

WESLACO COMMONS

1405 W EXPRESSWAY 83, WESLACO, TX

WESLACO, TEXAS 78596



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	10,613	60,817	112,160
Daytime Population	15,307	66,344	109,916
Average HH Income	\$50,057	\$56,513	\$51,784

FOR LEASE
\$15 to \$28 PSF BASE
+ \$6.57 PSF NNN

AVAILABLE SPACE
1,024 SF - 2,190 SF

(Landlord estimates - subject to change)

PROPERTY HIGHLIGHTS

- Located near the corner of Westgate Dr. & Expy 83
- High Volume Traffic
- Great Tenant Mix
- Plaza is just minutes away from many retail stores & restaurants
- Great visibility and access from Expressway 83

TRAFFIC COUNTS

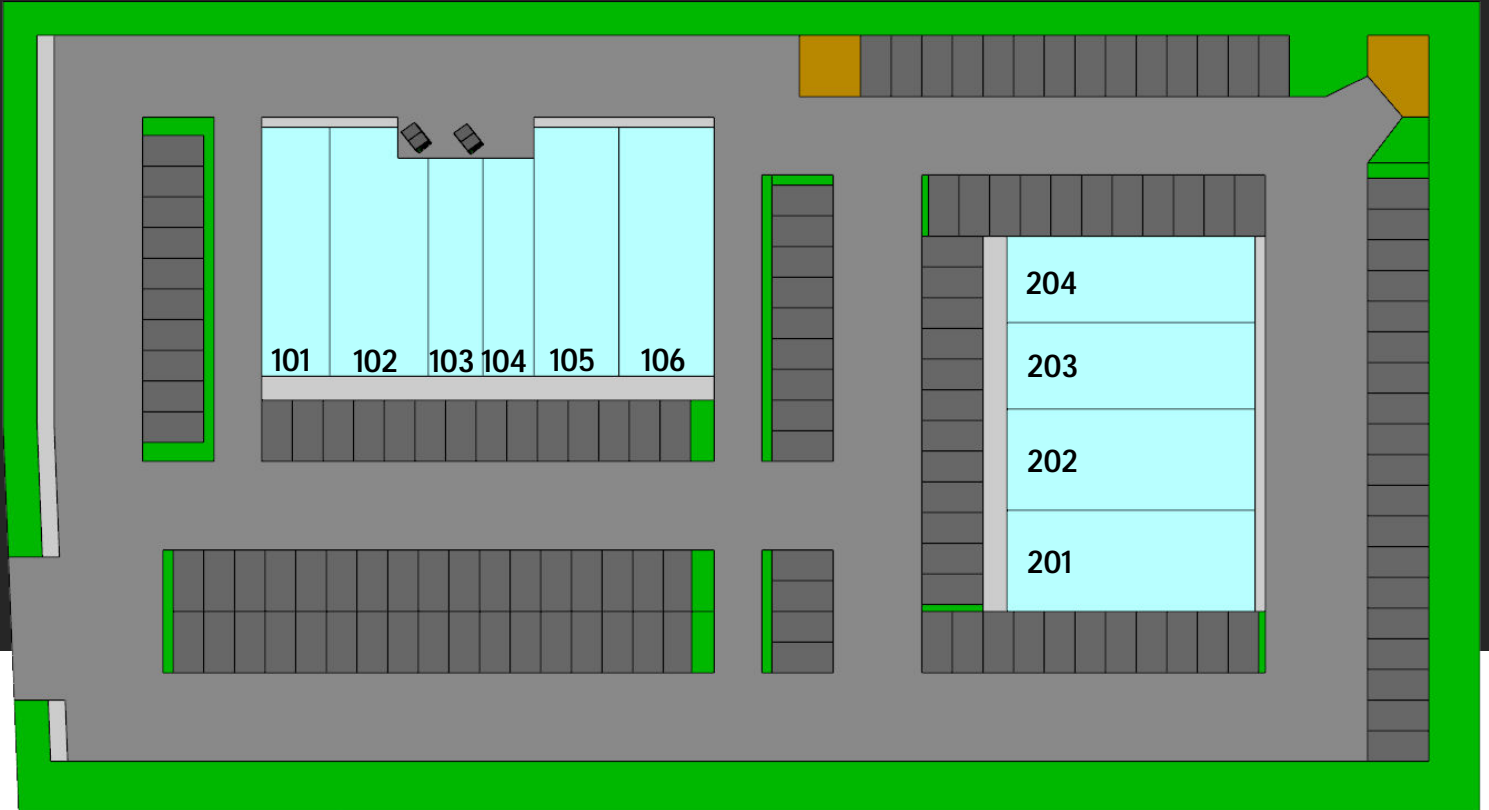
Expressway 83: 113,598
 VPD(TXDOT 2021)
 Westgate Dr:
 15,288 VPD(TXDOT 2021)

AREA RETAILERS



Sergio Adame, CCIM
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 956.412.1412

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AVAILABILITIES

Suite	Tenant	SF	Suite	Tenant	SF
101	AVAILABLE	1,460	201	AVAILABLE	2,190
102	AVAILABLE	2,030	202	AVAILABLE	2,190
103	AVAILABLE	1,088	203	AVAILABLE	1,825
104	AVAILABLE	1,024	204	AVAILABLE	1,825
105	AVAILABLE	1,825			
106	AVAILABLE	2,044			

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Population Summary			
2000 Total Population	8,499	44,926	78,180
2010 Total Population	9,558	53,058	96,806
2021 Total Population	10,613	60,817	112,160
2021 Group Quarters	70	657	695
2026 Total Population	11,276	64,659	120,021
2021-2026 Annual Rate	1.22%	1.23%	1.36%
2021 Total Daytime Population	15,307	66,344	109,916
Workers	8,641	27,754	37,995
Residents	6,666	38,590	71,921
Household Summary			
2000 Households	2,450	13,037	21,609
2000 Average Household Size	3.46	3.42	3.60
2010 Households	2,863	15,736	27,058
2010 Average Household Size	3.32	3.33	3.55
2021 Households	3,253	17,961	31,221
2021 Average Household Size	3.24	3.35	3.57
2026 Households	3,461	19,070	33,346
2026 Average Household Size	3.24	3.36	3.58
2021-2026 Annual Rate	1.25%	1.21%	1.33%
2010 Families	2,318	12,737	22,451
2010 Average Family Size	3.75	3.77	3.96
2021 Families	2,605	14,477	25,816
2021 Average Family Size	3.69	3.79	3.98
2026 Families	2,767	15,353	27,548
2026 Average Family Size	3.69	3.80	3.99
2021-2026 Annual Rate	1.21%	1.18%	1.31%
Housing Unit Summary			
2000 Housing Units	2,894	16,724	28,527
Owner Occupied Housing Units	55.2%	55.4%	56.2%
Renter Occupied Housing Units	29.4%	22.6%	19.6%
Vacant Housing Units	15.3%	22.0%	24.3%
2010 Housing Units	3,335	19,603	33,687
Owner Occupied Housing Units	53.7%	55.1%	57.6%
Renter Occupied Housing Units	32.1%	25.1%	22.7%
Vacant Housing Units	14.2%	19.7%	19.7%
2021 Housing Units	3,860	22,442	38,957
Owner Occupied Housing Units	52.8%	55.6%	58.2%
Renter Occupied Housing Units	31.5%	24.4%	21.9%
Vacant Housing Units	15.7%	20.0%	19.9%
2026 Housing Units	4,117	23,775	41,527
Owner Occupied Housing Units	53.6%	56.7%	59.3%
Renter Occupied Housing Units	30.5%	23.6%	21.0%
Vacant Housing Units	15.9%	19.8%	19.7%
Median Household Income			
2021	\$34,463	\$40,914	\$36,662
2026	\$39,126	\$46,888	\$41,079
Median Home Value			
2021	\$93,578	\$90,140	\$76,970
2026	\$204,632	\$178,166	\$150,149
Per Capita Income			
2021	\$14,769	\$16,630	\$14,436
2026	\$16,490	\$18,656	\$16,179
Median Age			
2010	29.1	31.0	28.9
2021	30.3	32.1	30.3
2026	31.4	33.3	31.5



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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