

Irreplaceable Location



FOR LEASE

Weslaco Palm Plaza - Under Redevelopment

1025 N Texas | Weslaco, TX 78596



Weslaco Palm Plaza - Under Redevelopment

1025 N Texas | Weslaco, TX 78596



50,000± SF
Anchor Available

190,000± SF
Shopping Center

Contact
Broker
Rate

ABOUT THE PROPERTY

- Explosive Growth
Hidalgo, Cameron, and Starr are among the fastest-growing counties in the USA with a total MSA at over 2,670,000 people
- Halfway between McAllen and Harlingen
Both have international airports and provide a central location.
- Excellent visibility along US Hwy 83
Region's primary interstate artery connecting all markets in the surrounding Rio Grande Valley area
- Prominent signage
Featuring amazing pylon visibility along Hwy 83 and Texas Ave
- Stable and dominant retail area
Neighboring retailers include HEB, Walmart, Academy, and Lowe's at the intersection
- Easily accessed from Hwy 83 and Pike Blvd
Benefits from a combined traffic count of 161,453 vehicles per day
- Convenient to the entire Rio Grande Valley
With only 15 miles distance to McAllen and 18 miles to Harlingen at interstate speeds
- Strong demographics
Over 112,000 residents within a 10-minute drive time
- Desirable infill location
In a healthy trade area benefitting from both regional and international traffic
- Contemporary upgrades will include
High ceilings and attractive storefront facades
- Creative site planning with curb appeal
providing attractive landscape and parking
- Pad sites and out parcels available
Will have inviting highway frontage, access, and visibility



30,977 VPD

130,476 VPD

15 mi to McAllen, TX

18 mi to Harlingen, TX

Future Retail Development

Box Redevelopment

N Republic St

Texas Blvd

W Pike Blvd

W Sgt MC Garcia St





130,476 VPD

24,351 VPD

Redevelopment

Future Development

Texas Blvd

Pike Blvd

W Pike Blvd





Mid Valley Airport

SITE

Future Redevelopment

Walmart SUPERCENTER
2.9 M Visits

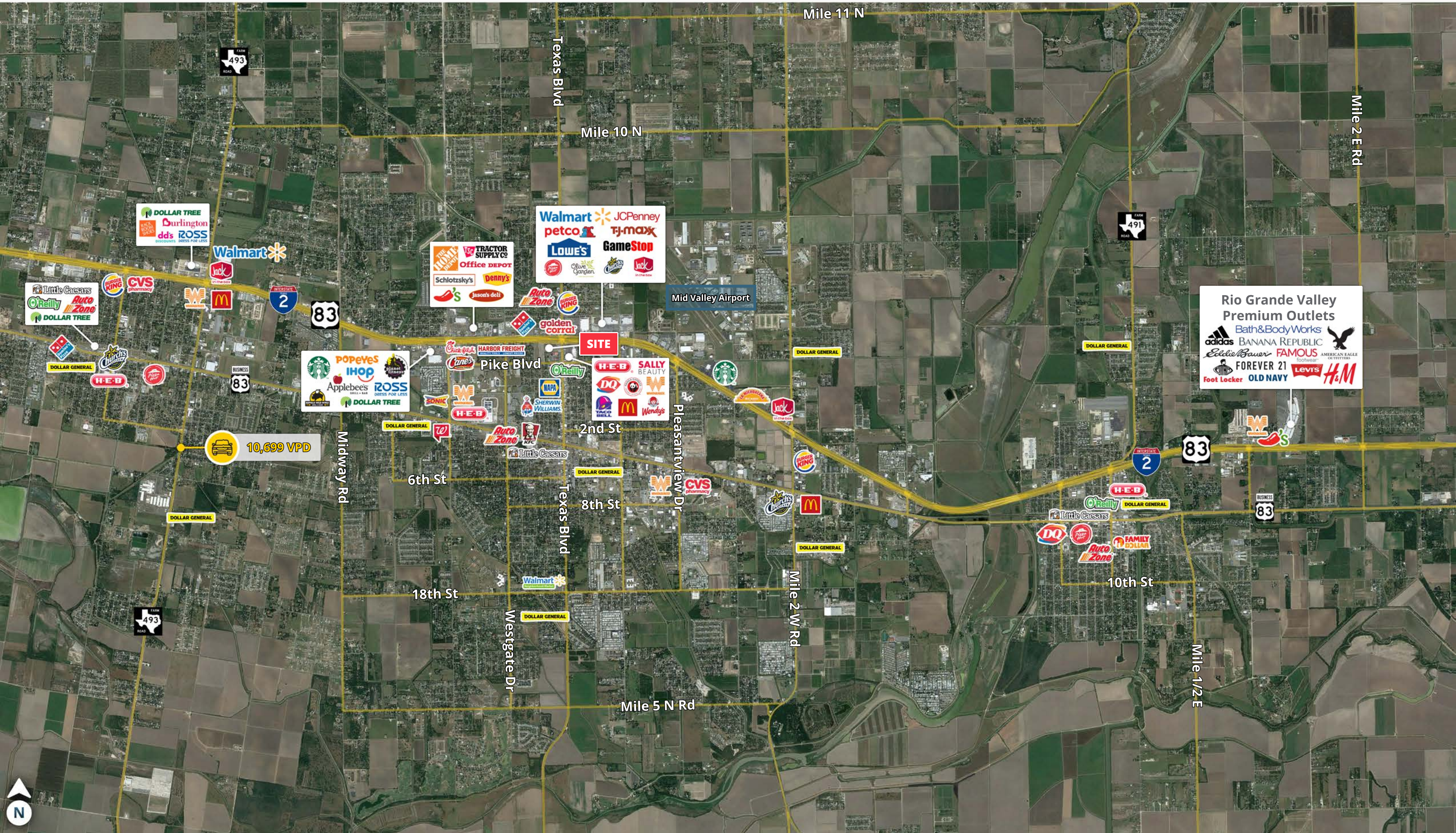
Academy
715 K Visits

LOWE'S
566 K Visits

30,977 VPD

H-E-B
1.9 M Visits

107,672 VPD



Mile 11 N

Mile 10 N

Mile 2 E Rd

Texas Blvd

Mile 2 W Rd

Mile 5 N Rd

Mile 1/2 E

Midway Rd

Westgate Dr

Pleasantview Dr

Texas Blvd

Pike Blvd

2nd St

8th St

6th St

18th St

10th St

10,699 VPD

Rio Grande Valley Premium Outlets
Bath & Body Works
adidas BANANA REPUBLIC
Eddie Bauer FAMOUS
FOREVER 21 Levis H&M
Foot Locker OLD NAVY

Walmart JCPenney
petco TJ-maxx
Lowe's GameStop

DOLLAR TREE
Durlington
dd's ROSS
Walmart

Office DEPOT
Schlotzsky's pennys
Jason's deli

Mid Valley Airport

SITE

popeyes
IHOP
Applebee's
ROSS
DOLLAR TREE

HEB SALLY BEAUTY
DO
Wendys

adidas BANANA REPUBLIC
Eddie Bauer FAMOUS
FOREVER 21 Levis H&M
Foot Locker OLD NAVY



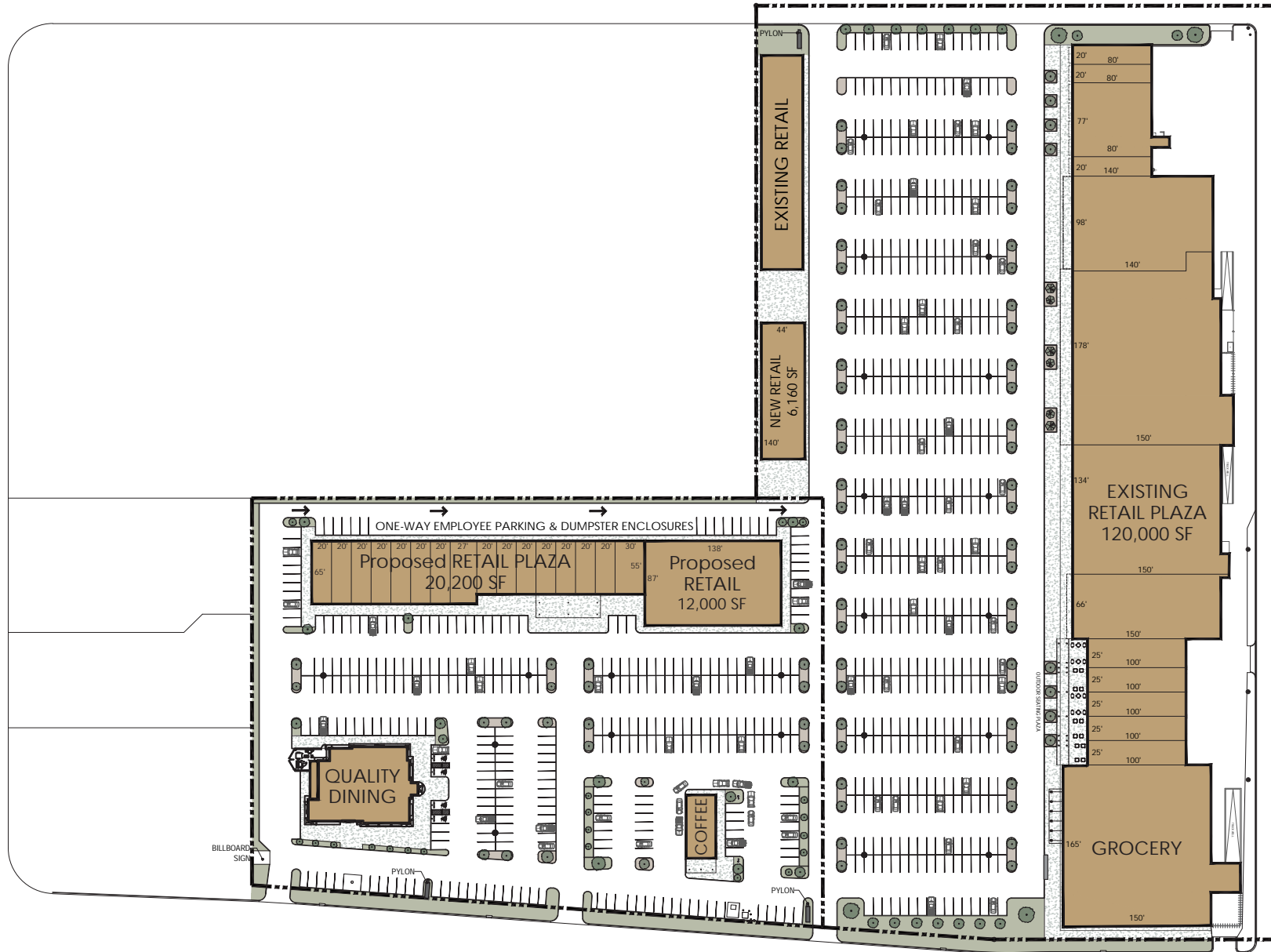
Site Plan

1025 N Texas | Weslaco, TX 78596



WEST PIKE BLVD. (MILE 8 NORTH)

NORTH TEXAS BLVD.
(F.M. #88) (MILE 5 WEST ROAD)



CALLE DE LA REPUBLICA

100' U. S EXPRESSWAY No. 83
EAST BOUND FRONTAGE ROAD

Frontage Pads

1025 N Texas | Weslaco, TX 78596



Frontage Pads Available

Weslaco Palm Plaza - Renderings

1025 N Texas | Weslaco, TX 78596



Weslaco Palm Plaza

1025 N Texas | Weslaco, TX 78596



STATISTICS

- Average Household Income in 2020: \$50,024
- Trade Area Population 5 Mile Radius: 108,603
- Labor Force 5 mile Radius: 45,206

REAL ESTATE

- Median Housing Value in 2021: \$83,900

TRAFFIC

- IH 2 & Texas Blvd.: 113,598 Vehicles
- North on Texas Blvd. & FM 88: 30,165 Vehicles

EDUCATION

School Systems

- Weslaco ISD
- South Texas ISD
- IDEA Public Schools & HQ
- Horizon Montessori Pub. School & HQ
- San Martin de Porres School
- Mid Valley Christian School

Weslaco's Universities & Colleges

- University of Texas Rio Grande Valley Center for Innovation & Commercialization
- Texas A&M AgriLife Extension
- Texas A&M University Citrus Center
- South Texas College - Mid Valley Campus
- South Texas Vocational Technical Inst.
- Valley Grande Inst. for Academic Studies
- IDEA University

2020 RIO GRANDE VALLEY POPULATION 1,694,073



Weslaco is strategically located in the center of the Rio Grande Valley along the southern tip of Texas. We are the business, retail, health and education hub of the Mid-Valley market.



5 MILE RADIUS POPULATION 108,603



CENTRALLY LOCATED
Region of South Texas

BUSINESS CORPORATE
International Airport with on-site U.S. Customs & Border Protection Point of Entry

HEADQUARTERS TO
National Guard, DPS, Border Patrol, HEB Distribution, IDEA Public Schools, Horizon Montessori Public Schools

TWO INTERNATIONAL BRIDGES
9 driving miles to Progreso International Bridge & 10 driving miles to Donna Rio Bravo International Bridge

2.6 MILLION POPULATION
in Northern Mexico

18 MILLION VISITORS
Mexican National visitors yearly in the Rio Grande Valley

Sources: GIS Planning, U.S. Census, Applied Geographic Solutions (GO BIG in Texas) TXDOT

(956) 969-0838 / www.weslacoedc.com
275 S. Kansas Ave., Weslaco, TX 78596

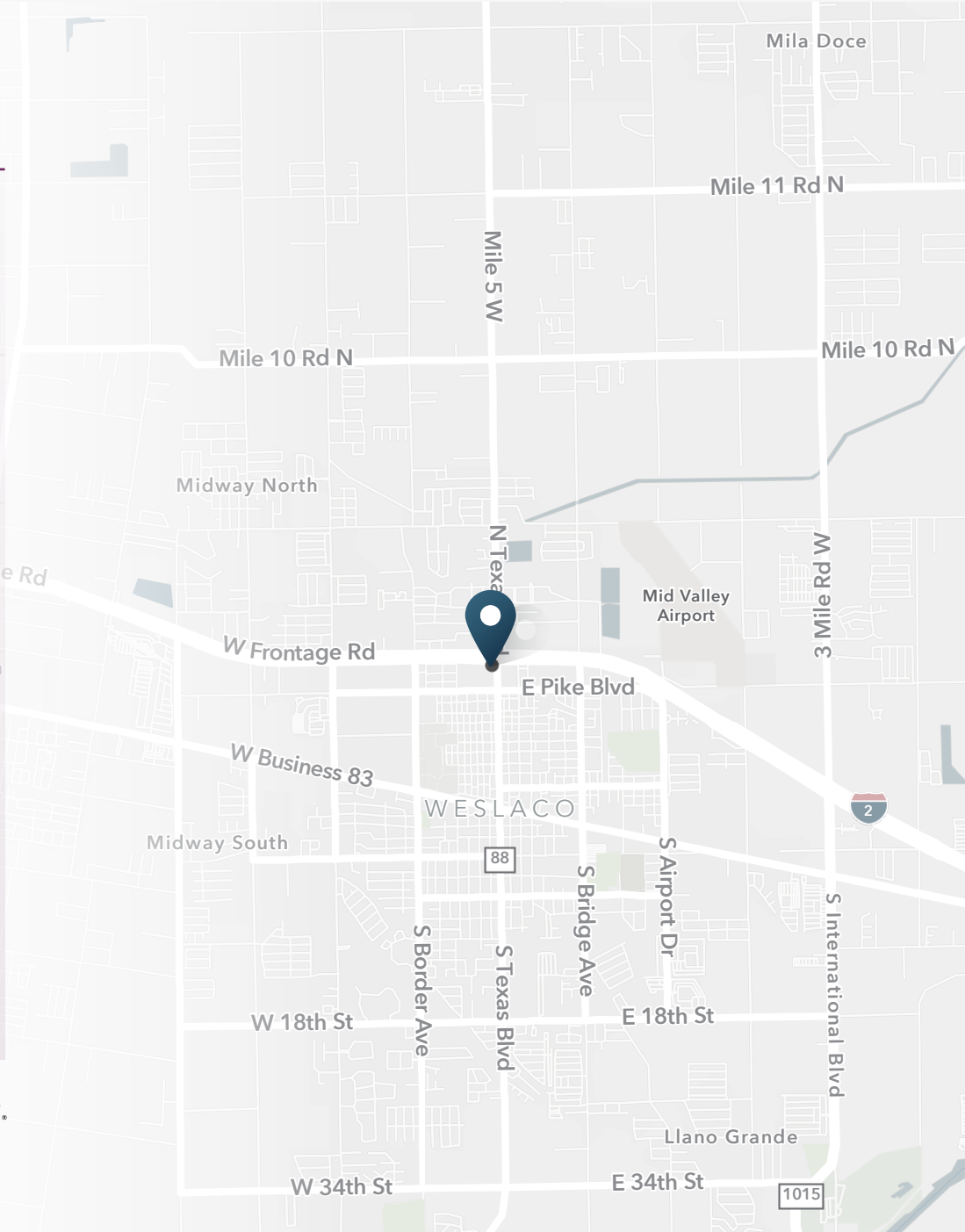
Weslaco Palm Plaza - Under Redevelopment

1025 N Texas | Weslaco, TX 78596



DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	10,619	59,602	108,954
2028 Projected Population	10,804	61,678	111,813
Projected Annual Growth Rate 2023 to 2028	0.35%	0.69%	0.52%
Daytime Population			
2023 Daytime Population	19,549	66,771	110,035
Workers	13,023	29,660	40,212
Residents	6,526	37,111	69,823
Income			
2023 Est. Average Household Income	\$60,944	\$66,182	\$61,151
2023 Est. Median Household Income	\$38,300	\$50,236	\$43,150
Households & Growth			
2023 Estimated Households	3,655	18,881	32,731
2028 Estimated Households	3,777	19,834	34,145
Projected Annual Growth Rate 2023 to 2028	0.66%	0.99%	0.85%
Race & Ethnicity			
2023 Est. White	35%	40%	39%
2023 Est. Black or African American	0%	1%	0%
2023 Est. Asian or Pacific Islander	1%	1%	1%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	23%	22%	23%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
---	--------	------------------------	--------------

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
---	-------------	-------	-------

Ryan Andres Johnson	525292	ryan.johnson@srsre.com	214.560.3285
---------------------	--------	------------------------	--------------

Designated Broker of Firm	License No.	Email	Phone
---------------------------	-------------	-------	-------

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 or 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.

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.

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
------------------------------	-------------	-------	-------

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
----------------	-----------------	-----------------	-------------------	------



SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200



CBG Commercial Real Estate

Greg Vasquez
210.424.8030
gvasquez@cbgcre.com

Brad Gibbs

214.560.3238
brad.gibbs@srsre.com

Jack Dawson

214.560.3269
jack.dawson@srsre.com

Preston Enloe

214.560.3250
preston.enloe@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.