### WESLACO, TEXAS 78596

FOR LEASE

\$15 to \$28 PSF BASE

\$6.57 PSF NNN

**AVAILABLE SPACE** 

(Landlord estimates - subject to change)

1,024 SF - 2,190 SF



DEMOGRAPHICS	<u>1 mile</u>	<u>3 miles</u>	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	

# PROPERTY HIGHLIGHTS

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



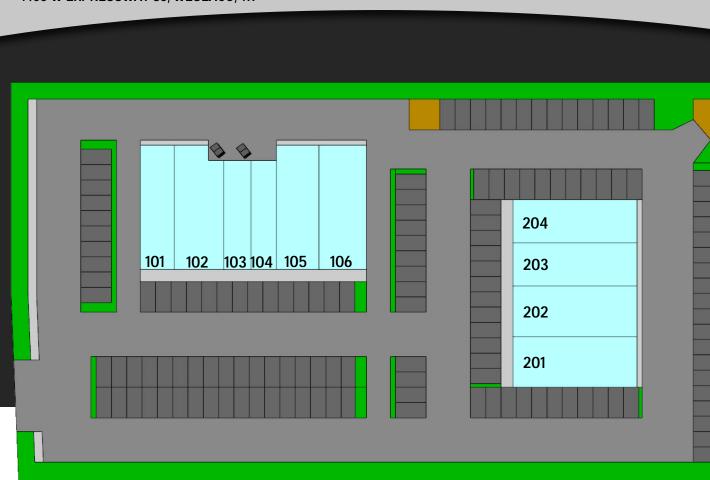
Expressway 83: 113,598 VPD(TXDOT 2021) Westgate Dr: 15,288 VPD(TXDOT 2021)

# **AREA RETAILERS**





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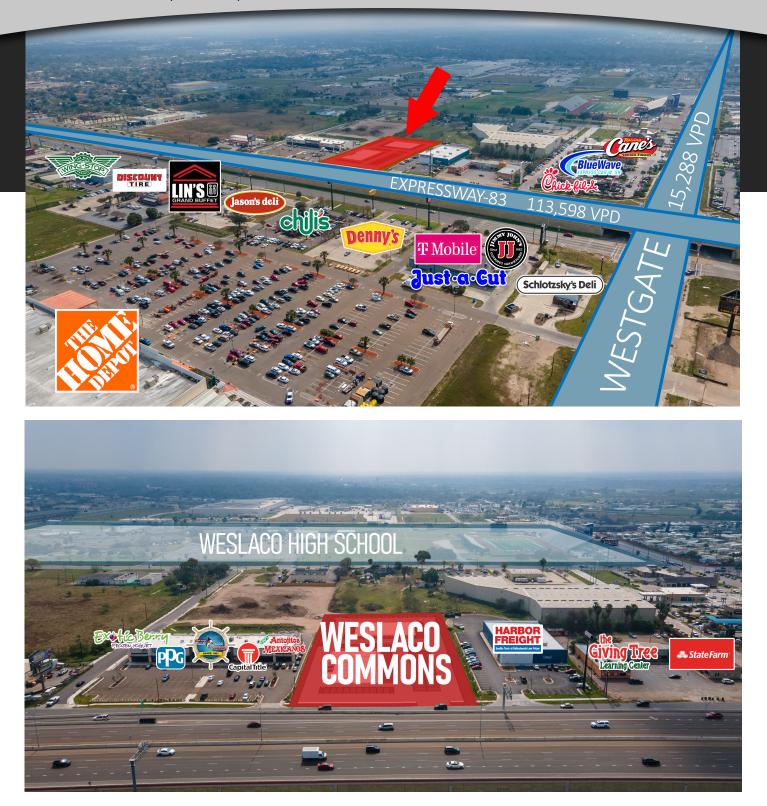


# **AVAILABILITIES**

<u>Suite</u>	Tenant	SF	<u>Suite</u>	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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# WESLACO COMMONS

1405 W EXPRESSWAY 83, WESLACO, TX

### WESLACO, TEXAS 78596





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## WESLACO, TEXAS 78596

	1 mile	3 miles	5 miles	
Population Summary	0.400	44.000	70.400	
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 2021-2026 Annual Rate	11,276 1.22%	64,659 1.23%	120,021 1.36%	
2021 Total Daytime Population	1.22%	66,344	1.30%	
Workers	8,641	27,754	37,995	
Residents	6,666	38,590	71,921	
Household Summary	0,000	30,330	71,521	
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 56.7%	41,527 59.3%	
Owner Occupied Housing Units	53.6%	23.6%		
Renter Occupied Housing Units Vacant Housing Units	30.5% 15.9%	19.8%	21.0% 19.7%	
Median Household Income	15.9%	19.8%	19.7%	
	\$34,463	\$40,914	\$36,662	
2021 2026	\$39,126	\$46,888	\$41,079	
Median Home Value	\$55,120	φ <del>+</del> 0,000	ψ1,075	
2021	\$93,578	\$90,140	\$76,970	
2026	\$204,632	\$178,166	\$150,149	
Per Capita Income	\$201,052	<i><b>41</b></i> , <b>0</b> , <b>100</b>	\$150,115	
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	
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<b>P</b> REAL ESTATE			56.412.1412	
Commercial · Residential · Industrial · Property Management		5	JJ.712.1712	
- management				



# **Information About Brokerage Services**

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

#### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY**: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sergio A. Adame	534881	sergio@apire.us	956.412.1412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landlord	I Initials Date	-

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov