

2 ACRES – LIVE/WORK OPPORTUNITY WITH SHOP AND RESIDENCE | BUSINESS 83 FRONTAGE

3925 WEST BUSINESS 83, WESLACO, TX 78596



RETAIL PROPERTY FOR SALE

For More Information:

RANDY SUMMERS

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

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davis-equity.com

3925 West Business 83, Weslaco, TX 78596

Executive Summary



OFFERING SUMMARY

Sale Price:	\$428,000
Commercial Building:	4,750 SF
Home:	3-bed 2-bath - 1,444 SF
Lot Size:	2 Acres
Zoning:	Commercial/Residential

PROPERTY OVERVIEW

Unique opportunity to own and operate a business with the convenience of living next door! This 2-acre property features a ±4,750 SF commercial building—formerly a used auto parts dealership and mechanic shop—along with a ±1,444 SF 3-bedroom, 2-bath home.

Perfect for entrepreneurs, owner-operators, or investors seeking a mixed-use setup with Business 83 frontage. The residential home includes a two-car garage and large storage area, and is surrounded by mature trees including pecan and fruit trees. The setting offers privacy, shade, and space for further development.

PROPERTY HIGHLIGHTS

- 2 acres with high visibility on Business 83
- Mixed-use potential: business + residence
- Shop/warehouse with flexible use options
- Comfortable residence with garage and yard
- Shaded lot with established fruit and pecan trees
- Convenient location between Weslaco and Mercedes

For More Information:
RANDY SUMMERS

VP/Associate Broker/Sales Manager
956.969.8648
rsummers@davis-equity.com

FOR SALE • 2 ACRES – LIVE/WORK OPPORTUNITY WITH SHOP AND RESIDENCE | BUSINESS 83 FRONTAGE

3925 West Business 83, Weslaco, TX 78596

Additional Photos

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com



For More Information:
RANDY SUMMERS

VP/Associate Broker/Sales Manager
956.969.8648
rsummers@davisequity.com

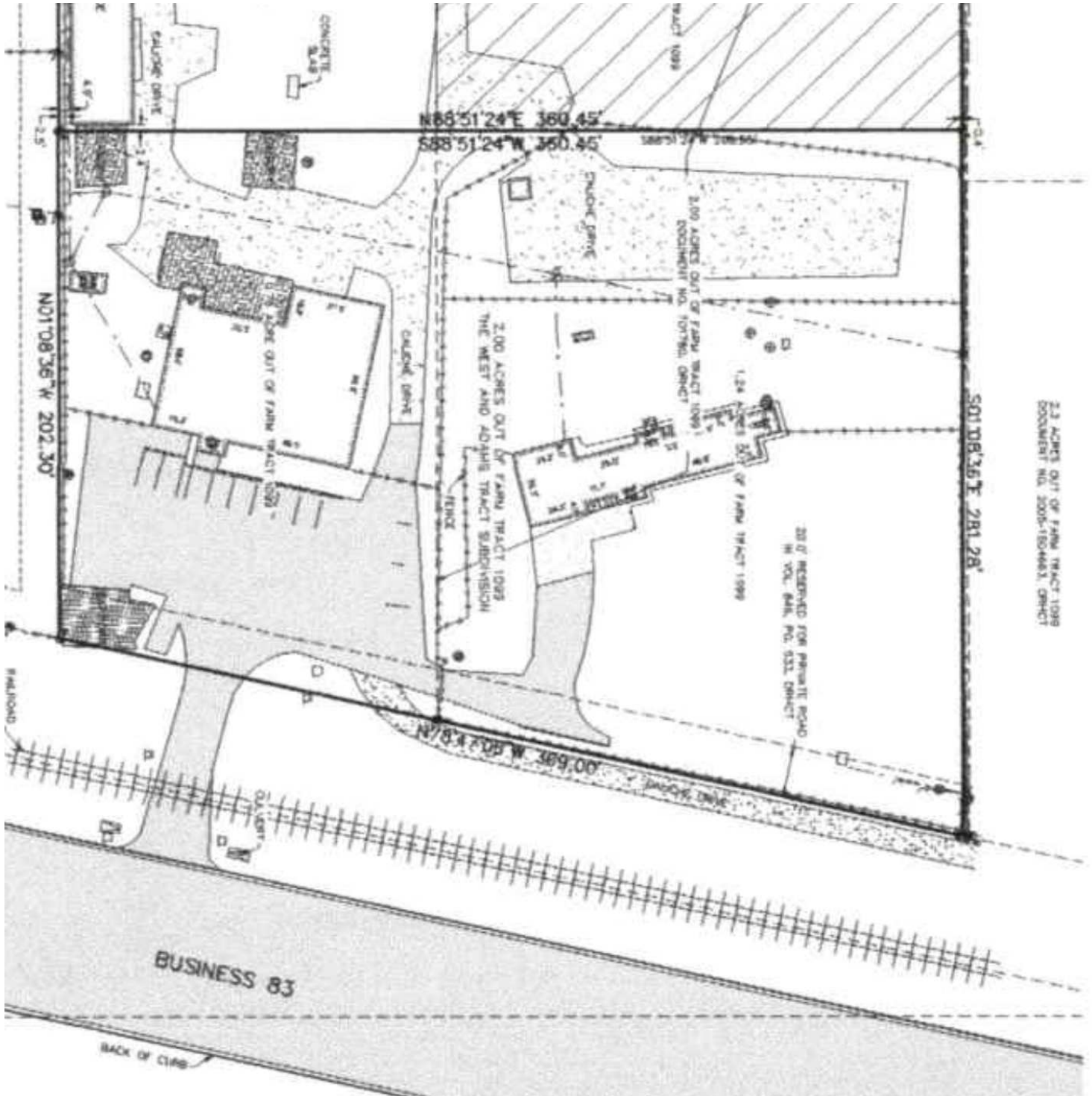
FOR SALE • 2 ACRES – LIVE/WORK OPPORTUNITY WITH SHOP AND RESIDENCE | BUSINESS 83 FRONTAGE

DAVIS
EQUITY REALTY

3925 West Business 83, Weslaco, TX 78596

Survey

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisquity.com



For More Information:

RANDY SUMMERS

VP/Associate Broker/Sales Manager

956.969.8648

rsummers@davisquity.com

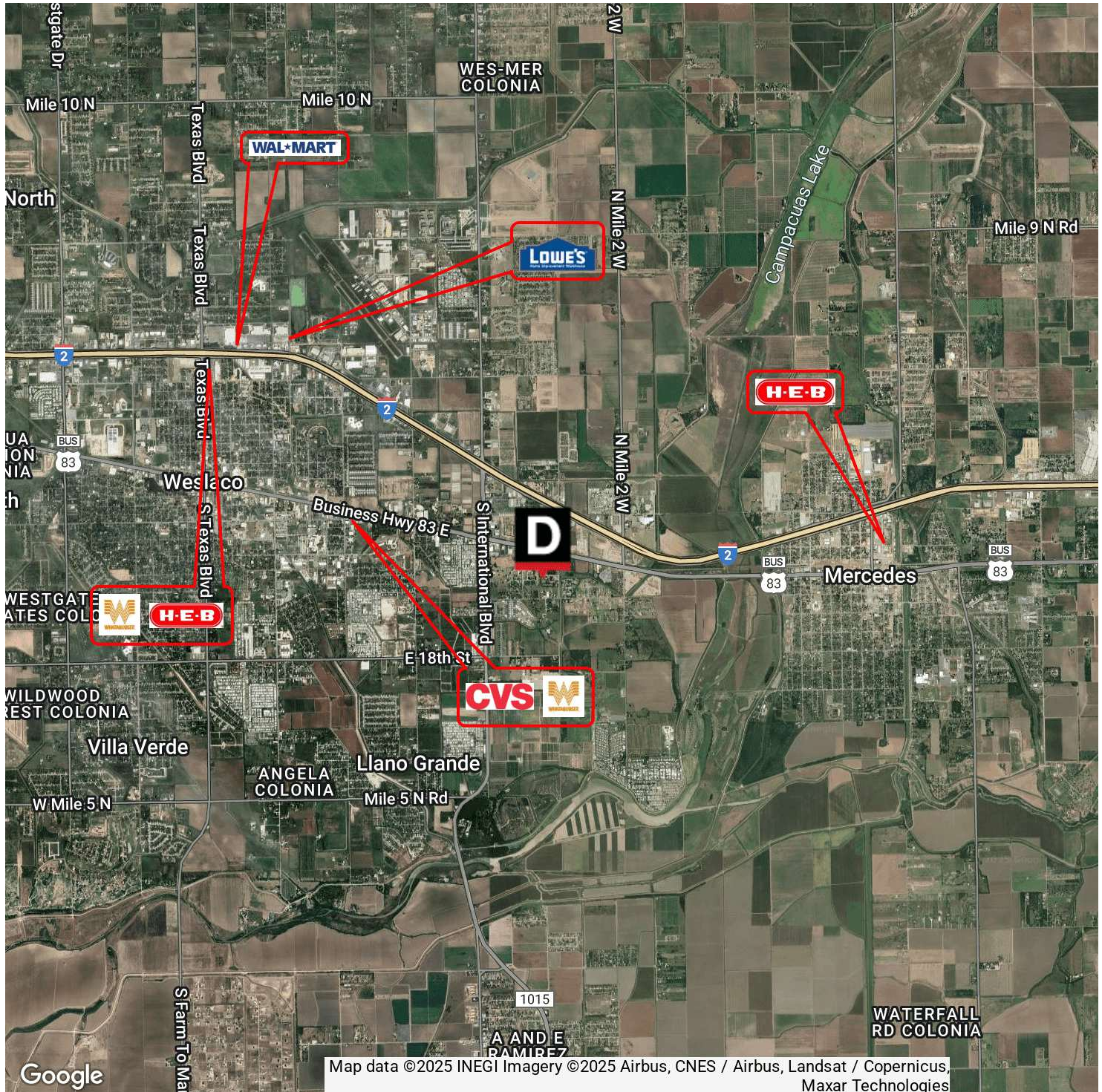
FOR SALE • 2 ACRES – LIVE/WORK OPPORTUNITY WITH SHOP AND RESIDENCE | BUSINESS 83 FRONTAGE

DAVIS
EQUITY REALTY

3925 West Business 83, Weslaco, TX 78596

Retailer Map

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davissequity.com



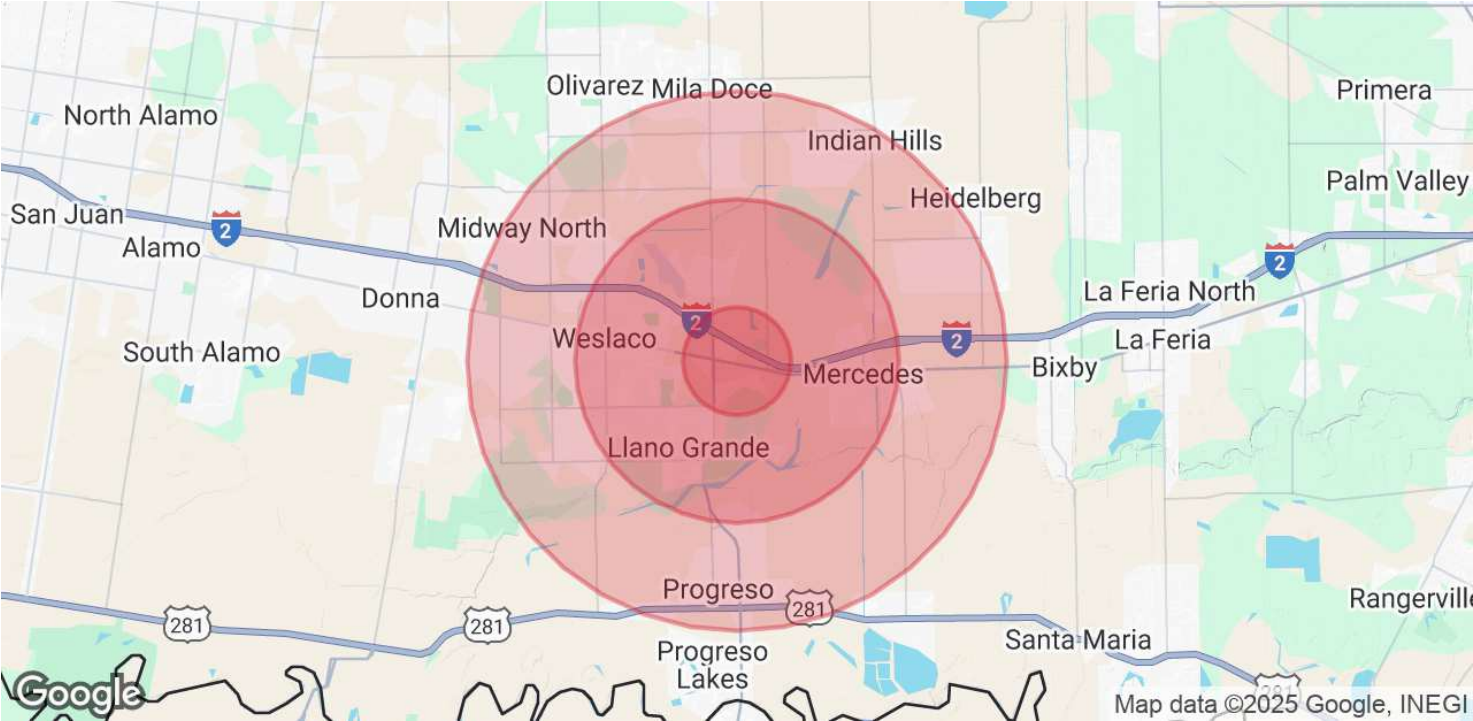
For More Information:
RANDY SUMMERS

VP/Associate Broker/Sales Manager
956.969.8648
rsummers@davissequity.com

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

3925 West Business 83, Weslaco, TX 78596

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,786	41,879	89,958
Average Age	39	38	36
Average Age (Male)	38	37	35
Average Age (Female)	40	40	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,009	14,090	28,030
# of Persons per HH	2.8	3	3.2
Average HH Income	\$72,001	\$59,454	\$65,637
Average House Value	\$164,371	\$126,079	\$141,494

Demographics data derived from AlphaMap

For More Information:
RANDY SUMMERS
VP/Associate Broker/Sales Manager
956.969.8648
rsummers@davisequity.com

FOR SALE • 2 ACRES – LIVE/WORK OPPORTUNITY WITH SHOP AND RESIDENCE | BUSINESS 83 FRONTAGE

3925 West Business 83, Weslaco, TX 78596

Retailer Map

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

For More Information:

RANDY SUMMERS

VP/Associate Broker/Sales Manager

956.969.8648

rsummers@davisequity.com



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.

Davis Equity Realty

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

License No.

info@davissequity.com

Email

(956)969-8648

Phone

Dale L Davis

Designated Broker of Firm

0216551

License No.

daled@davissequity.com

Email

(956)969-8648

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

Davis Equity Realty, 2290 W Pike #100 Weslaco, TX 78596
Randall Summers

Phone: 956.969.8648

Fax: 956.968.4574

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

IABS 1-0
IBS Form

3925 West Business 83, Weslaco, TX 78596

Company Disclosure Statement

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

This information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Davis Equity Realty and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property. The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

For More Information:

RANDY SUMMERS

VP/Associate Broker/Sales Manager
956.969.8648
rsummers@davisequity.com