

WESTGATE & 83 LAND

SEQ OF WESTGATE DR & HIGHWAY 83

WESLACO, TEXAS 78596



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2019 Population	8,631	61,784	111,414
Daytime Population	13,723	68,021	107,698
Average HH Income	\$54,079	\$53,298	\$48,799

FOR SALE:

AVAILABLE

2.37 Acres

\$18.00 PSF

PROPERTY HIGHLIGHTS

- 2.372 Acres Available
- Highway 83 Frontage
- Across from Office Depot & Home Depot
- Easy Access
- Great Visibility
- High Traffic

TRAFFIC COUNTS

Highway 83: 104,407 VPD (TXDOT 2015)
 N. Westgate : 17,143 VPD
 S. Westgate: 22,218 VPD

AREA RETAILERS



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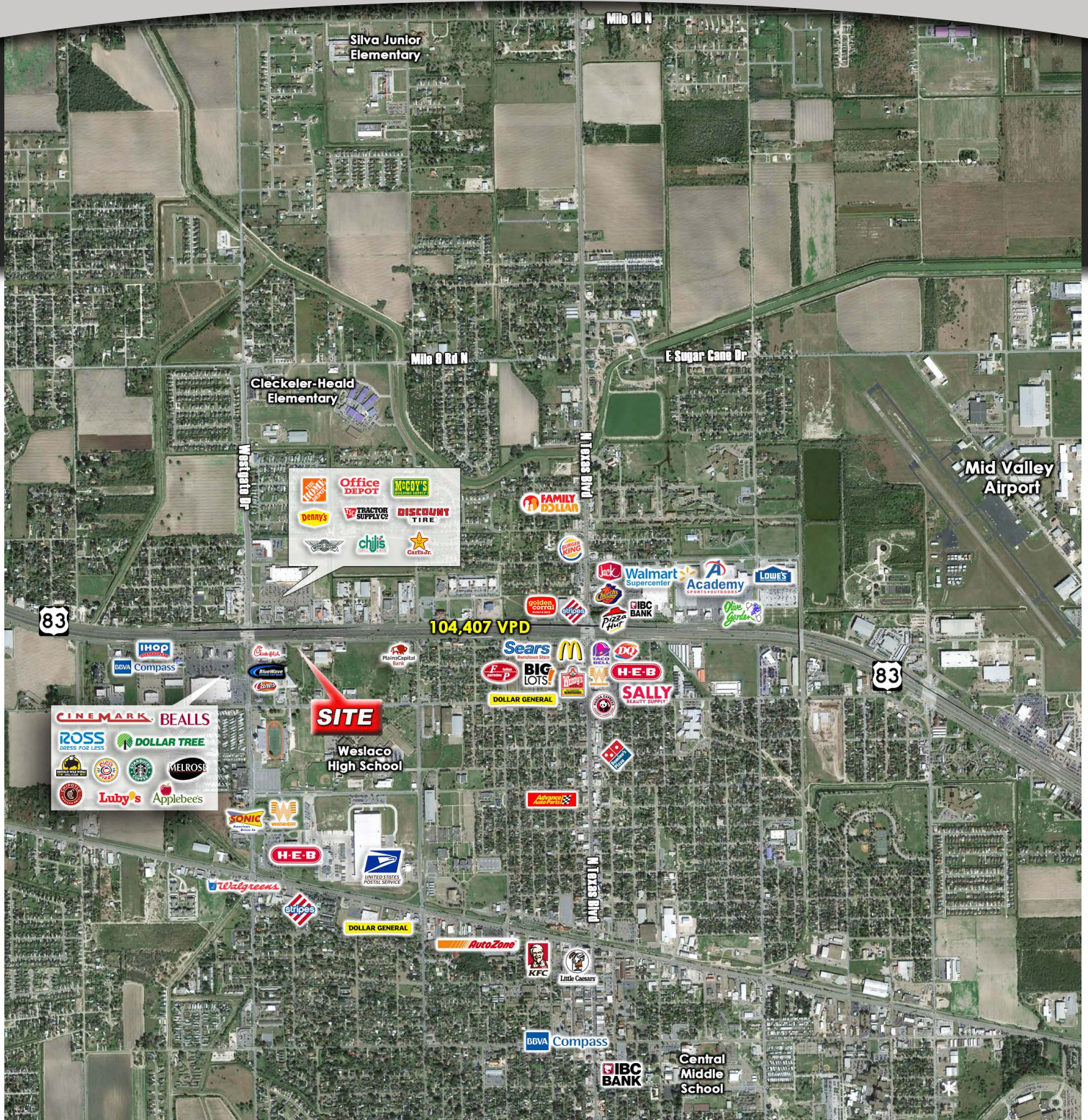
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Population Summary			
2000 Total Population	6,551	46,066	78,019
2010 Total Population	7,722	54,273	96,711
2019 Total Population	8,361	61,784	111,414
2019 Group Quarters	17	649	699
2024 Total Population	8,917	66,191	119,989
2019-2024 Annual Rate	1.30%	1.39%	1.49%
2019 Total Daytime Population	13,723	68,021	107,698
Workers	8,577	28,834	36,274
Residents	5,146	39,187	71,424
Household Summary			
2000 Households	1,896	13,285	21,544
2000 Average Household Size	3.45	3.44	3.60
2010 Households	2,305	16,008	27,034
2010 Average Household Size	3.34	3.35	3.55
2019 Households	2,528	18,086	30,798
2019 Average Household Size	3.30	3.38	3.59
2024 Households	2,690	19,331	33,041
2024 Average Household Size	3.31	3.39	3.61
2019-2024 Annual Rate	1.25%	1.34%	1.42%
2010 Families	1,867	12,976	22,430
2010 Average Family Size	3.78	3.79	3.96
2019 Families	2,029	14,633	25,527
2019 Average Family Size	3.76	3.82	4.01
2024 Families	2,159	15,631	27,378
2024 Average Family Size	3.77	3.84	4.03
2019-2024 Annual Rate	1.25%	1.33%	1.41%
Housing Unit Summary			
2000 Housing Units	2,300	16,897	28,384
Owner Occupied Housing Units	58.6%	55.9%	56.2%
Renter Occupied Housing Units	23.8%	22.7%	19.7%
Vacant Housing Units	17.6%	21.4%	24.1%
2010 Housing Units	2,707	19,648	33,630
Owner Occupied Housing Units	57.9%	56.2%	57.7%
Renter Occupied Housing Units	27.3%	25.3%	22.7%
Vacant Housing Units	14.9%	18.5%	19.6%
2019 Housing Units	2,996	22,372	38,513
Owner Occupied Housing Units	54.5%	53.3%	55.2%
Renter Occupied Housing Units	29.9%	27.6%	24.8%
Vacant Housing Units	15.6%	19.2%	20.0%
2024 Housing Units	3,188	23,881	41,237
Owner Occupied Housing Units	53.9%	53.0%	55.1%
Renter Occupied Housing Units	30.5%	27.9%	25.0%
Vacant Housing Units	15.6%	19.1%	19.9%
Median Household Income			
2019	\$36,312	\$37,303	\$33,358
2024	\$42,223	\$43,088	\$38,494
Median Home Value			
2019	\$87,161	\$89,988	\$79,324
2024	\$100,781	\$101,038	\$87,256
Per Capita Income			
2019	\$15,905	\$15,574	\$13,524
2024	\$18,499	\$17,903	\$15,487
Median Age			
2010	29.9	30.9	28.9
2019	30.9	31.8	29.9
2024	31.7	33.1	31.2



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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