

Weslaco Retail Opportunity

SPACE AVAILABLE

1901 West Expressway 83 Weslaco, TX 78596



LEASE RATE: \$24.00/SF/YR

LEASE TYPE: Net

NNN: \$4.25/SF/YR

Daniel Galvan, SIOR, CCIM
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**COLDWELL BANKER
COMMERCIAL**
Rio Grande Valley



Property Summary

1901 West Expressway 83

Weslaco, TX 78596



PROPERTY DESCRIPTION

Strategically located near Expressway 83 and Westgate Drive, this retail property offers excellent exposure in a high-traffic Weslaco corridor. The surrounding area features major national retailers, dining, entertainment, schools, and residential communities, including Hobby Lobby, Ross, Cinemark, Starbucks, Buffalo Wild Wings, and schools, making it an ideal location for retail, restaurant, or service users.

PROPERTY HIGHLIGHTS

- Near Expressway 83 & Westgate
- High Traffic & Visibility
- National Retailers Nearby
- Near Schools & Dining

OFFERING SUMMARY

Lease Rate:	\$24.00/SF/YR
Lease Type:	Net
NNN:	\$4.25/SF/YR
Minimum Divisible:	4,600 SF
Max Contiguous:	9,545 SF
Building Size:	197,394 SF
Market:	Rio Grande Valley
Submarket:	Weslaco

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Weslaco, TX 78596

South Facing Aerial

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East Facing Aerial

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RIO GRANDE VALLEY

West Facing Aerial

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Location Map

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Demographics

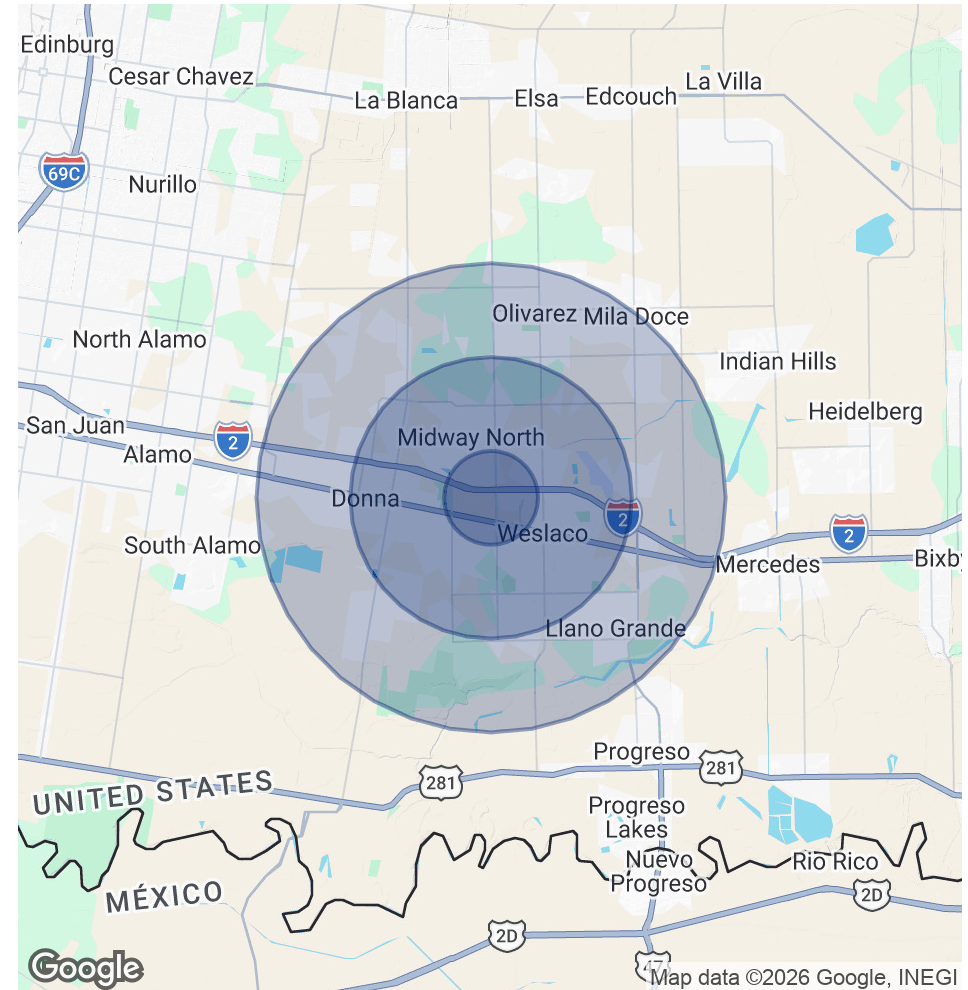
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,577	56,143	105,034
Average Age	29.7	31	30.1
Average Age (Male)	29.1	28.7	28.2
Average Age (Female)	29.3	32.5	31.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,153	17,091	30,746
# of Persons per HH	3.1	3.3	3.4
Average HH Income	\$71,743	\$67,020	\$63,087
Average House Value	\$117,392	\$122,397	\$108,743

2023 American Community Survey (ACS)



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