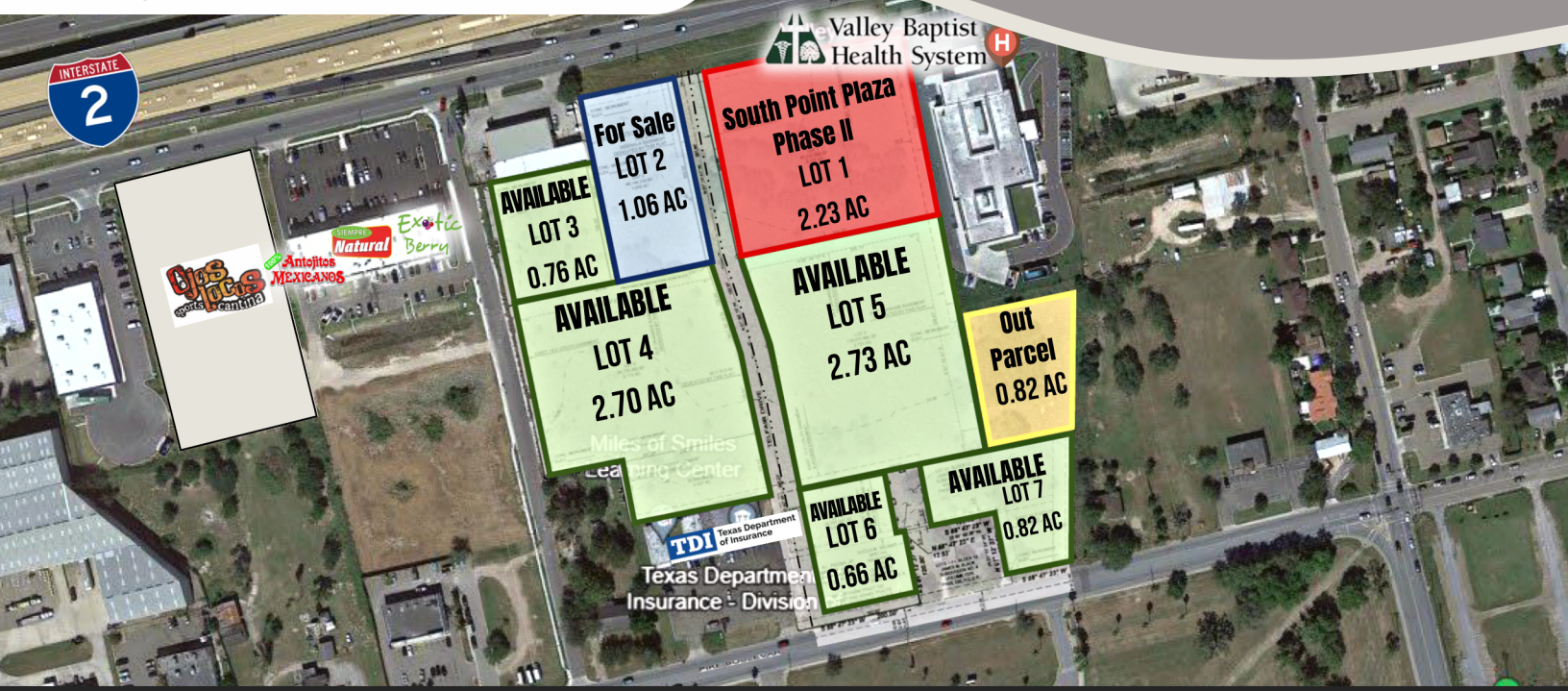


South Point Plaza

WESLACO, TEXAS 78596

SEQ OF WESTGATE DR & HWY 83



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2022	9,670	58,473	108,898
Daytime Population	16,118	66,183	107,467
Average HH Income	\$62,717	\$64,656	\$58,913

FOR SALE

\$25 PSF

AVAILABLE

1.06 Acres

PROPERTY HIGHLIGHTS

- 1.06 Acres for Sale
- 7.67 Acres Available
- Highway 83 Frontage
- Across from Office Depot & Home Depot
- Easy Access
- Great Visibility
- High Traffic

TRAFFIC COUNTS

Hwy 83: 78,030 VPD
 N. Westgate: 20,676 VPD
 S. Westgate: 19,291 VPD
 (TXDOT)

AREA RETAILERS



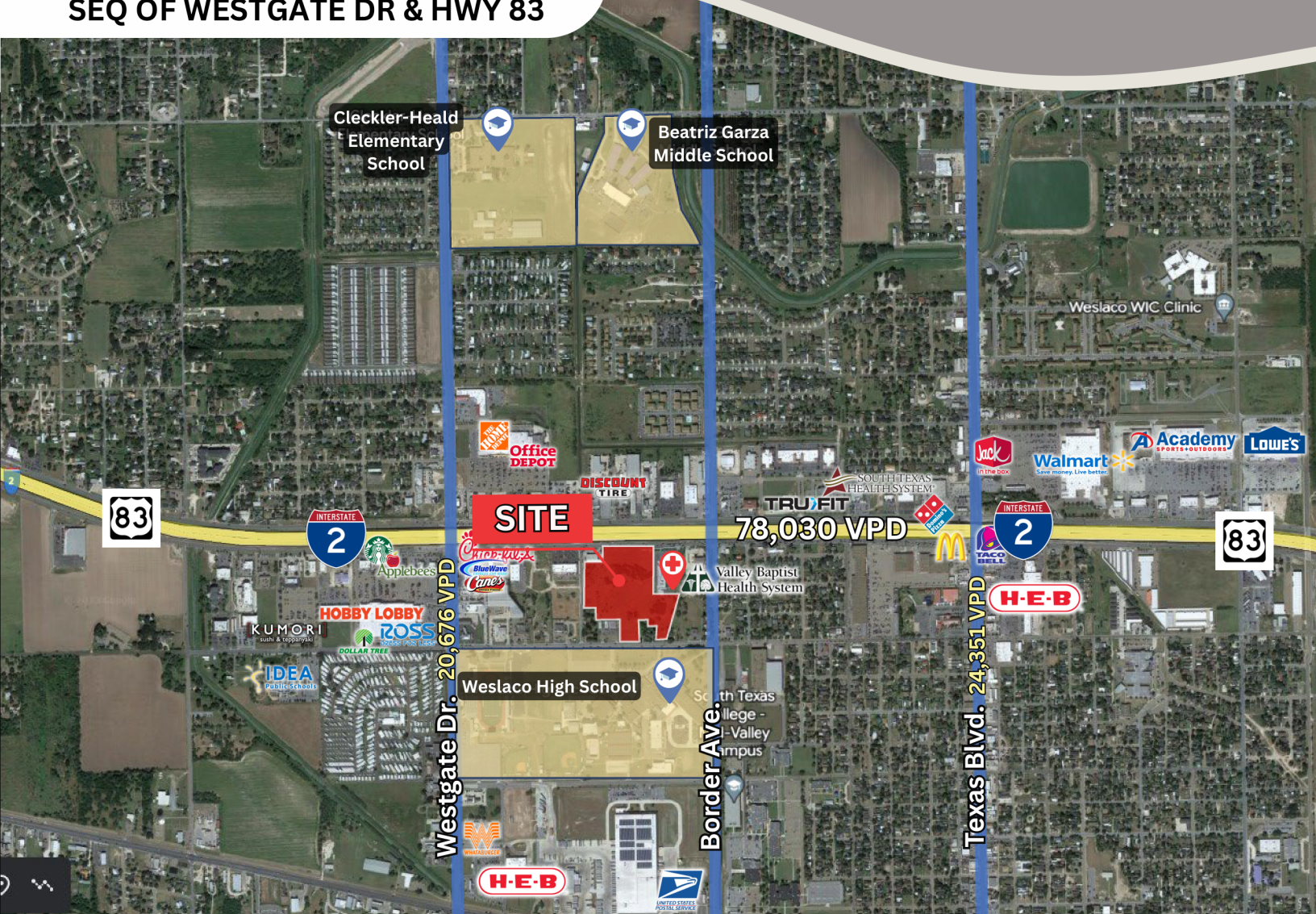
Listing Agent: Sergio A. Adame, CCIM
 Broker/Owner
sergio@apirealtor.com
 956.412.1412

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.

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SEQ OF WESTGATE DR & HWY 83

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South Point Plaza

WESLACO, TEXAS 78596

SEQ OF WESTGATE DR & HWY 83

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	9,158	53,694	97,497
2020 Total Population	9,324	56,834	105,735
2020 Group Quarters	12	400	460
2022 Total Population	9,670	58,473	108,898
2022 Group Quarters	12	400	460
2027 Total Population	10,137	60,235	112,192
2022-2027 Annual Rate	0.95%	0.60%	0.60%
2022 Total Daytime Population	16,118	66,183	107,467
Workers	10,253	29,980	39,242
Residents	5,865	36,203	68,225
Household Summary			
2010 Households	2,776	15,797	27,305
2010 Average Household Size	3.29	3.36	3.55
2020 Total Households	3,031	17,835	31,393
2020 Average Household Size	3.07	3.16	3.35
2022 Households	3,196	18,411	32,367
2022 Average Household Size	3.02	3.15	3.35
2027 Households	3,361	19,131	33,645
2027 Average Household Size	3.01	3.13	3.32
2022-2027 Annual Rate	1.01%	0.77%	0.78%
2010 Families	2,197	12,792	22,654
2010 Average Family Size	3.78	3.80	3.95
2022 Families	2,483	14,650	26,391
2022 Average Family Size	3.52	3.61	3.78
2027 Families	2,624	15,235	27,442
2027 Average Family Size	3.50	3.58	3.74
2022-2027 Annual Rate	1.11%	0.79%	0.78%
Housing Unit Summary			
2000 Housing Units	2,789	16,785	28,918
Owner Occupied Housing Units	56.6%	55.0%	56.3%
Renter Occupied Housing Units	28.1%	22.5%	19.7%
Vacant Housing Units	15.2%	22.5%	24.0%
2010 Housing Units	3,229	19,917	34,007
Owner Occupied Housing Units	55.5%	54.3%	57.5%
Renter Occupied Housing Units	30.4%	25.0%	22.8%
Vacant Housing Units	14.0%	20.7%	19.7%
2020 Housing Units	3,531	21,580	37,426
Vacant Housing Units	14.2%	17.4%	16.1%
2022 Housing Units	3,724	22,354	38,710
Owner Occupied Housing Units	55.3%	57.4%	60.3%
Renter Occupied Housing Units	30.6%	25.0%	23.3%
Vacant Housing Units	14.2%	17.6%	16.4%
2027 Housing Units	3,918	23,290	40,366
Owner Occupied Housing Units	56.4%	57.9%	60.8%
Renter Occupied Housing Units	29.4%	24.2%	22.5%
Vacant Housing Units	14.2%	17.9%	16.7%
Median Household Income			
2022	\$45,244	\$46,309	\$40,365
2027	\$54,022	\$55,298	\$51,339
Median Home Value			
2022	\$108,804	\$113,315	\$93,808
2027	\$218,365	\$203,469	\$180,308
Per Capita Income			
2022	\$20,289	\$20,380	\$17,538
2027	\$23,668	\$24,265	\$20,973
Median Age			
2010	30.5	30.8	29.0
2022	31.4	32.4	30.8
2027	32.1	33.7	32.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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/Tenant/Seller/Landlord Initials

Date