

TURN-KEY RESTAURANT C

1015 SOUTH INTERNATIONAL BOULEVARD, WESLACO, TX 78596



RETAIL PROPERTY FOR SALE

For More Information:

RANDY SUMMERS

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DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101

Weslaco, TX 78596

602 BOERNE STAGE AIRFIELD

Boerne, TX 78006

davisequity.com

BROCHURE • JULY 08, 2026

FOR SALE • TURN-KEY RESTAURANT OPPORTUNITY

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,395,000
Building Size:	3,100 SF
Available SF:	
Lot Size:	1.64 Acres
Price / SF:	\$450.00
Year Built:	2016

PROPERTY OVERVIEW

Positioned along one of Weslaco's most heavily traveled corridors, this well-established, turn-key restaurant presents an exceptional opportunity for an owner/operator or investor seeking immediate operational capability with strong visibility and access. Owner financing can be considered.

Situated on 1.64 acres with approximately 223 feet of prime frontage along 5-lane International Boulevard (FM 1015), the property benefits from outstanding exposure, steady traffic counts, and convenient ingress/egress.

The facility features a fully equipped commercial kitchen, allowing for seamless continuation of operations, along with a high-quality restaurant finish-out that delivers a warm, inviting dining atmosphere. The building is fully air-conditioned, ensuring comfort for guests year-round.

A standout feature of the property is its outdoor covered seating area, complemented by a dedicated outdoor entertainment venue, creating a unique destination environment ideal for live music, events, and expanded customer engagement.

Whether continuing the existing concept or introducing a new brand, this property offers the infrastructure, location, and character to support a wide range of restaurant or hospitality uses.

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PROPERTY HIGHLIGHTS

- Turn-key, established restaurant operation
- 1.64-acre site with ample room for parking and expansion
- 223' of frontage on high-traffic International Blvd. (FM 1015)
- Full commercial kitchen – ready for immediate use
- Quality interior finish-out with dine-in capability
- Outdoor covered seating + entertainment venue
- Excellent visibility and accessibility
- Ideal for owner/operator or investment repositioning

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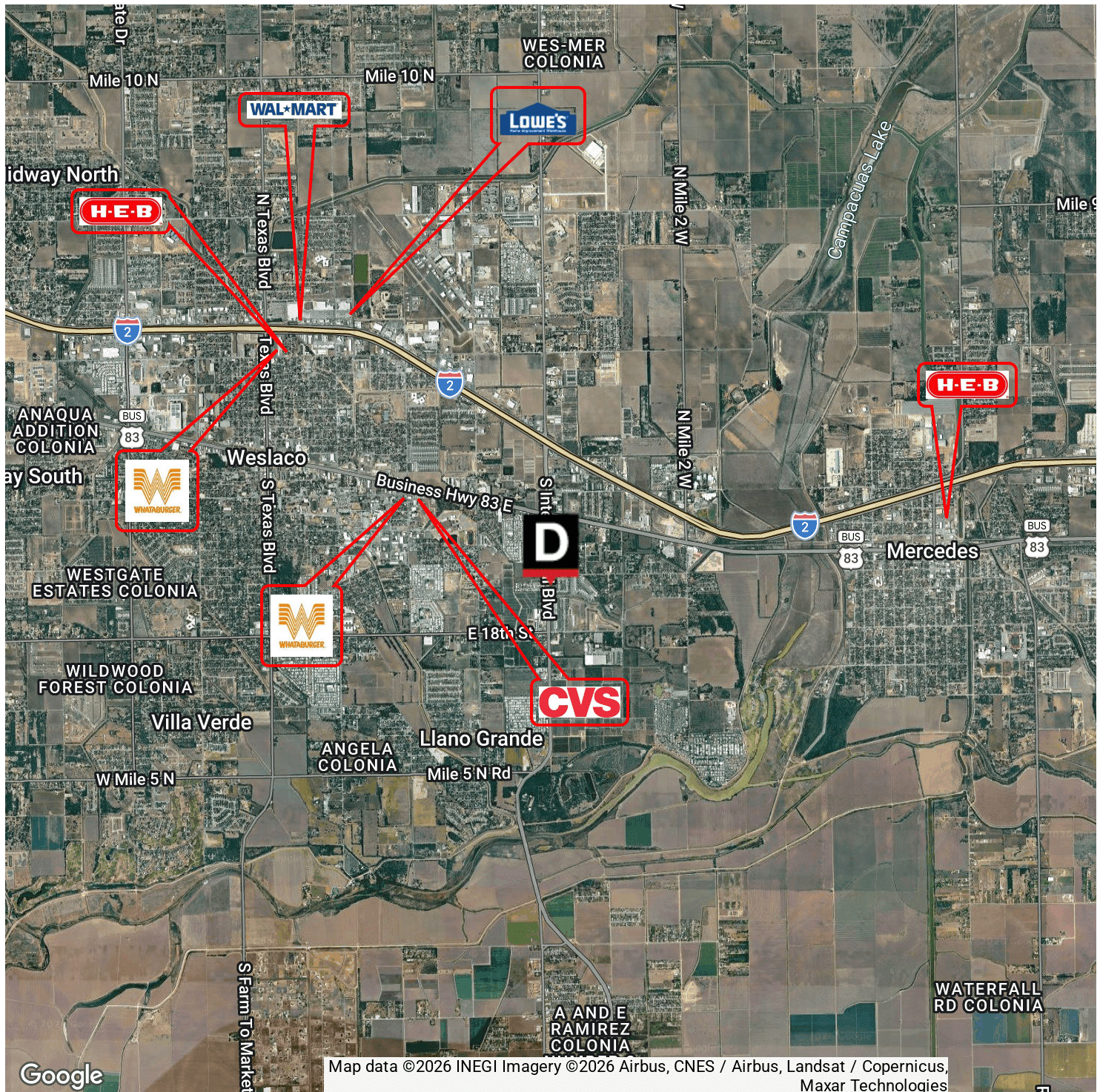
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Retailer Map



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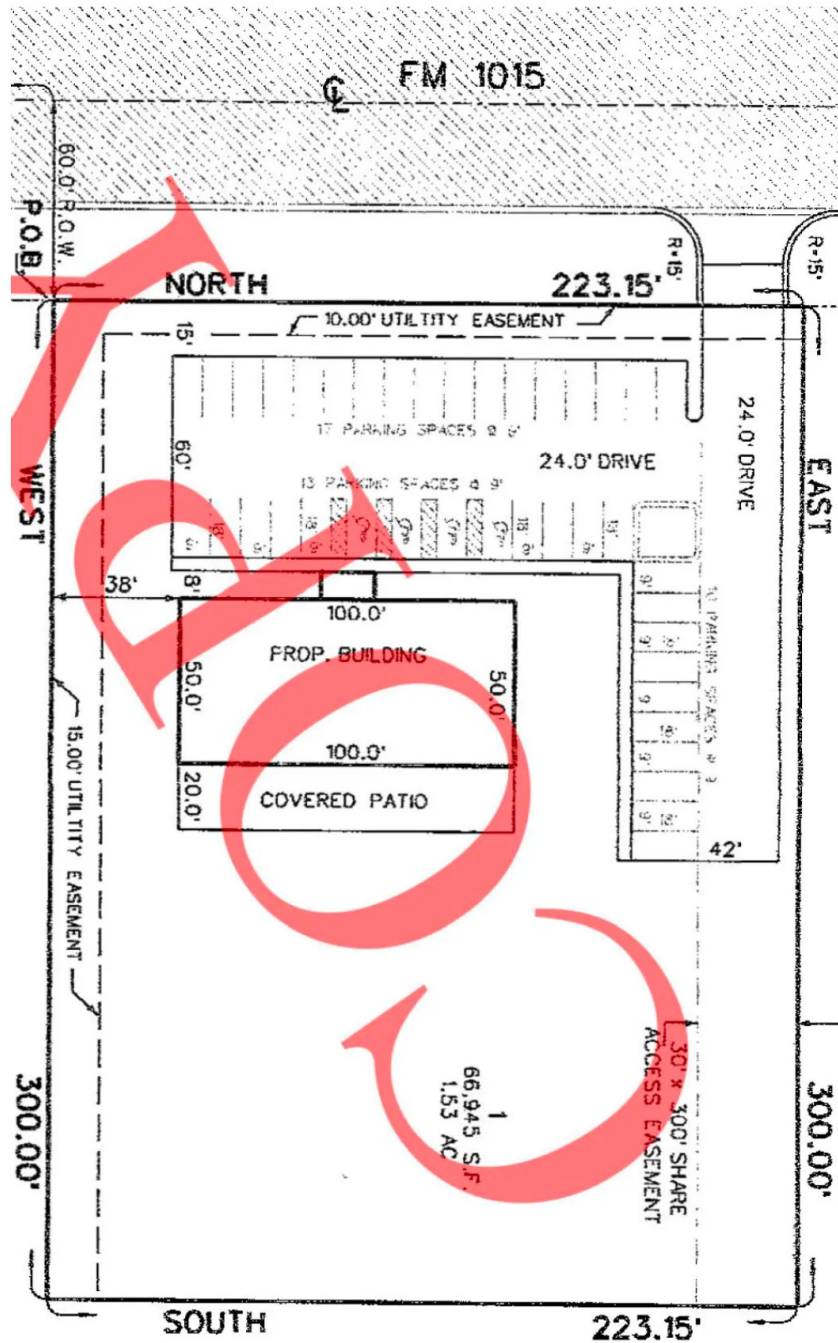
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BILL

Site Plans

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SURVEY



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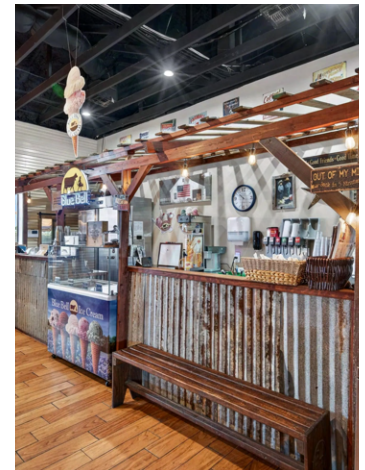
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Additional Photos



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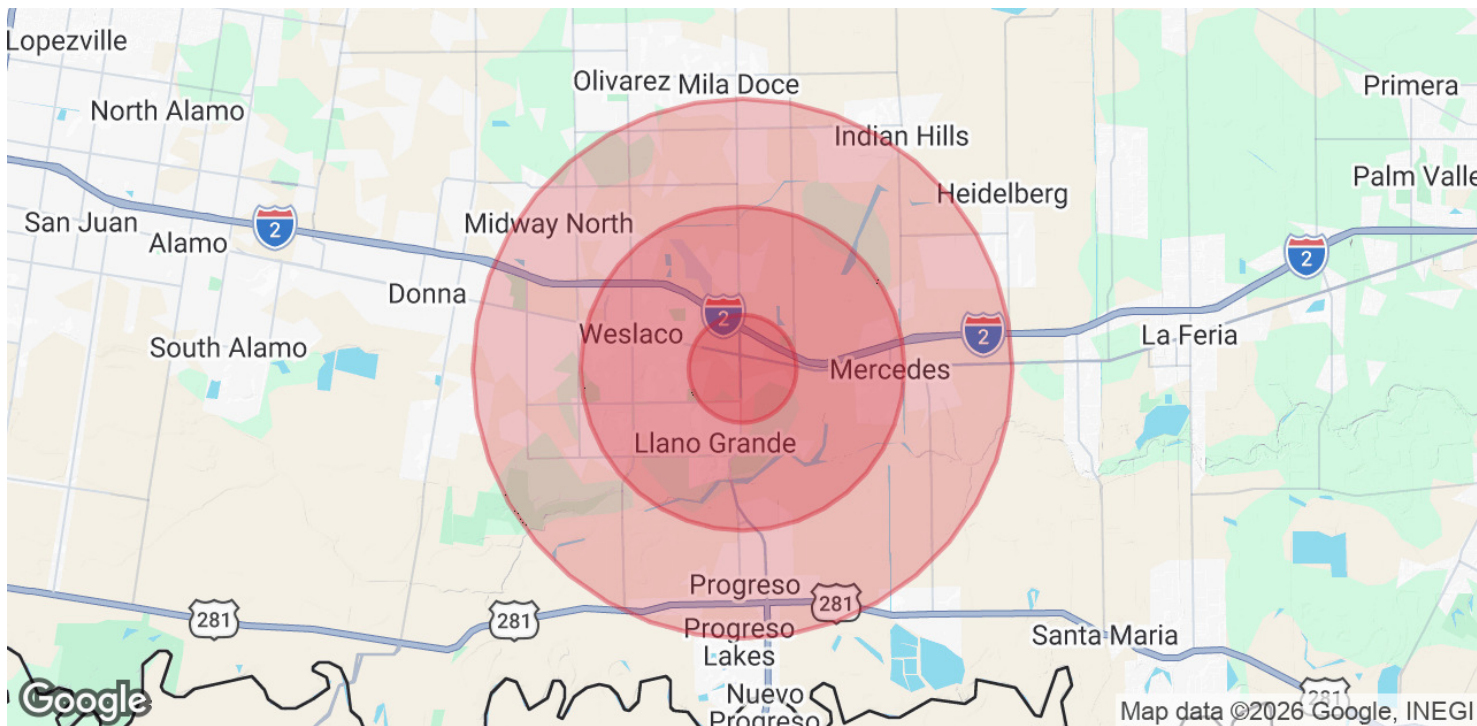
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,425	42,210	87,580
Average Age	41.2	33.6	30.9
Average Age (Male)	39.9	30.3	28.7
Average Age (Female)	41.6	35.5	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,214	13,765	26,148
# of Persons per HH	2.8	3.1	3.3
Average HH Income	\$60,646	\$59,303	\$64,618
Average House Value	\$94,894	\$97,465	\$113,016

2023 American Community Survey (ACS)

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Information About Brokerage Services

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.

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.

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.

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

TAR 2501

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