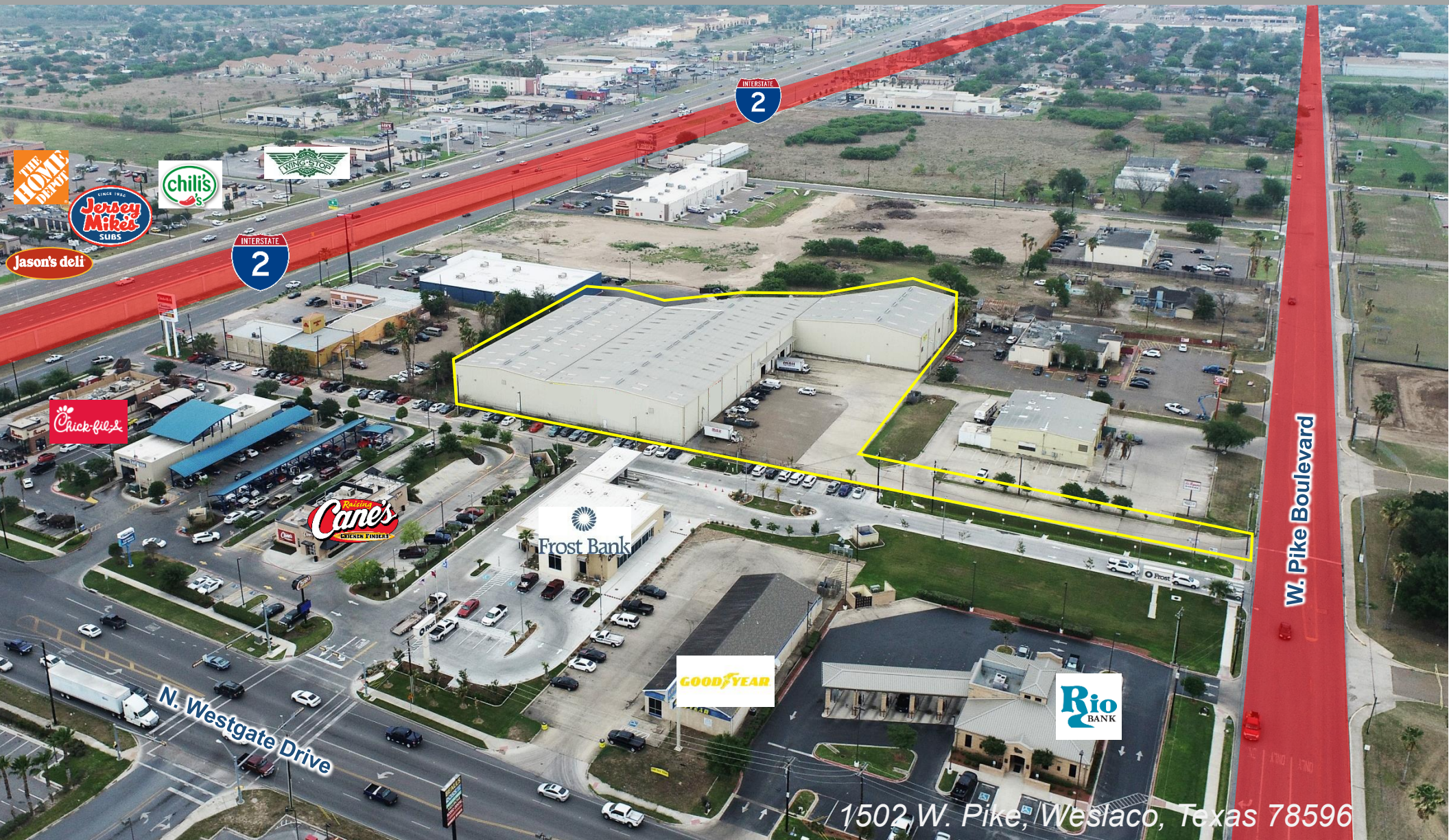


1502 W. PIKE, WESLACO, TX 78596 | INDUSTRIAL | FOR LEASE

UP TO 60,941-SF | SUBDIVIDABLE | 100% VACANT



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THE OPPORTUNITY

1502 W. Pike Boulevard, Weslaco, Texas 78596

HG1 Opportunity LLC is pleased to present an excellent opportunity to lease up to 60,941 SF of an industrial warehouse located in the thriving Weslaco Industrial market, strategically positioned in the heart of one of the Rio Grande Valley’s fastest growing areas. The Property is located on 2.534 acres with an excellent Mid-Rio Grande Valley location and great visibility from Interstate 2/Expressway 83. The Property includes 4 truck well loading doors and 1 ground level door. The warehouse was built in 2000.

INVESTMENT HIGHLIGHTS

- The Property is located in the growing and thriving area of Weslaco and are within a 6.25-mile radius for the Anzalduas International Bridge, McAllen-Hidalgo International Bridge, Pharr International Bridge and Interstate 2. The location is among the primary deal drivers for tenant requirements.
- **The Property easily subdivides into 3 potential sizes of 60,941 SF, 42,997 SF and/or 17,944 SF, of which all are available.**

ADDRESS	CITY, STATE	YEAR BUILT	CLEAR HEIGHT	PERCENTAGE LEASED (%)	OFFICE (%)	SQUARE FOOTAGE
1502 W. Pike Blvd.	Weslaco, TX	2000	Up to 32'	0%	2.9%	60,941 SF







1502 W. PIKE BOULEVARD, WESLACO, TEXAS 78596



## PROPERTY DESCRIPTION

1502 W. Pike Boulevard, Weslaco, Texas 78596

### FOR LEASE

LOCATION		
Address:	1502 W. Pike Boulevard	
City, State, Zip	Weslaco, TX 78596	
Industrial Market:	Rio Grande Valley Industrial	
SQUARE FOOTAGE	SF/ACRES	%
<b>Warehouse 1 &amp; 2:</b>	<b>41,259 SF</b>	<b>67.7%</b>
Office 1:	1,444 SF	2.4%
Office 2:	294 SF	0.5%
<b>Warehouse 1&amp;2 w/office:</b>	<b>42,997 SF</b>	
<b>Warehouse 3:</b>	<b>17,944 SF</b>	<b>29.4%</b>
<b>TOTAL BUILDING:</b>	<b>60,941 SF</b>	<b>100.0%</b>
<b>Land / Site Area (Acres):</b>	<b>2.534 Acres</b>	
BUILDING FEATURES		
Percentage Leased:	0.0%	
Construction Age (Year):	2000	
Clear Height:	Up to 32'	
Column Spacing:	25' x 21.5'	
Building Dimensions:	+/-210' x 130'	
Truck Court Depth:	115'	
Auto Parking:	+/-26 spaces	
Dock Highs Doors:	4	
Half Dock High Door:	1	
Zoning:	I-2, Heavy Industrial	

CONSTRUCTION OVERVIEW	
Building Construction Type:	Pre-engineered metal
Roof System:	Metal standing seam
Roof Age (Year)	2000
Building Construction Type	Pre-engineered metal
HVAC System and Areas:	Office only
Interior Lighting:	High Efficient T5 Lights
Electricity/Power:	3 panels, 200 amp, 200 amp, 225 amp, 110-220
Fire Suppression:	Wet-pipe sprinkler system w/3 fire risers



1502 W. PIKE BOULEVARD, WESLACO, TEXAS 78596

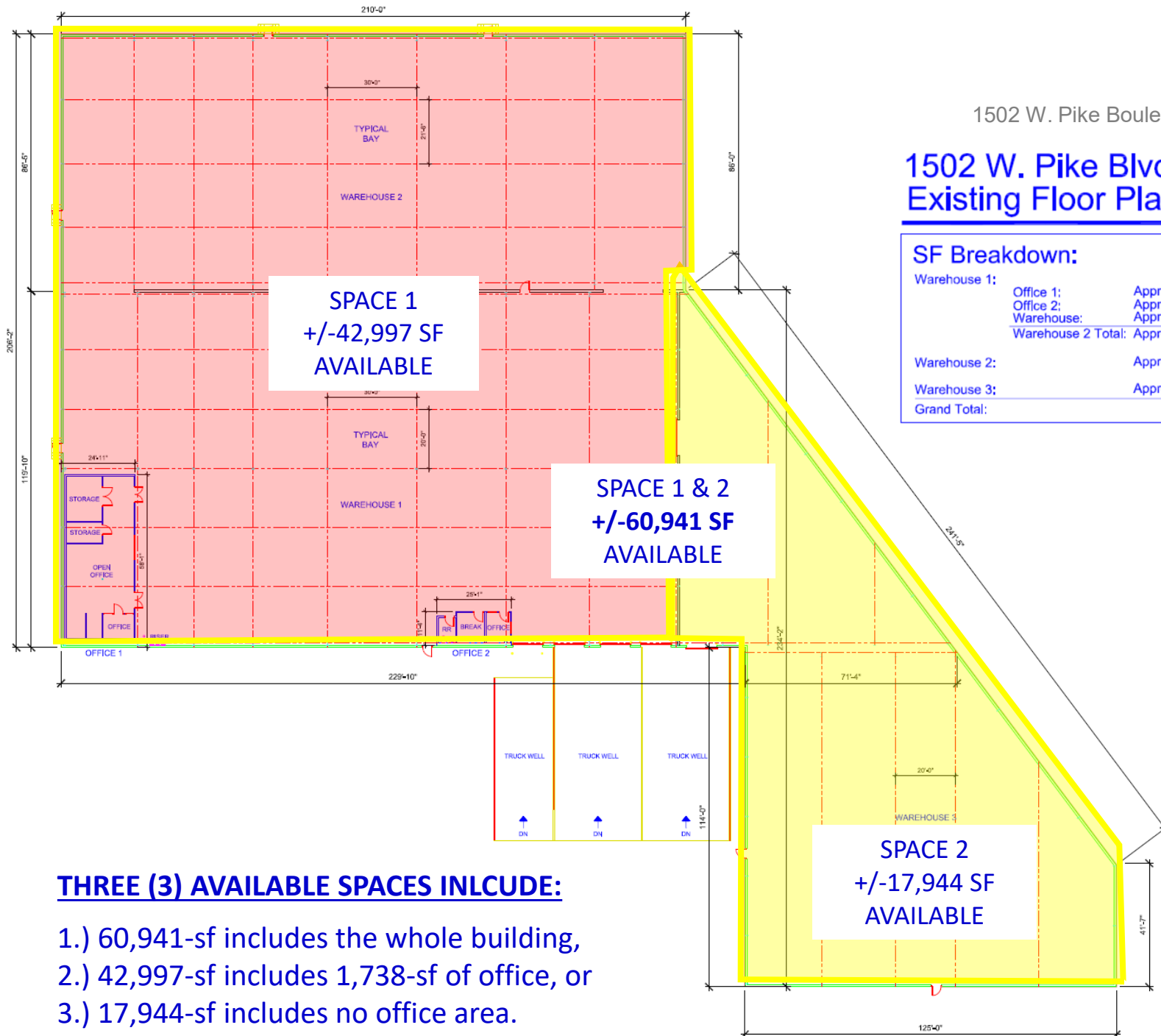




1502 W. Pike Boulevard, Weslaco, Texas 78596

### SF Breakdown:

Warehouse 1:	Office 1:	Approx	1,444 sf
	Office 2:	Approx	294 sf
	Warehouse:	Approx	23,126 sf
	Warehouse 2 Total:	Approx	24,864 sf
Warehouse 2:		Approx	18,133 sf
Warehouse 3:		Approx	17,944 sf
Grand Total:			60,941 sf



- 1.) 60,941-sf includes the whole building,
- 2.) 42,997-sf includes 1,738-sf of office, or
- 3.) 17,944-sf includes no office area.









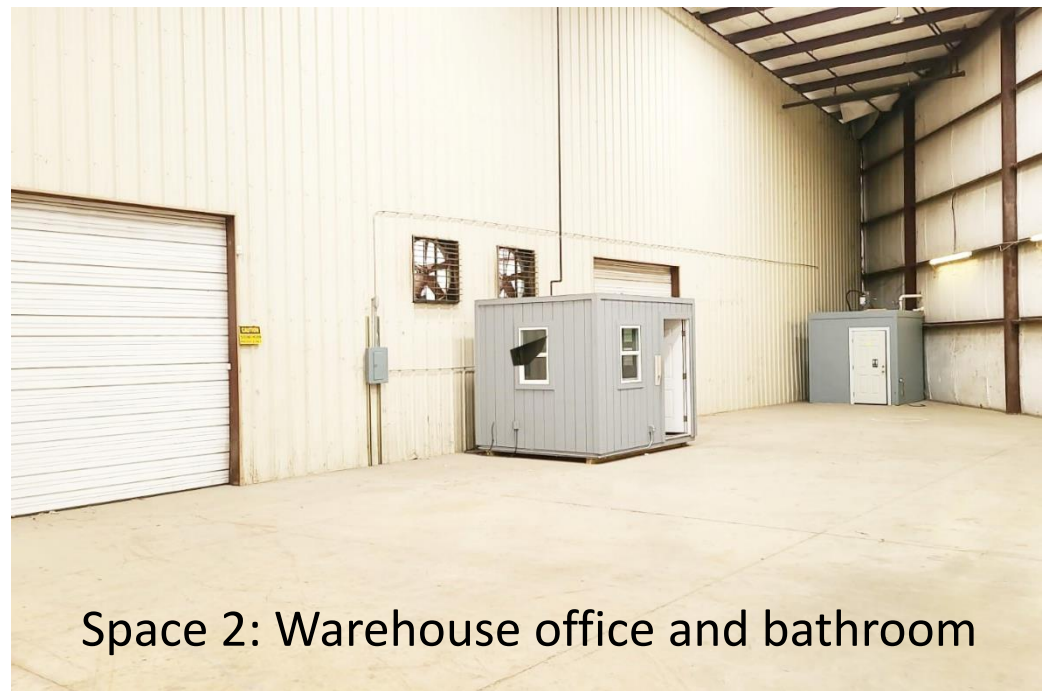
Space 1: Warehouse office and bathroom



Space 1: Larger warehouse office



Space 1: Larger warehouse office



Space 2: Warehouse office and bathroom



## LOCATION MAP

1502 W. Pike Boulevard, Weslaco, Texas 78596



1502 W. PIKE BOULEVARD, WESLACO, TEXAS 78596



## RIO GRANDE VALLEY INDUSTRIAL MARKET

- The overall McAllen Region industrial market consists of over **37 million** square feet that is currently **97.1% occupied**.
- After falling into negative territory in 01 2025, the McAllen Industrial Market closed 02 2025 with positive net absorption of 33,545 sq. ft. 02 2025 registered eight new leases totaling 144,000 sq. ft. of activity. The McAllen submarket had the largest share of deals and activity, four leases totaling 54,000 sq. ft. The largest transaction was a 52,500 sq. ft. cold-storage lease in the Edinburg submarket. The remaining leases were in the Weslaco and Pharr submarkets.
- The market-wide vacancy rate of 2.9% had a small quarter-over-quarter decline of 10 basis points (bps) but was up 110 bps compared to 02 2024. The Class A vacancy also had a quarter over-quarter decline of 10 bps but had a year-over-year increase of 380 bps. Highlights include:
  - The market-wide warehouse distribution asking rent was unchanged from the 01 2025 record high of \$8.43 per sq. ft. per year and had a year-over-year increased of \$0.78 per sq. ft. per year.

Source: CBRE, McAllen Industrial Q2 2025 Research Report

