

# PIONEER HI-BRED

NWC OF INTERNATIONAL BLVD & 18TH ST

1702 S. INTERNATIONAL BLVD.

WESLACO, TEXAS 78596



## DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2018 Population	3,375	45,369	90,200
Daytime Population	4,220	53,818	95,276
Average HH Income	\$50,661	\$51,073	\$51,273

## PROPERTY HIGHLIGHTS

- Less than 1 mile south of the Expressway.
- Close proximity to the Weslaco-Progresso International Bridge.
- Different types of storage spaces: cold storage, dry storage, and warehouse space.
- Office space in warehouse.
- Executive offices, break room, conference room and private restrooms.

## TRAFFIC COUNTS

International Blvd: 19,753 VPD (TXDOT 2017)



Sergio Adame, CCIM  
[sergio@apire.us](mailto:sergio@apire.us)  
956.412.1412

Nestor Montemayor  
[nestor@apire.us](mailto:nestor@apire.us)  
956.766.1199

FOR SALE

~~\$5,100,000~~

**\$3,8000,000**

SIZE

**Cold Storage:**

**+/- 62,735**

**Warehouse:**

**+/- 15,405 SF**

**Dryer:**

**32,779 SF**

**Office Space:**

**5,086 SF**

**Land: 16.36 AC**

# **PIONEER HI-BRED**

NWC OF INTERNATIONAL BLVD & 18TH ST

1702 S. INTERNATIONAL BLVD.

WESLACO, TEXAS 78596



**API** REAL ESTATE

Commercial • Residential • Industrial • Property Management

Sergio Adame, CCIM  
[sergio@apire.us](mailto:sergio@apire.us)  
956.412.1412

Nestor Montemayor  
[nestor@apire.us](mailto:nestor@apire.us)  
956.766.1199

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

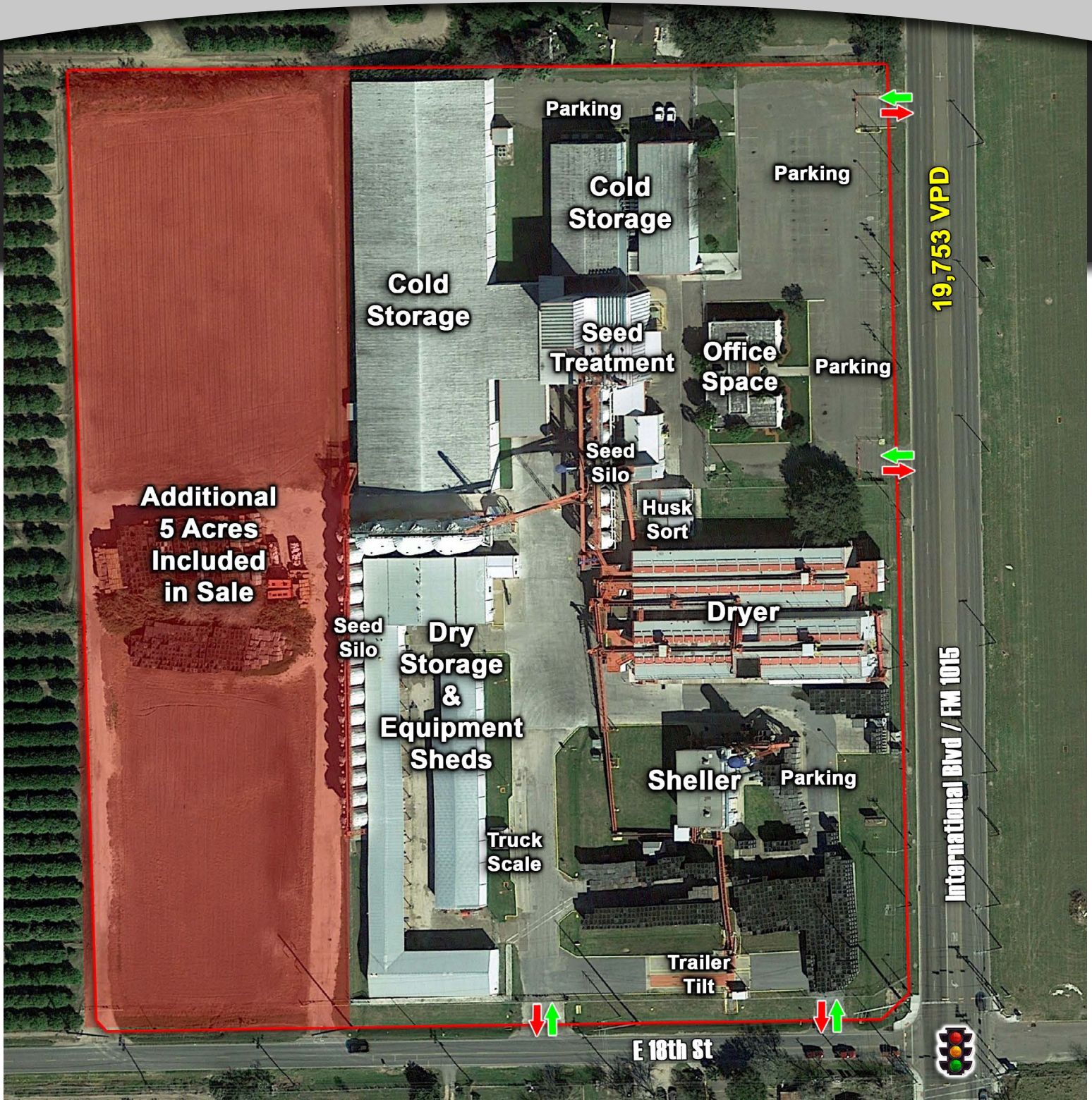


# PIONEER HI-BRED

NWC OF INTERNATIONAL BLVD & 18TH ST

1702 S. INTERNATIONAL BLVD.

WESLACO, TEXAS 78596



**API** REAL ESTATE

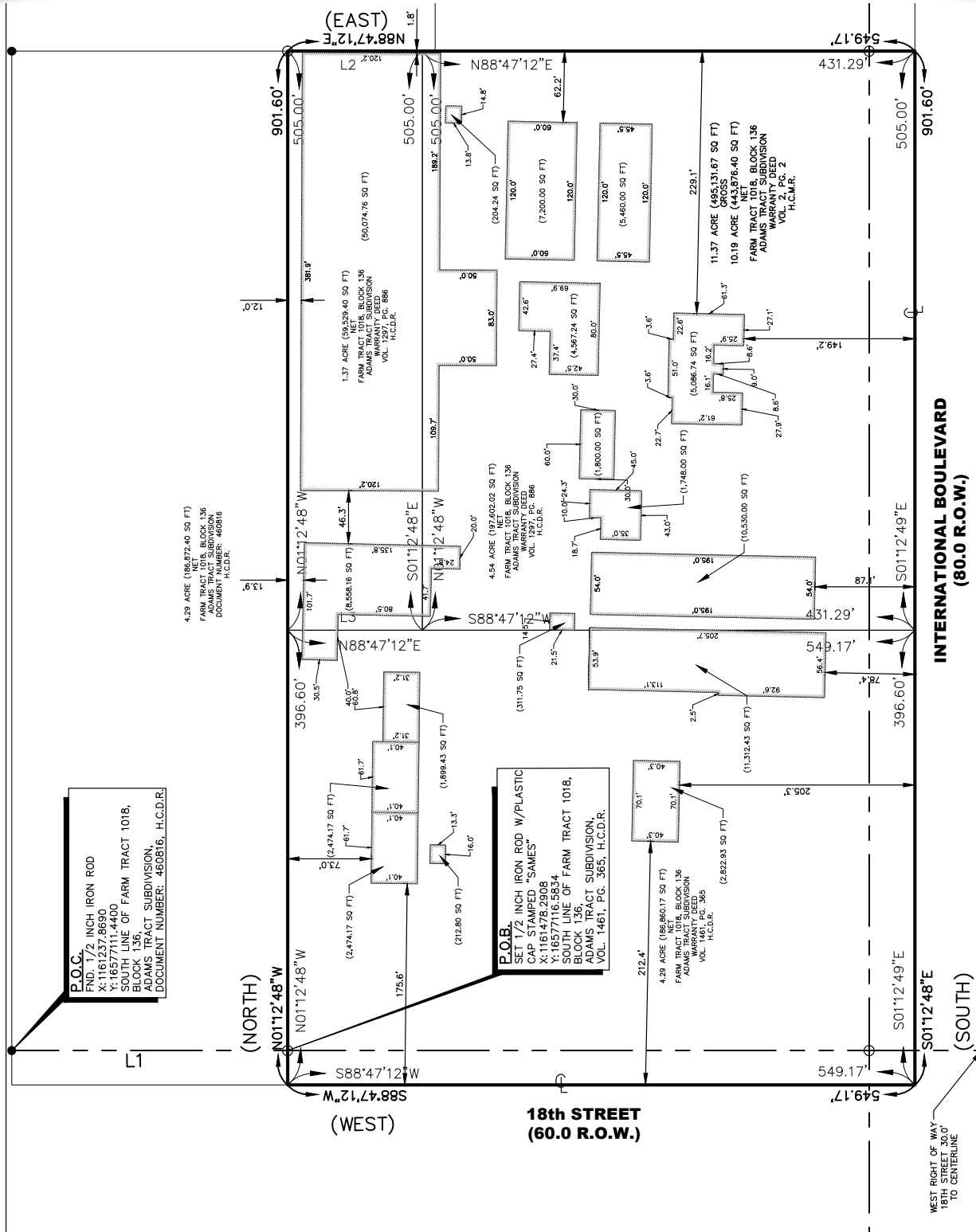
Commercial • Residential • Industrial • Property Management

Sergio Adame, CCIM  
sergio@apire.us  
956.412.1412

Nestor Montemayor  
nestor@apire.us  
956.766.1199

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.





**API** REAL ESTATE

Commercial • Residential • Industrial • Property Management

Sergio Adame, CCIM  
[sergio@apire.us](mailto:sergio@apire.us)  
 956.412.1412

Nestor Montemayor  
[nestor@apire.us](mailto:nestor@apire.us)  
 956.766.1199

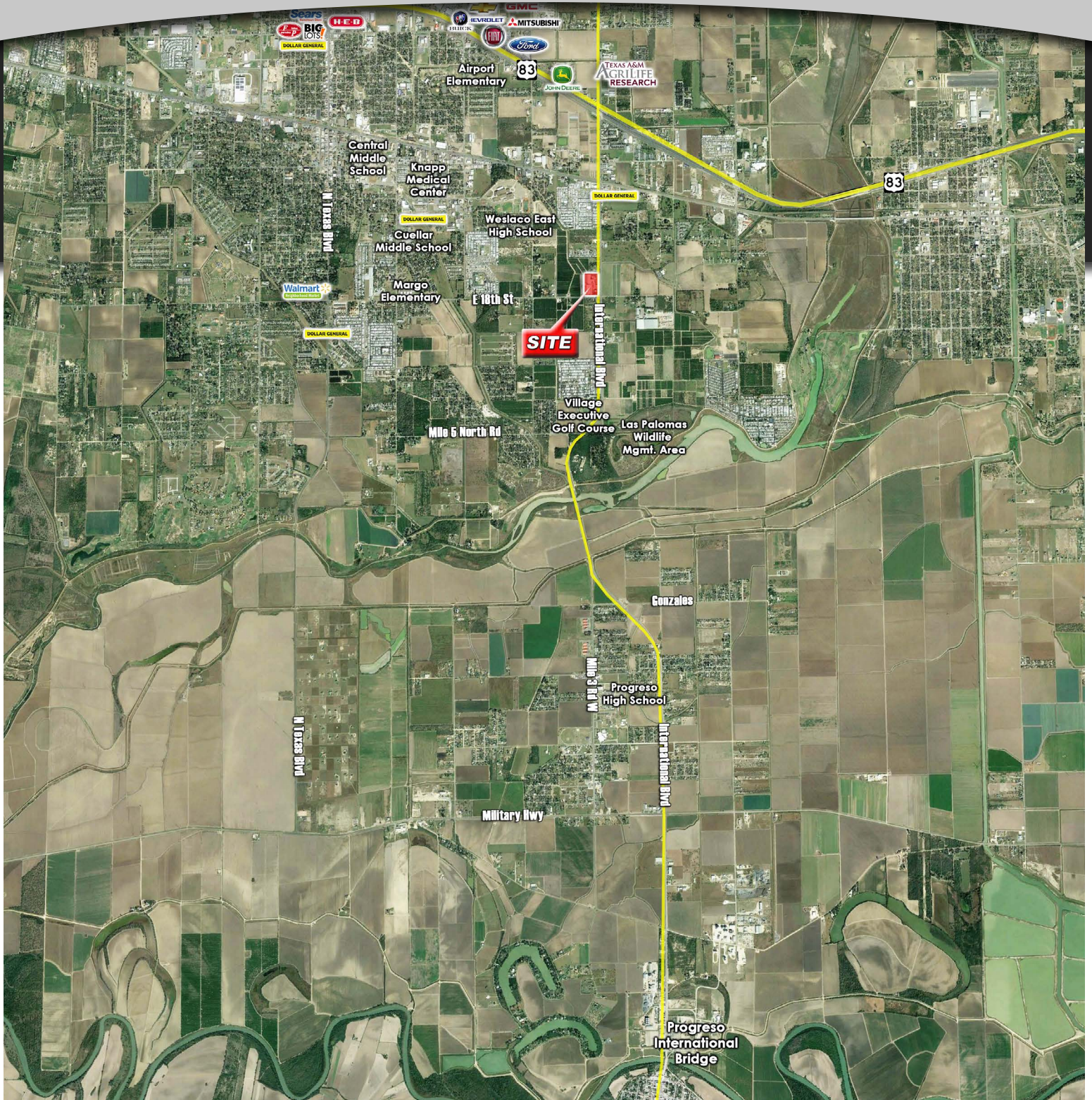


# PIONEER HI-BRED

NWC OF INTERNATIONAL BLVD & 18TH ST

1702 S. INTERNATIONAL BLVD.

WESLACO, TEXAS 78596



**API** REAL ESTATE

Commercial • Residential • Industrial • Property Management

Sergio Adame, CCIM  
[sergio@apire.us](mailto:sergio@apire.us)  
956.412.1412

Nestor Montemayor  
[nestor@apire.us](mailto:nestor@apire.us)  
956.766.1199

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



## **PROGRESO INTERNATIONAL BRIDGE**

Progreso, Texas - Nuevo Progreso, Tamaulipas

The Progreso-Nuevo Progreso International Bridge has grown into a hub for commerce and culture since opening its passage for pedestrians, automobiles and commercial vehicles in 1952.

With direct access to the the Mazatlan-Durango Highway, the Progreso International Bridge provides shorter trade routes for commercial products, as well as safe and efficient crossing for pedestrians and vehicles.

Over the next five years, the Texas Department of Transportation invested over \$10 million in FM 1015, which connects to US 83 and points north. Further renovations provided five lanes, with a two-lane truck bridge dedicated for commercial crossing allowing tourism traffic to flow faster. \$2.3 million has been invested to relocate and expand infrastructure, like an interior road for dock access, cold storage, fiber optic communication infrastructure, and newly covered pedestrian walkway.

The investment is for our region. As the Progreso International Bridge continues to provide a comfortable, secure, and expedient port of entry for trade and tourism, the Rio Grande Valley and Texas as a whole will see the benefit. Expanding infrastructure, like an interior road for dock access and newly covered pedestrian walkway, guarantees a comfortable, secure and expedient port of entry. Investing in fiber optic communication infrastructure means more connectivity. With the planned investment of \$2 million to continue to improve the port for trade and tourism -- our progress continues!

Products traveling in trucks between the U.S. and Mexico are subject to customs inspection. Cut down on inspections by shipping more product per trip! The Progreso Bridge is the only port in South Texas with the capacity to facilitate tandem and oversized trucks.

The Progreso Bridge is an ideal port of entry for cargo headed both North from Mexico and South from the United States. In 2000, a separate two-lane truck bridge was constructed to provide exclusive use to single and double trailers with extra heavy loads headed north. With direct access to the the Mazatlan-Durango (Federal Highway 40), which provides a direct route from the Pacific Coast of Mexico and the U.S. border. Shipments headed to the Northern states can save up to two days of travel by crossing in Progreso as opposed to the Nogales International Bridge by Tucson, AZ.



**API** REAL ESTATE

Commercial • Residential • Industrial • Property Management

Sergio Adame, CCIM  
[sergio@apire.us](mailto:sergio@apire.us)  
956.412.1412

Nestor Montemayor  
[nestor@apire.us](mailto:nestor@apire.us)  
956.766.1199

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	2,482	37,738	68,369
2010 Total Population	2,575	42,277	80,150
2018 Total Population	3,161	45,369	90,200
2018 Group Quarters	74	517	710
2023 Total Population	3,375	47,720	96,900
2018-2023 Annual Rate	1.32%	1.02%	1.44%
2018 Total Daytime Population	4,220	53,818	95,276
Workers	2,029	23,686	36,406
Residents	2,191	30,132	58,870
<b>Household Summary</b>			
2000 Households	906	11,398	19,460
2000 Average Household Size	2.65	3.29	3.49
2010 Households	1,012	12,975	23,159
2010 Average Household Size	2.48	3.22	3.43
2018 Households	1,207	13,900	25,871
2018 Average Household Size	2.56	3.23	3.46
2023 Households	1,286	14,607	27,712
2023 Average Household Size	2.57	3.23	3.47
2018-2023 Annual Rate	1.28%	1.00%	1.38%
2010 Families	783	10,303	18,932
2010 Average Family Size	2.83	3.68	3.86
2018 Families	937	10,966	21,083
2018 Average Family Size	2.93	3.71	3.91
2023 Families	998	11,494	22,556
2023 Average Family Size	2.95	3.73	3.93
2018-2023 Annual Rate	1.27%	0.94%	1.36%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,506	15,042	24,994
Owner Occupied Housing Units	53.6%	53.9%	56.1%
Renter Occupied Housing Units	6.6%	21.9%	21.8%
Vacant Housing Units	39.8%	24.2%	22.1%
2010 Housing Units	2,485	17,035	28,663
Owner Occupied Housing Units	34.5%	51.4%	56.2%
Renter Occupied Housing Units	6.2%	24.7%	24.6%
Vacant Housing Units	59.3%	23.8%	19.2%
2018 Housing Units	2,753	18,353	32,087
Owner Occupied Housing Units	36.4%	48.9%	54.2%
Renter Occupied Housing Units	7.4%	26.8%	26.4%
Vacant Housing Units	56.2%	24.3%	19.4%
2023 Housing Units	2,905	19,311	34,359
Owner Occupied Housing Units	37.2%	49.7%	55.1%
Renter Occupied Housing Units	7.1%	25.9%	25.6%
Vacant Housing Units	55.7%	24.4%	19.3%
<b>Median Household Income</b>			
2018	\$37,063	\$36,726	\$36,728
2023	\$39,952	\$40,274	\$40,941
<b>Median Home Value</b>			
2018	\$53,409	\$70,684	\$78,340
2023	\$65,833	\$84,293	\$92,893
<b>Per Capita Income</b>			
2018	\$19,922	\$16,089	\$15,045
2023	\$22,297	\$18,129	\$17,020
<b>Median Age</b>			
2010	52.9	32.5	30.0
2018	58.0	33.9	31.0
2023	59.8	35.3	32.2



**API** REAL ESTATE

Commercial • Residential • Industrial • Property Management

Sergio Adame, CCIM  
[sergio@apire.us](mailto:sergio@apire.us)  
 956.412.1412

Nestor Montemayor  
[nestor@apire.us](mailto:nestor@apire.us)  
 956.766.1199



## 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;
  - 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.

<b>API Real Estate</b>	<b>534881</b>	<b>info@apire.us</b>	<b>956.412.1412</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sergio A. Adame</b>	<b>534881</b>	<b>sergio@apire.us</b>	<b>956.412.1412</b>
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/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date