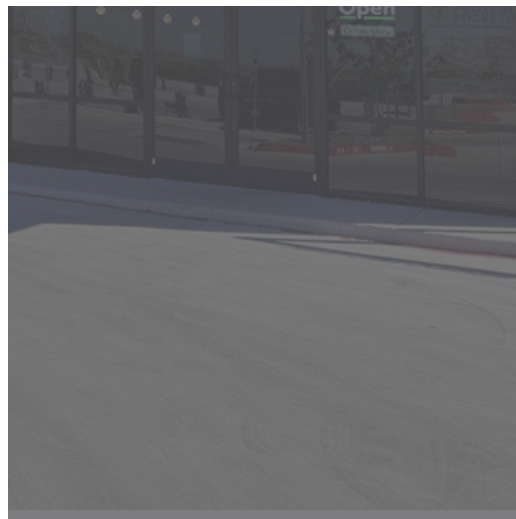


RETAIL PROPERTY FOR LEASE

GARCIA COMMERCIAL PLAZA

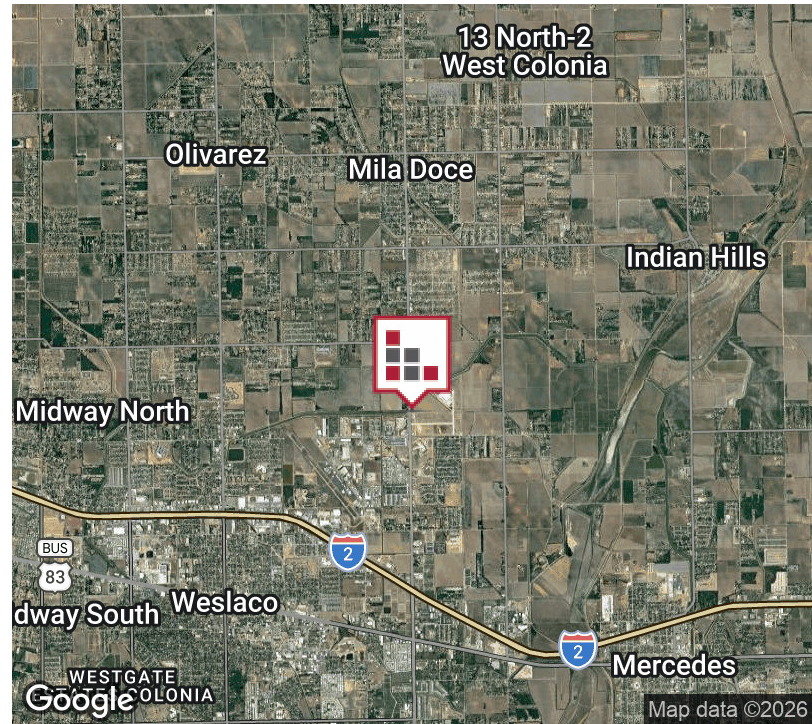


BRAND NEW CONSTRUCTION at Garcia Commercial Plaza - Weslaco, Texas. This 8,164 sf Shopping Center is located at International Boulevard and Mile 9 in proximity to the Rapidly Expanding Weslaco Industrial Park. Suite A - 1,650 sf Drive Thru is available, which can be combined with Suite B for 3,300 sf for a restaurant user. Ideal location for insurance, retail shop, loan company and others.



FOR LEASE GARCIA COMMERCIAL PLAZA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$24 - 27.00 SF/yr [\$5.00 NNN]
1-Acre Ground Lease:	\$90,000 per year
MONTHLY RENT:	\$3,987.50 - \$4,400
Available SF:	1,650 - 4,950 SF
Lot Size:	2 Acres
Number of Units:	5
Year Built:	2025
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Weslaco

PROPERTY OVERVIEW

BRAND NEW CONSTRUCTION at Garcia Commercial Plaza - Weslaco, Texas. This 8,164 sf Shopping Center is located at International Boulevard and Mile 9 in proximity to the Rapidly Expanding Weslaco Industrial Park. Suite A - 1,650 sf is available, which can be combined with Suite B for 3,300 sf for a restaurant user. Ideal location for insurance, retail shop, loan company or other professional services. 1-Acre Pad Site is adjacent for Ground Lease with cross access available. FM 1015 offers high visibility and high traffic in this rapidly-growing area in need of restaurants and retail businesses!

PROPERTY HIGHLIGHTS

- **Brand New Construction**
- **High Traffic Corridor**
- **Proximity to Weslaco Industrial Park**
- **21,315 CPD TXDOT 2023**

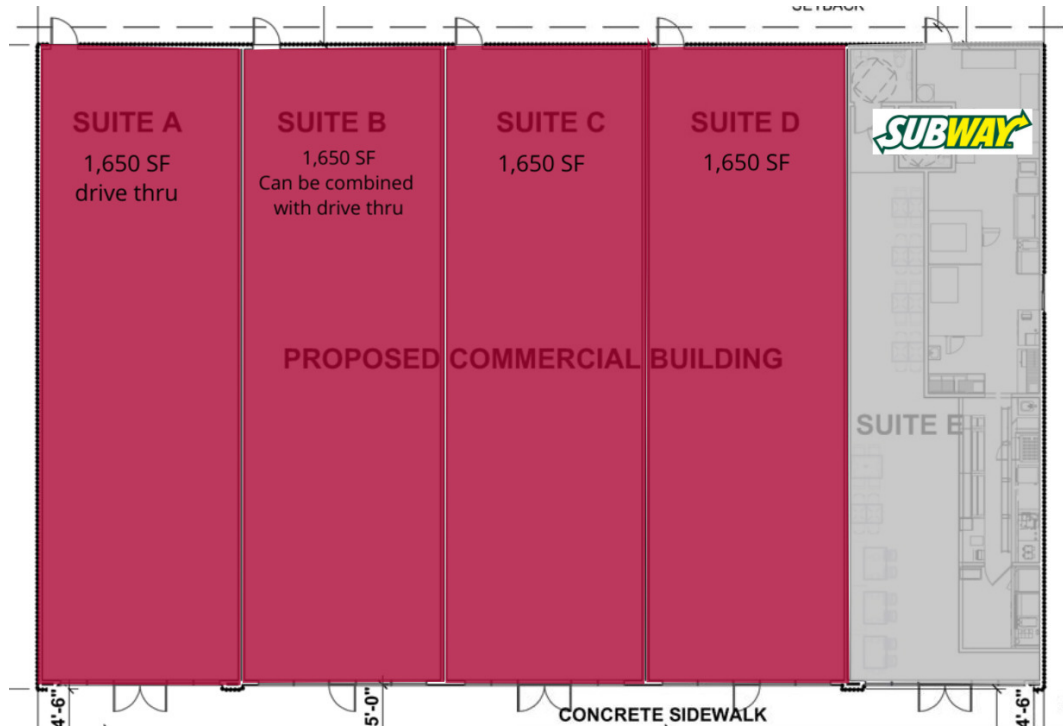
FOR LEASE
GARCIA COMMERCIAL PLAZA

ADDITIONAL PHOTOS



FOR LEASE GARCIA COMMERCIAL PLAZA

PLANS



LEASE INFORMATION

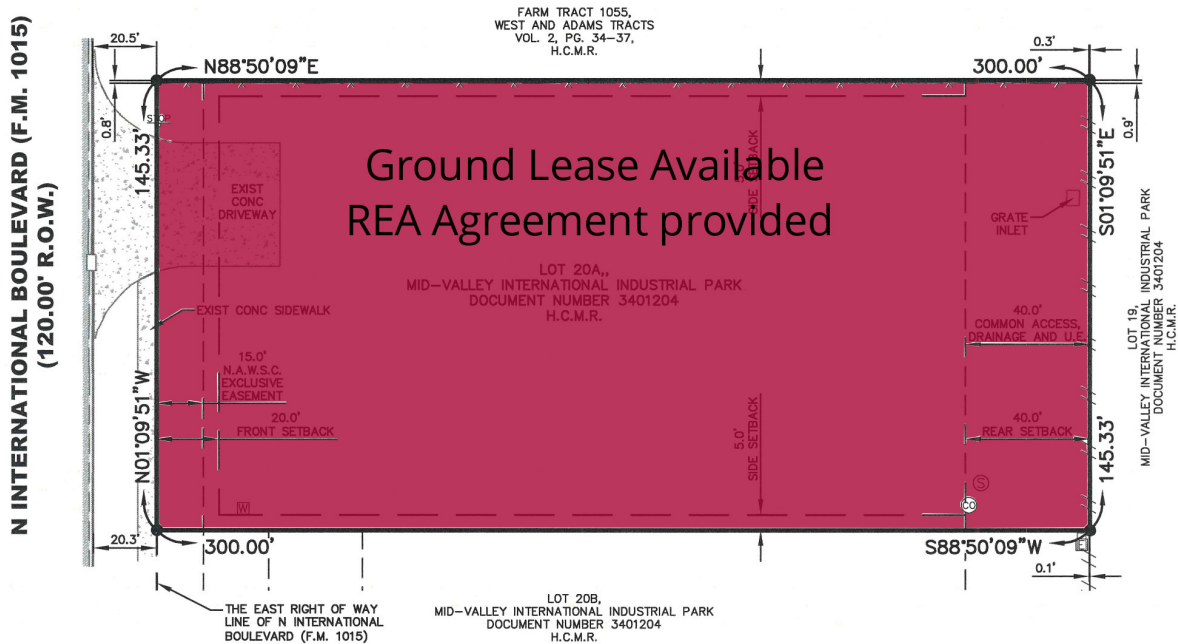
Lease Type:	\$24 - 27 NNN}	Lease Term:	36 to 60 months
Total Space:	1,650 - 6,600 SF	Lease Rate:	\$2.07 - \$27.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite A	Available	1,650 SF	[\$5.00 NNN]	\$27.00 SF/yr	End cap, which can be combined with adjacent 1,611 sf - Suite B - 3,222 sf contiguous.
Suite B	Available	1,650 SF	[\$5.00 NNN]	\$24.00 SF/yr	Suite B can be combined with end-cap drive thru for 3,222 sf unit.
Suite C	Available	1,650 SF	[\$5.00 NNN]	\$24.00 SF/yr	New Construction - Vanilla Box
Suite D	Available	1,650 SF	[\$5.00 NNN]	\$24.00 SF/yr	Located next to new Subway location

FOR LEASE GARCIA COMMERCIAL PLAZA

PLANS



LEASE INFORMATION

Lease Type:	Ground Lease	Lease Term:	10 Years
Total SF:	+/- 43,560	Lease Rate:	\$90,000 per year

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Pad 1	Available	1 Acres	LOT 20A	\$90,000 per year	10-Year Ground Lease adjacent to Garcia Commercial Plaza

FOR LEASE GARCIA COMMERCIAL PLAZA

RETAILER MAP



FOR LEASE
GARCIA COMMERCIAL PLAZA

LOCATION MAP



CINDY HOPKINS REAL ESTATE
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FOR LEASE GARCIA COMMERCIAL PLAZA

DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	36,122	98,111	230,849
Median age	35	36	35
Median age (Male)	34	35	34
Median age (Female)	36	37	36

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	10,877	29,985	67,048
# of persons per HH	3.3	3.3	3.4
Average HH income	\$60,350	\$64,364	\$61,357
Average house value	\$128,398	\$135,157	\$127,985

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	95.2%	93.7%	94.1%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	38.8%	39.8%	37.3%
Black	0.5%	0.4%	0.3%
Asian	0.3%	0.4%	0.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.9%	0.8%	0.7%
Other	23.3%	22.0%	22.9%

* Demographic data derived from 2020 ACS - US Census