

Prime Commercial Development Opportunity

FOR SALE

1406 W. Pike Boulevard, Weslaco, TX 78596



SALE PRICE

\$1,100,000

Delfino Cervantes

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Coldwell Banker
Commercial
Rio Grande Valley

Property Overview

1406 W. Pike Boulevard

Weslaco, TX 78596

Sale Price	\$1,100,000
Property Type	Land
Property Subtype	Retail
Building Size	2,240 SF
Lot Size	2.96 Acres
Market	Rio Grande Valley
Submarket	Weslaco

Prime ±2.96-acre commercial development site on W. Pike Blvd featuring approximately 129,112 SF of land and 220 feet of frontage. Ideally located near Expressway 83 (I-2), the property offers excellent visibility, accessibility, and connectivity to one of the Rio Grande Valley's major transportation corridors. The site is surrounded by a strong and growing retail presence, including prominent national retailers such as Home Depot, Ross, Hobby Lobby, and other established businesses and commercial developments. Its strategic location within an active retail corridor provides an excellent opportunity for retail, restaurant, medical, or other commercial development seeking strong exposure and access to a growing customer base.



- Prime ±2.96-acre commercial development site
- Approximately 129,112 SF of land available
- 220 feet of frontage along W. Pike Blvd
- Excellent visibility and convenient access near Expressway 83 (I-2)
- Surrounded by major national retailers including Home Depot, Ross, and Hobby Lobby
- Located within a strong and growing retail corridor
- Ideal for retail, restaurant, medical, or other commercial development

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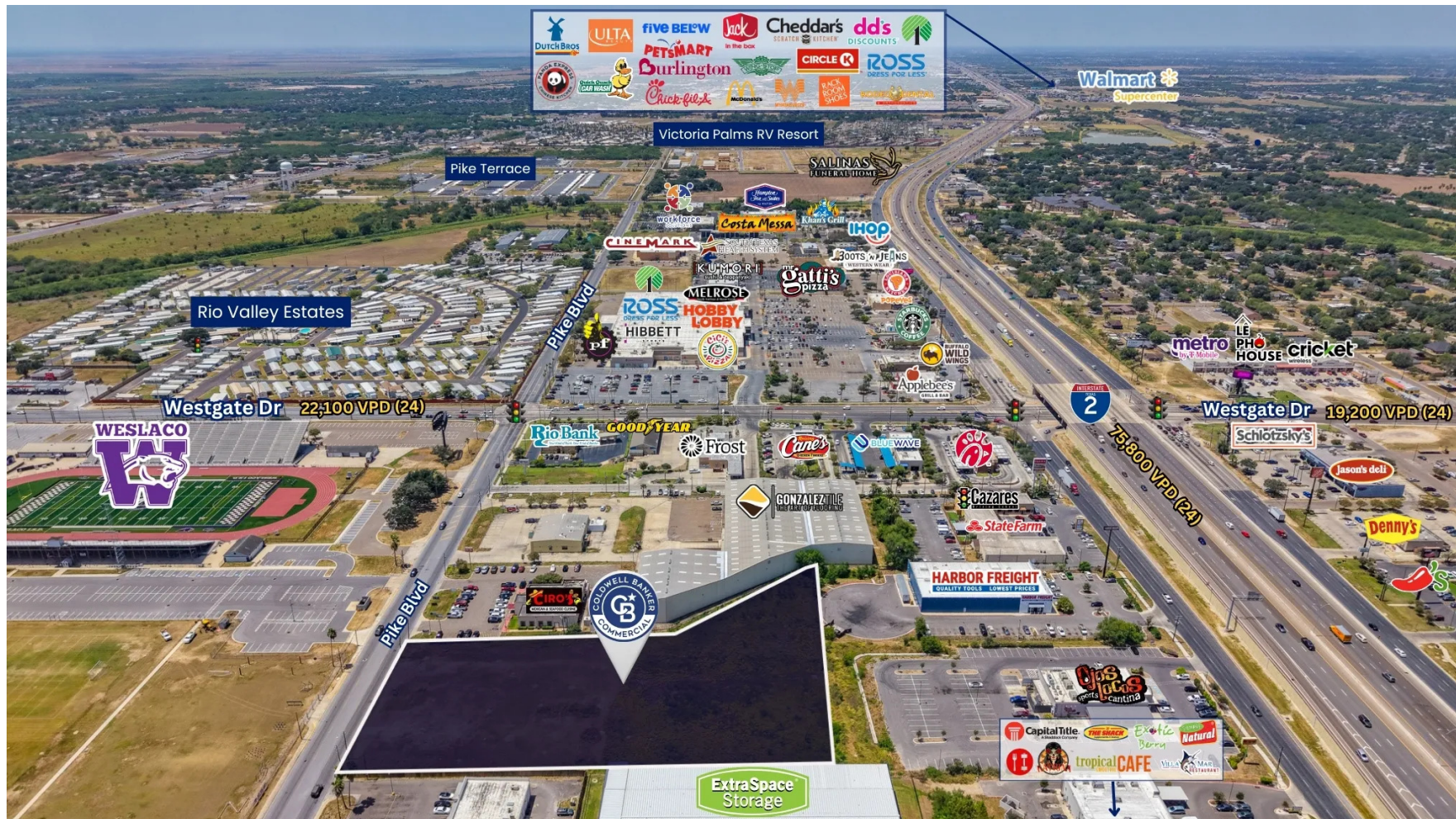


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West Facing Aerial

1406 W. Pike Boulevard

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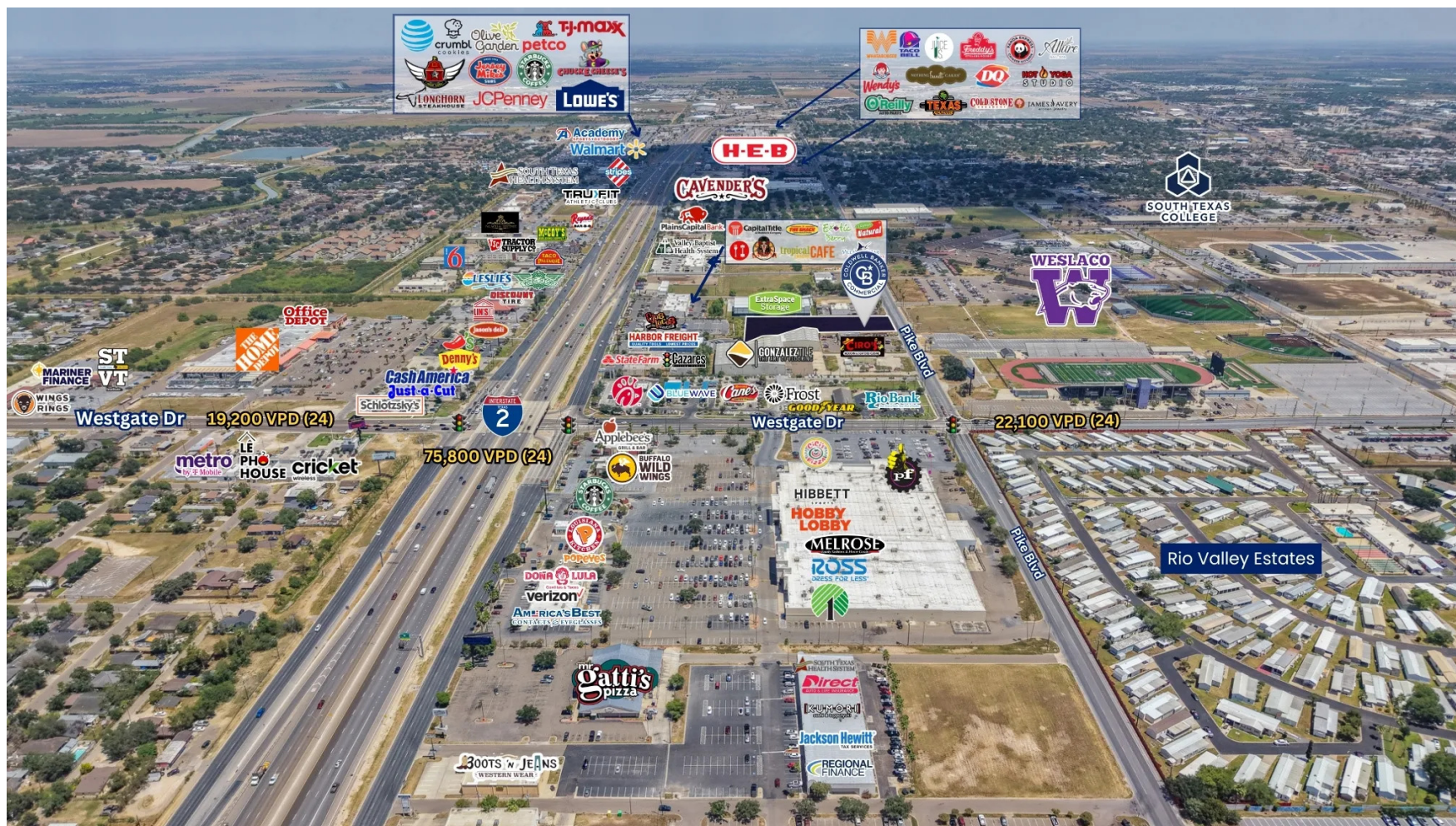


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East Facing Aerial

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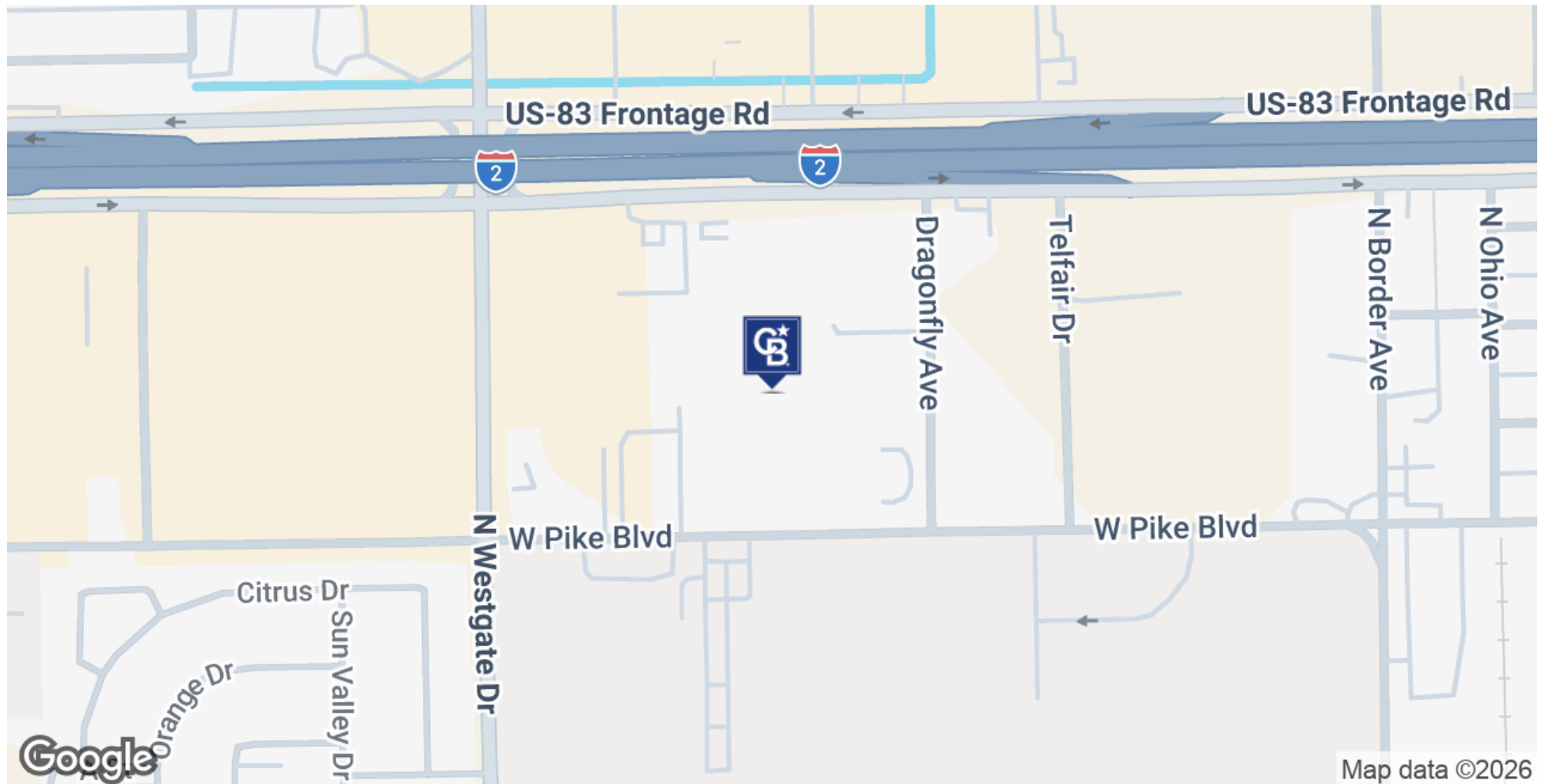


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Location Map

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Demographics

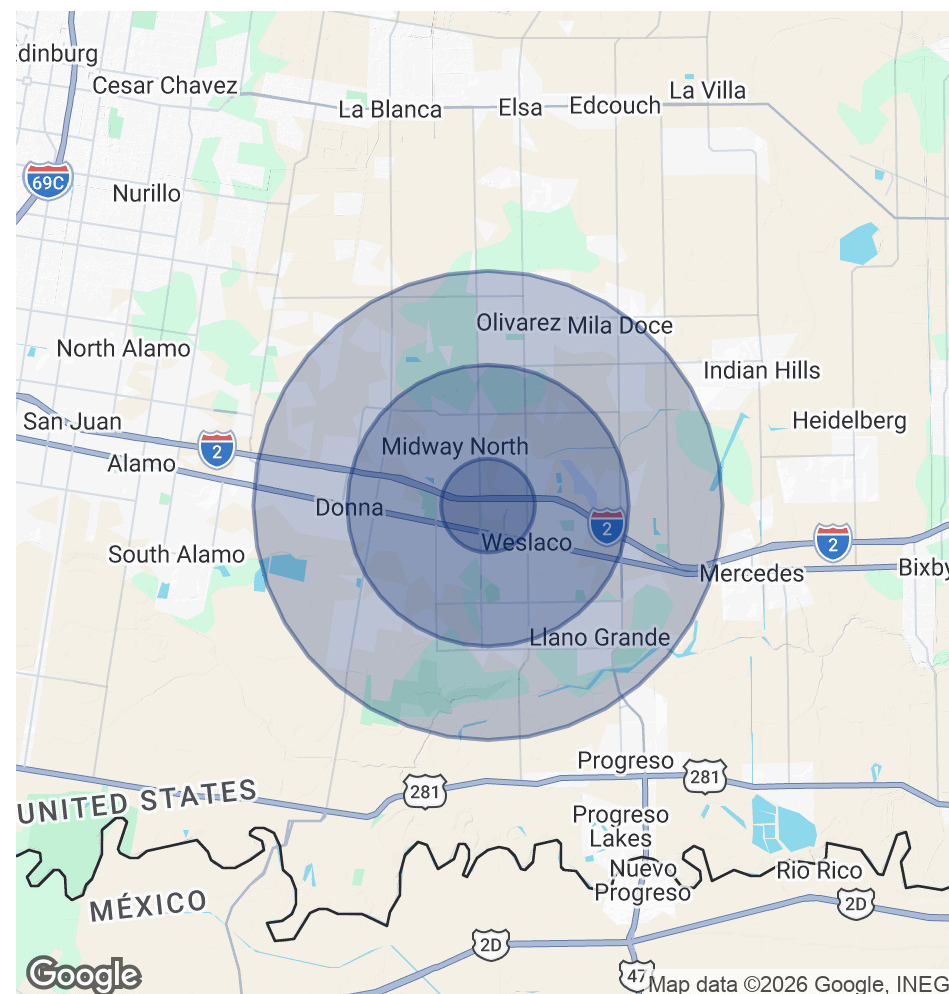
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,615	55,586	104,307
Average Age	29.2	31.4	30
Average Age (Male)	28.4	28.9	28.1
Average Age (Female)	29.4	32.9	31.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,470	17,028	30,499
# of Persons per HH	3.1	3.3	3.4
Average HH Income	\$68,001	\$67,377	\$63,204
Average House Value	\$119,169	\$121,844	\$109,222

2023 American Community Survey (ACS)



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