

COSTA MESSA PLAZA

FOR LEASE

1001 Town Center Boulevard Weslaco, TX 78596



LEASE RATE

Negotiable

Marsha Acosta, Broker Associate

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TX #626277

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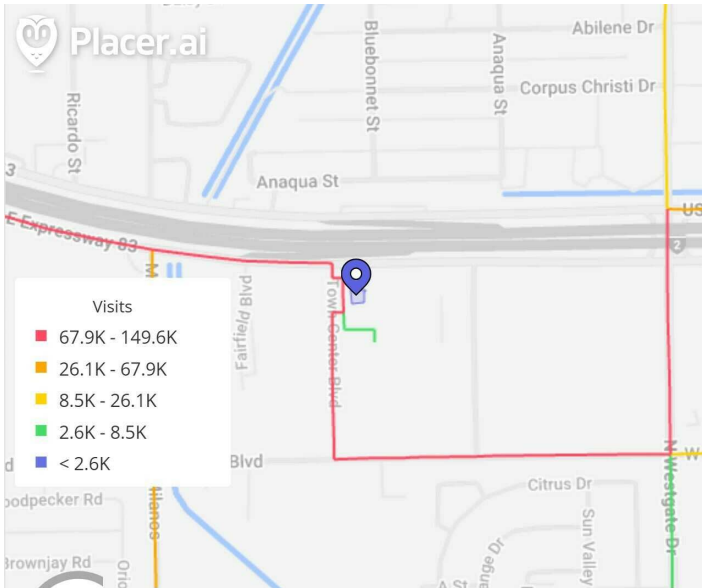


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

1001 TOWN CENTER BLVD

Weslaco, TX 78596



IHOP / 2201 W Expy 83, Weslaco, TX 78599 | Based on visitor To Property | May 1st 2024 to Apr 30th 2025 | To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations. Data provided by Placer Labs Inc. (www.placer.ai)

PROPERTY DESCRIPTION

Shell space available 1000-5000 Square feet

LOCATION DESCRIPTION

Strategically located just off the highway, this plaza offers exceptional accessibility and exposure in one of the area's busiest commercial corridors. The location benefits from consistent vehicle flow throughout the day. Ideal for retail, dining, or service-oriented operations seeking a high-traffic location, this plaza appeals to both local residents and daily commuters with its convenient access and strong consumer draw.

SITE DESCRIPTION

This site has a vibrant retail environment with strong co-tenancy. This commercial hub is surrounded by a dynamic mix of national retailers, popular restaurants, and essential services -including Ross, Cinemark, Hobby Lobby, Buffalo Wild Wings, Planet Fitness and Starbucks. The location is ideal for retail, dining, or service-based businesses seeking a high-traffic location with strong consumer draw and convenient access for both local residents and commuters.

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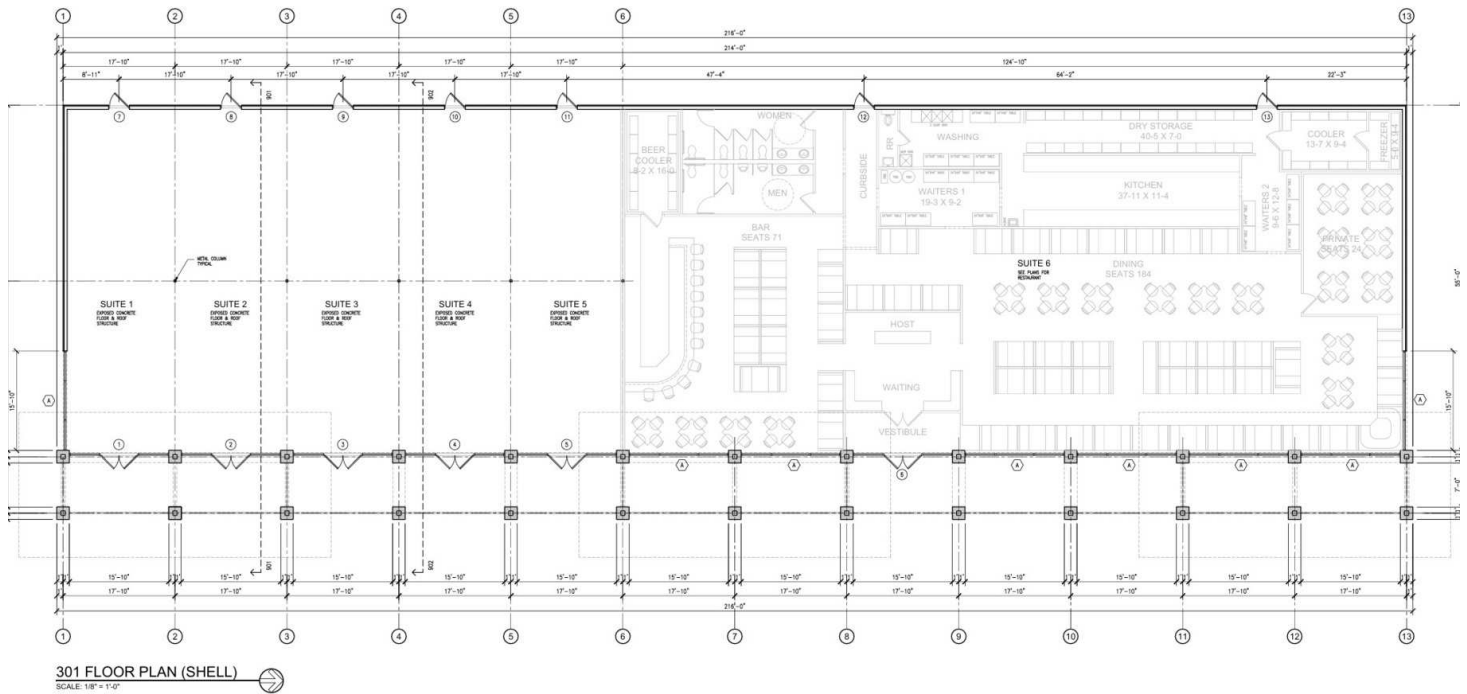


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PROPERTY HIGHLIGHTS

1001 TOWN CENTER BLVD

Weslaco, TX 78596



PROPERTY HIGHLIGHTS

- IH-2 frontage access for high visibility
- Adjacent to Cinemark
- Shopping Center tenants include nationally recognized brand retailers, restaurants and fitness center
- Ross, Cinemark, Dollar Tree, Hobby Lobby, Popeye's, Starbucks, Buffalo Wild Wings, Planet Fitness, Applebee's
- Modern new construction building
- Cross access from Ross and Cinemark
- Competitive lease rates
- Multiple entry access : IH-2 Frontage, Westgate Dr, Pike Blvd

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	6
Available SF:	1,000 - 5,000 SF
Lot Size:	1.5 Acres
Building Size:	12,012 SF

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PROPERTY DETAILS

1001 TOWN CENTER BLVD

Weslaco, TX 78596

LEASE RATE

NEGOTIABLE

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	Commercial
Lot Size	1.5 Acres
Traffic Count	105000
Traffic Count Street	East and West bound Interstate Highway 2

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	114

UTILITIES & AMENITIES

LOCATION INFORMATION

Building Name	Costa Messa Plaza
Street Address	Weslaco, TX 78596
City, State, Zip	Weslaco, TX 78596
County	Hidalgo
Market	Rio Grande Valley
Sub-market	Weslaco
Cross-Streets	Interstate Highway 2 and Westgate Blvd
Nearest Highway	Interstate Highway 2
Nearest Airport	McAllen International Airport, Valley International Airport

BUILDING INFORMATION

Building Size	12,012 SF
Tenancy	Multiple
Ceiling Height	13 ft
Number of Floors	1
Year Built	2025
Gross Leasable Area	5,000 SF

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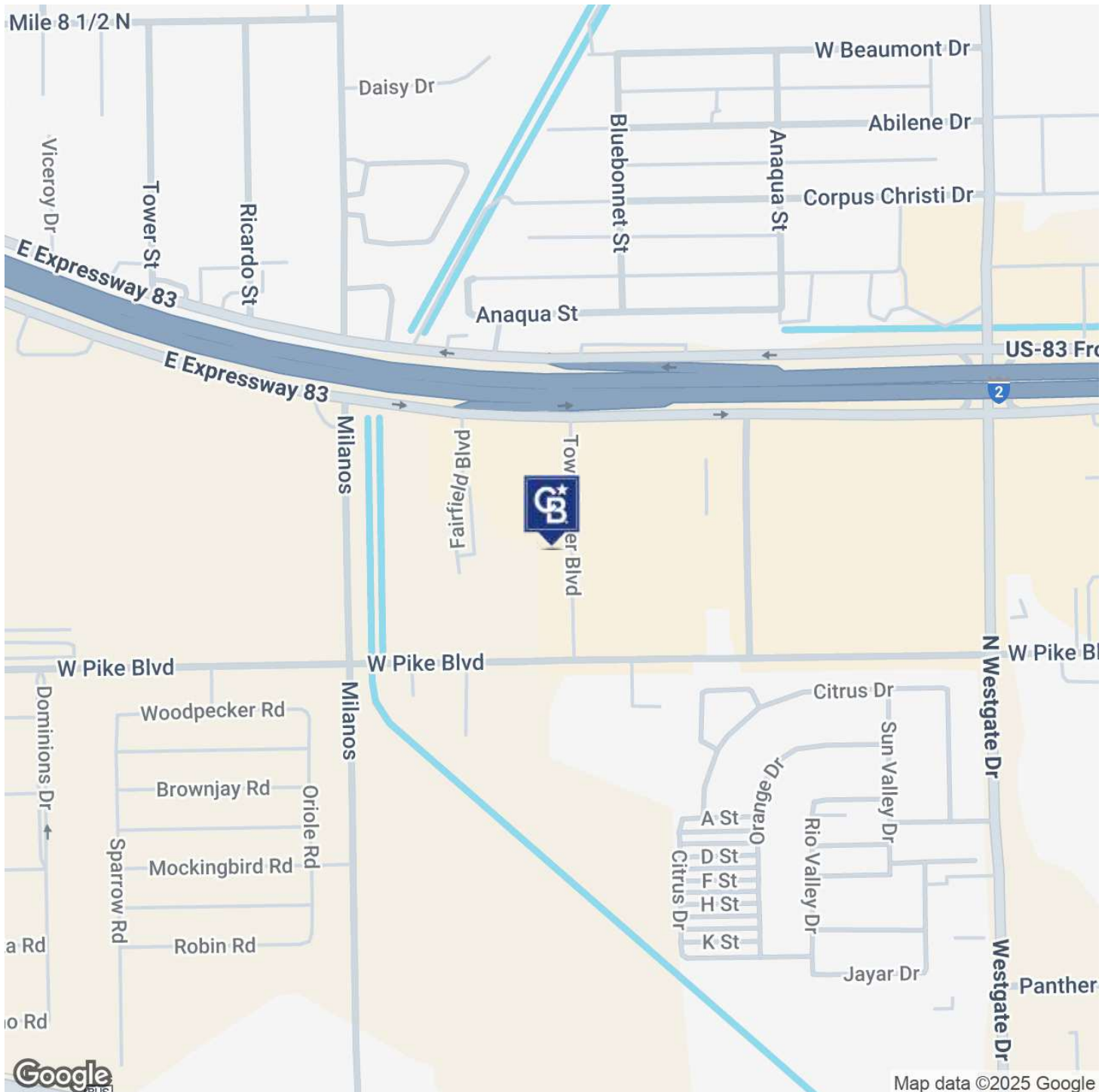


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LOCATION MAP

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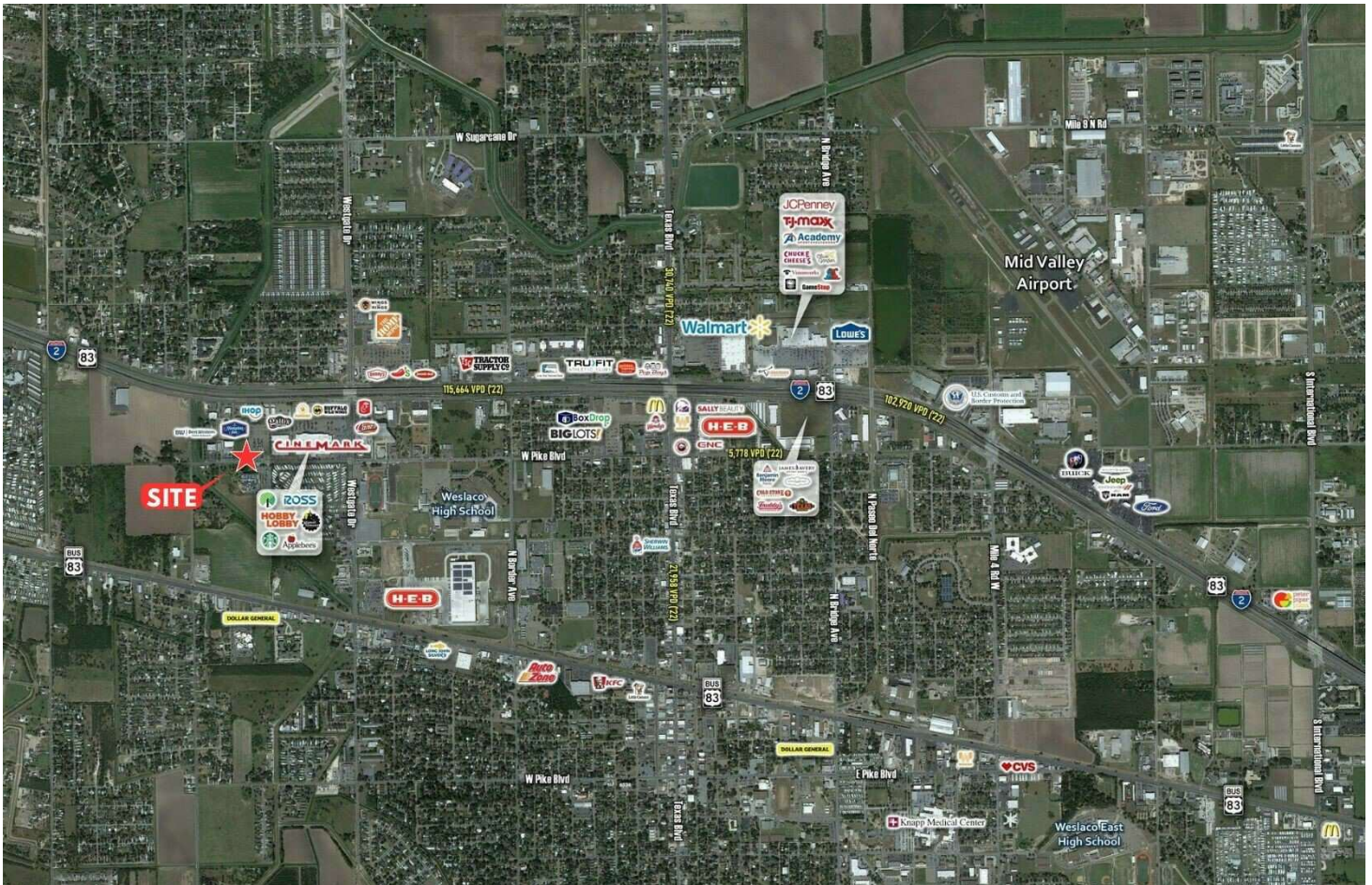


**COLDWELL BANKER
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AERIAL

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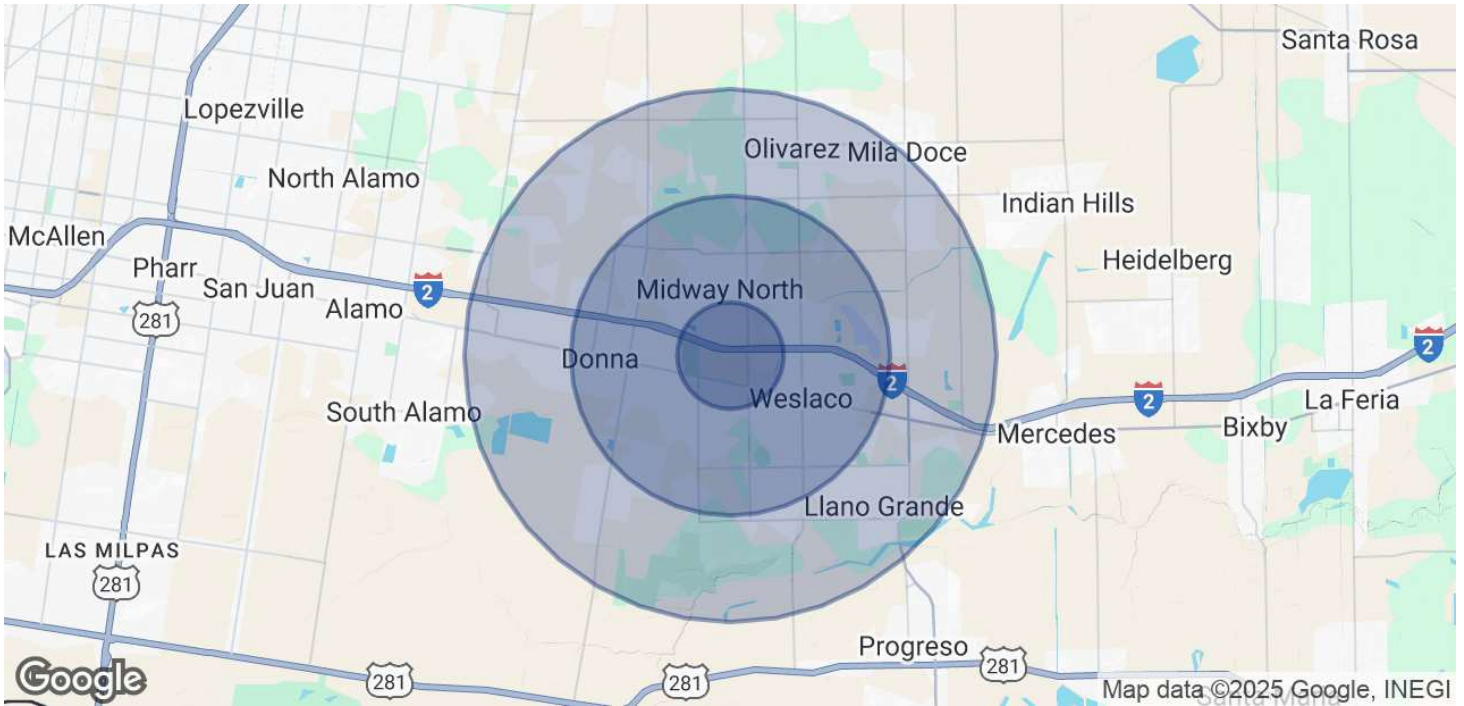


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DEMOGRAPHICS

1001 TOWN CENTER BLVD

Weslaco, TX 78596



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	7,525	60,786	113,986
Average Age	37	36	36
Average Age (Male)	35	35	35
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,403	19,236	34,467
# of Persons per HH	3.1	3.2	3.3
Average HH Income	\$75,060	\$66,847	\$62,303
Average House Value	\$131,973	\$136,022	\$126,603

Demographics data derived from AlphaMap

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