

# WESLACO PLAZA

## FOR LEASE

1504 W. Expressway 83, Weslaco, TX 78596



LEASE RATE: \$30/SF/YR

NNN: \$7.98/SF/YR

LEASE TYPE: NET

Daniel Galvan, SIOR, CCIM

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RIO GRANDE VALLEY

# PROPERTY OVERVIEW

1504 WEST EXPRESSWAY 83

Weslaco, TX 78596



## OFFERING SUMMARY

|               |                   |
|---------------|-------------------|
| Lease Rate:   | \$30.00/SF/YR     |
| NNN:          | \$7.98/SF/YR      |
| Lease Type:   | Net               |
| Available SF: | 1,700 SF          |
| Lot Size:     | 1.19 Acres        |
| Year Built:   | 2004              |
| Market:       | Rio Grande Valley |
| Submarket:    | Weslaco           |

## PROPERTY OVERVIEW

Weslaco Plaza is strategically located in one of Weslaco, TX's most active commercial corridors, offering exceptional visibility and direct frontage along Interstate 2. Anchored by Home Depot, the plaza benefits from strong foot traffic and close proximity to a variety of national retailers. This mixed-use center provides excellent ingress and egress from the interstate and is surrounded by dense residential and commercial development. Ideal for Retail, Medical, or office users.

## PROPERTY HIGHLIGHTS

- Anchored by Home Depot – strong national anchor attracting consistent traffic
- Prime Location – excellent visibility and frontage on Interstate 2
- High Traffic Area – situated in one of Weslaco's busiest commercial corridors
- Mixed-Use Potential – ideal for retail, medical, or office users

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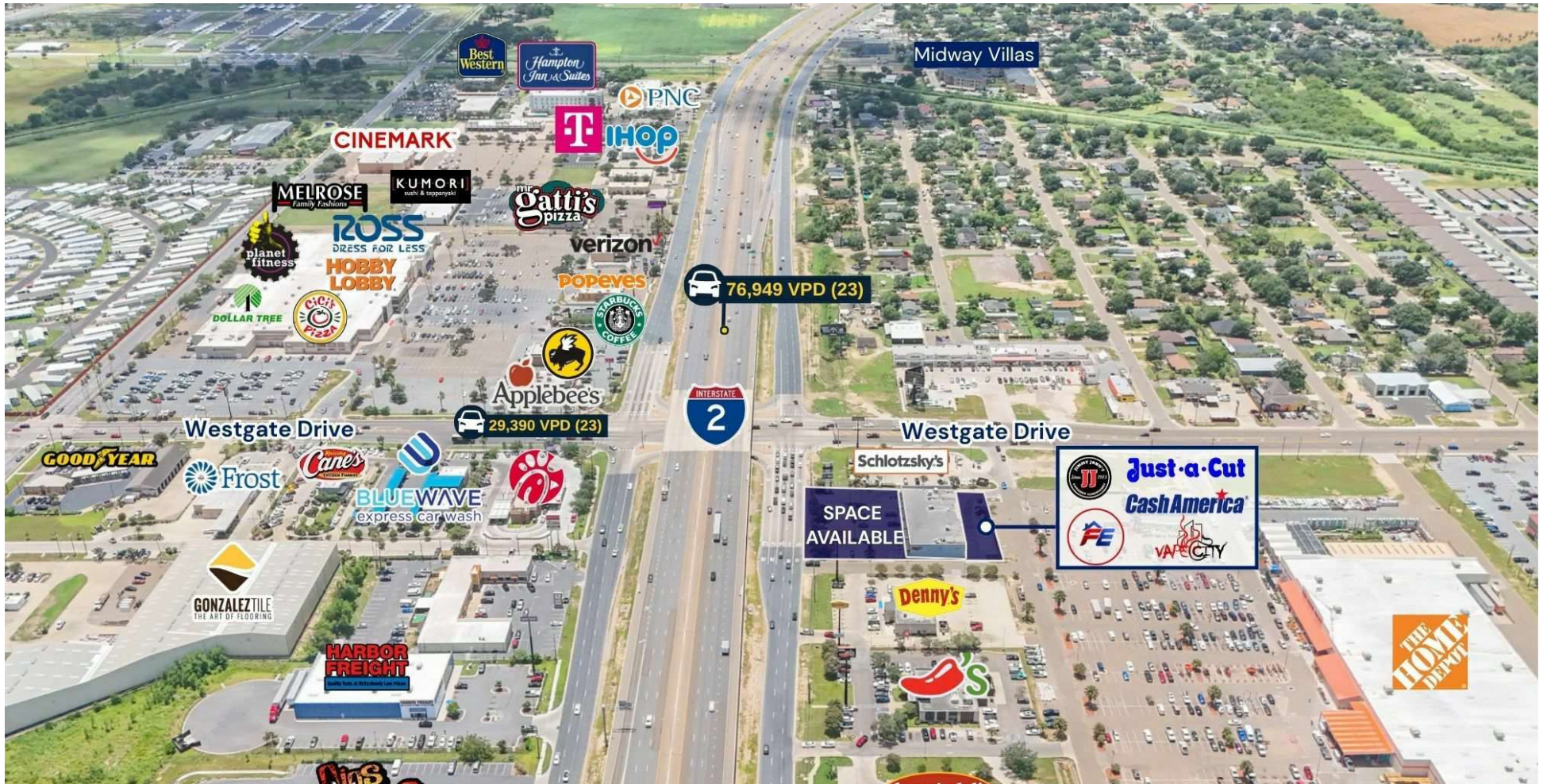


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# WEST AERIAL

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# EAST AERIAL

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# AERIAL MAP

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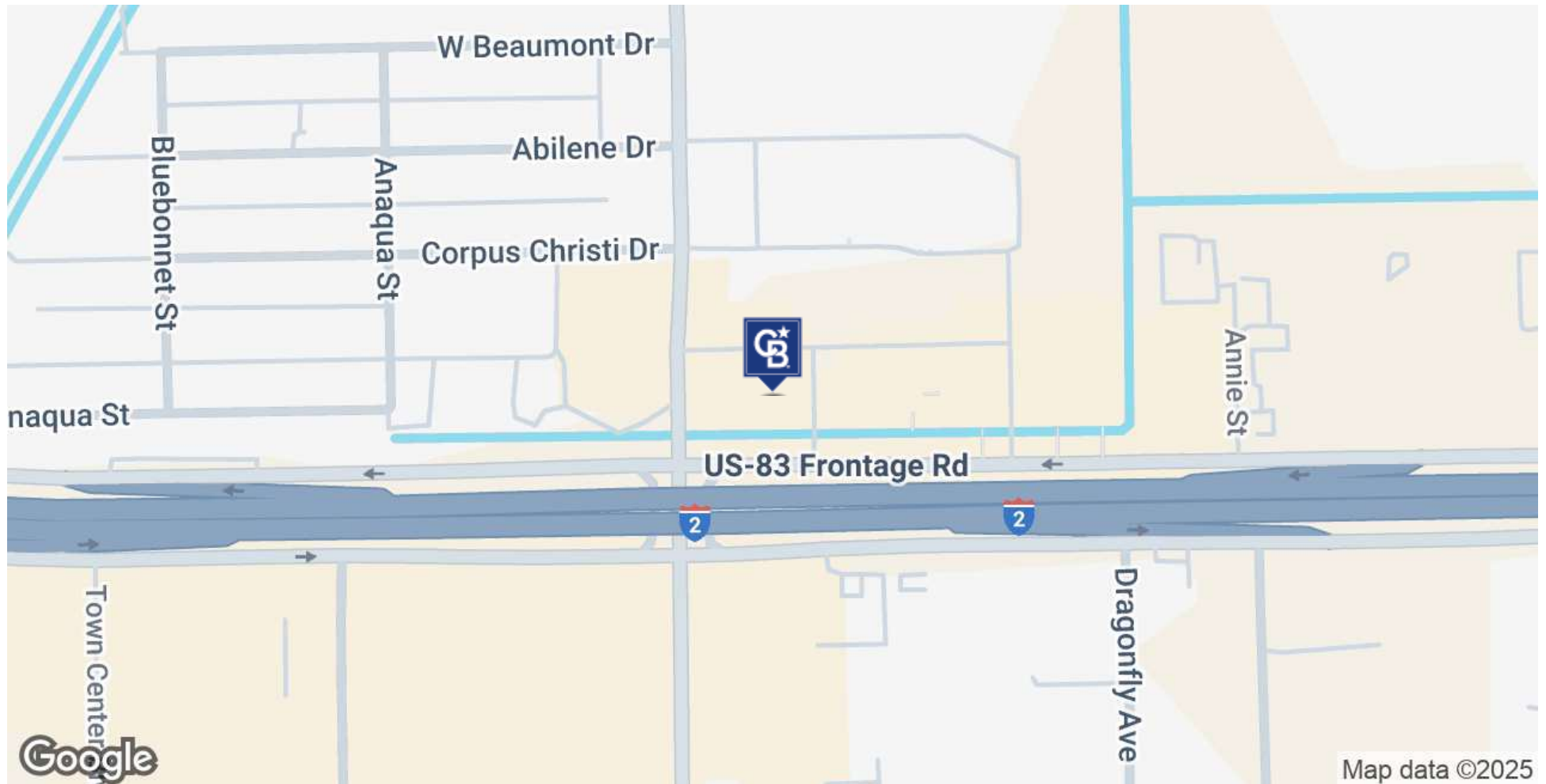


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# LOCATION MAP

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# DEMOGRAPHICS

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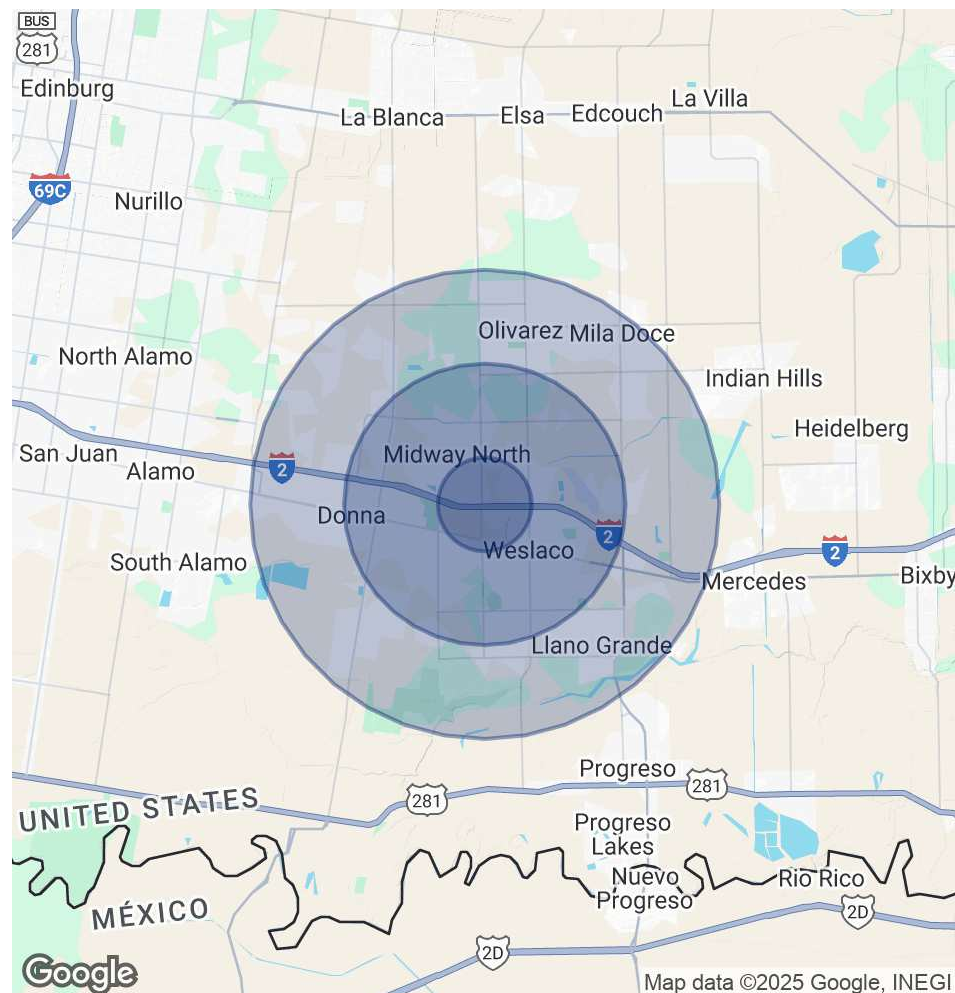
## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,039  | 45,525  | 96,229  |
| Average Age          | 31.3   | 31.9    | 30.4    |
| Average Age (Male)   | 30.8   | 30.9    | 30.1    |
| Average Age (Female) | 31.3   | 32.3    | 30.4    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------|----------|----------|----------|
| Total Households    | 1,787    | 13,374   | 27,444   |
| # of Persons per HH | 3.4      | 3.4      | 3.5      |
| Average HH Income   | \$38,735 | \$43,066 | \$40,202 |
| Average House Value | \$66,981 | \$64,320 | \$61,089 |

\* Demographic data derived from 2020 ACS - US Census



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