

# TEXAS CROSSING

SEC OF N TEXAS BLVD & E LLANO GRANDE ST

119 N. TEXAS BLVD  
WESLACO, TX 78596



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	12,325	61,294	114,358
Daytime Population	17,322	66,141	112,812
Average HH Income	\$50,278	\$55,531	\$51,532

## PROPERTY HIGHLIGHTS

- This 4,800 SF Building is located less than a mile from I-2/ Expressway 83
- On the SE corner of Texas Blvd N and E Llano Grande St. in the downtown area.
- High volume traffic
- Great location for an office or possible restaurant.
- 4,800 SF Building on 15,000 SF Hard Corner Lot

## TRAFFIC COUNTS

N Texas Blvd: 19,562 VPD  
I-2/Expy 83: 71,399 VPD  
Business 83: 15,910 VPD  
(TXDOT 2021)

## AREA RETAILERS



## FOR LEASE

**\$18.00 PSF NNN**

**\*NNNs \$3.19 PSF**

\*(Estimate provided by Landlord and subject to change)

## AVAILABLE SPACE

**1,200 SF**



**API REAL ESTATE**

Commercial • Residential • Industrial • Property Management

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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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Suite	Tenant	SF
113	Famsa Loans	1,200
115	H & R Block	1,200
117	Available	1,200
119	LN's Nail Spa	1,200

119 - 1,200 SF LN's Nail Spa
117 - 1,200 SF AVAILABLE
115 - 1,200 SF H&R Block
113 - 1,200 SF FAMSA LOANS



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<b>Population Summary</b>			
2000 Total Population	12,367	45,242	83,517
2010 Total Population	11,801	53,391	99,467
2021 Total Population	12,325	61,294	114,358
2021 Group Quarters	84	689	696
2026 Total Population	12,716	65,202	121,759
2021-2026 Annual Rate	0.63%	1.24%	1.26%
2021 Total Daytime Population	17,322	66,141	112,812
Workers	9,828	27,260	39,581
Residents	7,494	38,881	73,231
<b>Household Summary</b>			
2000 Households	3,835	13,285	23,034
2000 Average Household Size	3.21	3.38	3.61
2010 Households	3,846	15,939	27,990
2010 Average Household Size	3.05	3.31	3.53
2021 Households	4,052	18,220	32,090
2021 Average Household Size	3.02	3.33	3.54
2026 Households	4,185	19,356	34,128
2026 Average Household Size	3.02	3.33	3.55
2021-2026 Annual Rate	0.65%	1.22%	1.24%
2010 Families	2,858	12,882	23,176
2010 Average Family Size	3.62	3.74	3.94
2021 Families	2,973	14,656	26,466
2021 Average Family Size	3.62	3.77	3.96
2026 Families	3,058	15,551	28,115
2026 Average Family Size	3.62	3.78	3.97
2021-2026 Annual Rate	0.57%	1.19%	1.22%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,377	17,671	29,373
Owner Occupied Housing Units	55.7%	54.1%	57.1%
Renter Occupied Housing Units	31.9%	21.1%	21.3%
Vacant Housing Units	12.4%	24.8%	21.6%
2010 Housing Units	4,365	20,477	34,202
Owner Occupied Housing Units	53.6%	53.5%	57.2%
Renter Occupied Housing Units	34.5%	24.4%	24.6%
Vacant Housing Units	11.9%	22.2%	18.2%
2021 Housing Units	4,679	23,468	39,356
Owner Occupied Housing Units	53.1%	53.9%	57.9%
Renter Occupied Housing Units	33.5%	23.7%	23.6%
Vacant Housing Units	13.4%	22.4%	18.5%
2026 Housing Units	4,845	24,875	41,799
Owner Occupied Housing Units	54.2%	55.0%	59.1%
Renter Occupied Housing Units	32.2%	22.8%	22.6%
Vacant Housing Units	13.6%	22.2%	18.4%
<b>Median Household Income</b>			
2021	\$37,448	\$40,003	\$36,643
2026	\$42,092	\$45,776	\$40,856
<b>Median Home Value</b>			
2021	\$73,088	\$87,488	\$77,072
2026	\$125,348	\$172,000	\$151,038
<b>Per Capita Income</b>			
2021	\$16,636	\$16,550	\$14,464
2026	\$18,548	\$18,603	\$16,194
<b>Median Age</b>			
2010	34.3	31.3	29.0
2021	35.4	32.5	30.4
2026	37.0	33.6	31.7



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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.

<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