



Weslaco Central/ Home Depot Weslaco, Texas

Anchor: Home Depot, Office Depot

Clay Trozzo
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AVAILABLE: Lot 12, 1.20 Acres & Retail Space



FOR SALE

Lot 12, Call for pricing

FOR LEASE

7,500/sf Available

AREA DEVELOPMENT

Over 8 Weslaco ISD Schools in a 2 Mile Radius of the Shopping Center

Weslaco Industrial Park & Mid Valley Airport are located less than 3 miles away

ACCESS

Cross access with Home Depot
Access from Mile 6 West Road

Location/

NEC Westgate & Highway 83,
Weslaco, Texas

Traffic Counts/

US 83: 90,000 cpd
Westgate 18,400 cpd

2007 Average Daily Traffic Counts

Facts/

Weslaco has the highest volume of "Winter Texas," in Rio Grand Valley and is located at the BRIDGE of Progresso, Mexico

Outstanding Visibility & Access

Demographics 2017/	3mi	5mi	10mi
Population	60,150	107,410	268,380
Avg. HH Income (\$)	46,309	44,202	44,872
Number of HH	17,765	30,176	72,258



This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.



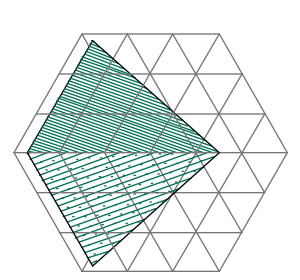
WESLACO CENTER

NEQ U.S. EXPRESSWAY 83 & WESTGATE DRIVE

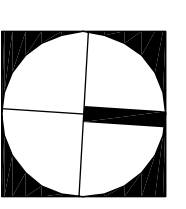
WESLACO, TEXAS



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0 15' 30' 60' 90' 120'
SCALE: 1" = 60' GRAPHIC SCALE

SITE DEVELOPMENT PLAN





**Weslaco Central/ Home Depot
NEC Westgate & Expressway 83
Weslaco, Texas**





Weslaco Central/ Home Depot NEC Westgate & Expressway 83 Weslaco, Texas



One Westgate

Description	FRONTAGE RD AT WESTGATE DR, WESLACO, TX, 78599: Radius Analysis Area Group: Radius 3.0 mile(s)		FRONTAGE RD AT WESTGATE DR, WESLACO, TX, 78599: Radius Analysis Area Group: Radius 5.0 mile(s)		FRONTAGE RD AT WESTGATE DR, WESLACO, TX, 78599: Radius Analysis Area Group: Radius 10.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	63,989		114,969		287,120	
2017 Estimate	60,150		107,410		268,380	
2010 Census	55,366		97,651		244,273	
2000 Census	44,473		77,041		190,229	
Growth 2017 - 2022		6.38%		7.04%		6.98%
Growth 2010 - 2017		8.64%		9.99%		9.87%
Growth 2000 - 2010		24.49%		26.75%		28.41%
Households						
2022 Projection	18,955		32,367		77,462	
2017 Estimate	17,756		30,176		72,258	
2010 Census	16,190		27,285		65,364	
2000 Census	12,885		21,374		50,669	
Growth 2017 - 2022		6.75%		7.26%		7.20%
Growth 2010 - 2017		9.67%		10.60%		10.55%
Growth 2000 - 2010		25.65%		27.66%		29.00%
Family Households						
2022 Projection	15,464		26,983		66,203	
2017 Estimate	14,461		25,125		61,673	
2010 Census	13,134		22,647		55,626	
2000 Census	10,642		18,099		43,827	
Growth 2017 - 2022		6.94%		7.40%		7.34%
Growth 2010 - 2017		10.11%		10.94%		10.87%
Growth 2000 - 2010		23.41%		25.13%		26.92%

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	Total	%	Total	%	Total	%

Pop-Facts Population Quick Facts						
2017 Est. Population by Age	60,150		107,410		268,380	
Age 0 - 4	5,615	9.34%	10,733	9.99%	27,113	10.10%
Age 5 - 9	5,131	8.53%	9,808	9.13%	25,158	9.37%
Age 10 - 14	5,308	8.82%	9,819	9.14%	25,235	9.40%
Age 15 - 17	2,999	4.99%	5,453	5.08%	14,110	5.26%
Age 18 - 20	2,686	4.46%	4,891	4.55%	12,638	4.71%
Age 21 - 24	3,469	5.77%	6,374	5.93%	16,510	6.15%
Age 25 - 34	7,618	12.67%	13,897	12.94%	35,668	13.29%
Age 35 - 44	7,134	11.86%	12,650	11.78%	32,209	12.00%
Age 45 - 54	6,235	10.37%	10,849	10.10%	27,754	10.34%
Age 55 - 64	5,303	8.82%	9,007	8.39%	21,936	8.17%
Age 65 - 74	4,357	7.24%	7,332	6.83%	16,758	6.24%
Age 75 - 84	2,912	4.84%	4,633	4.31%	9,527	3.55%
Age 85 and over	1,384	2.30%	1,964	1.83%	3,764	1.40%
Age 16 and over	43,113	71.68%	75,266	70.07%	186,245	69.40%
Age 18 and over	41,097	68.32%	71,597	66.66%	176,764	65.86%
Age 21 and over	38,412	63.86%	66,706	62.10%	164,125	61.15%
Age 65 and over	8,653	14.39%	13,929	12.97%	30,048	11.20%
2017 Est. Median Age	31.4		29.8		28.8	
2017 Est. Average Age	34.9		33.6		32.6	

2017 Est. Population by Single-Classification Race	60,150		107,410		268,380	
White Alone	51,480	85.59%	90,438	84.20%	230,282	85.80%
Black or African American Alone	388	0.64%	549	0.51%	1,112	0.41%
American Indian and Alaska Native Alone	309	0.51%	451	0.42%	871	0.32%
Asian Alone	374	0.62%	462	0.43%	700	0.26%
Native Hawaiian and Other Pacific Islander Alone	11	0.02%	13	0.01%	41	0.02%
Some Other Race Alone	6,578	10.94%	13,453	12.53%	31,562	11.76%
Two or More Races	1,010	1.68%	2,045	1.90%	3,812	1.42%

2017 Est. Population by Ethnicity (Hispanic or Latino)	60,150		107,410		268,380	
Hispanic or Latino	54,545	90.68%	98,150	91.38%	251,712	93.79%
Not Hispanic or Latino	5,605	9.32%	9,260	8.62%	16,668	6.21%

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	Total	%	Total	%	Total	%

2017 Est. Population by Sex	60,150		107,410		268,380	
Male	29,026	48.26%	52,080	48.49%	130,964	48.80%
Female	31,124	51.74%	55,330	51.51%	137,416	51.20%

One Westgate

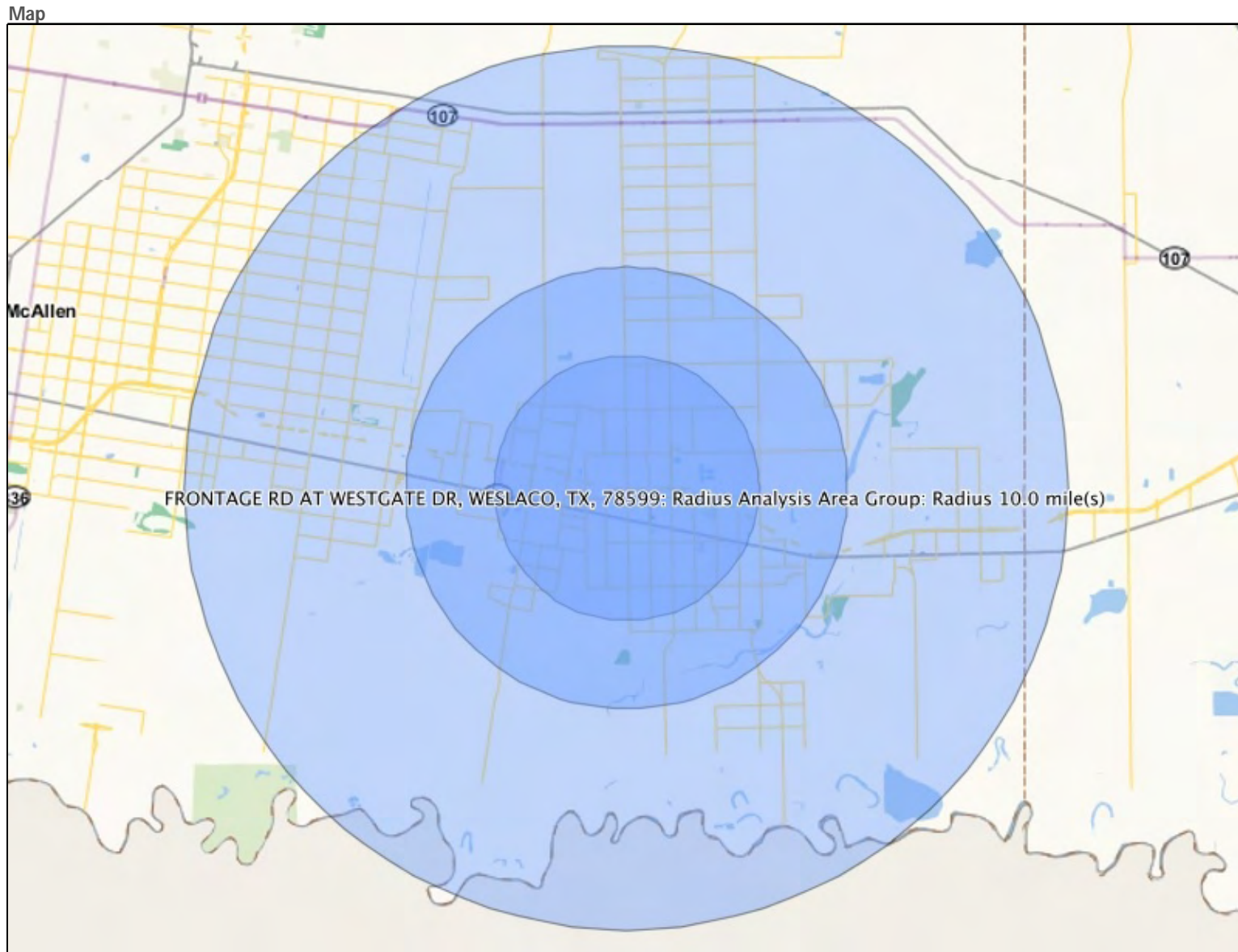
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	Total	%	Total	%	Total	%
Pop-Facts Household Quick Facts						
2017 Est. Households by Household Income	17,756		30,176		72,258	
Income < \$15,000	4,048	22.80%	7,244	24.01%	17,952	24.84%
Income \$15,000 - \$24,999	3,093	17.42%	5,253	17.41%	11,641	16.11%
Income \$25,000 - \$34,999	1,958	11.02%	3,592	11.90%	9,080	12.57%
Income \$35,000 - \$49,999	2,570	14.47%	4,159	13.78%	9,857	13.64%
Income \$50,000 - \$74,999	2,714	15.29%	4,771	15.81%	11,341	15.70%
Income \$75,000 - \$99,999	1,657	9.33%	2,590	8.58%	5,930	8.21%
Income \$100,000 - \$124,999	848	4.78%	1,276	4.23%	2,995	4.15%
Income \$125,000 - \$149,999	518	2.92%	758	2.51%	1,742	2.41%
Income \$150,000 - \$199,999	201	1.13%	312	1.03%	1,032	1.43%
Income \$200,000 - \$249,999	68	0.38%	105	0.35%	353	0.49%
Income \$250,000 - \$499,999	67	0.38%	100	0.33%	284	0.39%
Income \$500,000+	14	0.08%	16	0.05%	49	0.07%
2017 Est. Average Household Income	\$46,309		\$44,202		\$44,872	
2017 Est. Median Household Income	\$33,870		\$32,215		\$32,197	
2017 Median HH Inc. by Single-Classification Race						
White Alone	\$33,721		\$32,456		\$32,321	
Black or African American Alone	\$47,869		\$46,588		\$47,595	
American Indian and Alaska Native Alone	\$40,297		\$42,362		\$40,717	
Asian Alone	\$66,968		\$68,618		\$70,079	
Native Hawaiian and Other Pacific Islander Alone	\$65,074		\$62,500		\$56,288	
Some Other Race Alone	\$31,223		\$25,476		\$28,064	
Two or More Races	\$49,778		\$57,673		\$45,189	
Hispanic or Latino	\$31,164		\$29,937		\$30,598	
Not Hispanic or Latino	\$45,229		\$43,526		\$45,254	
2017 Est. Households by Household Type	17,756		30,176		72,258	
Family Households	14,461	81.44%	25,125	83.26%	61,673	85.35%
Nonfamily Households	3,295	18.56%	5,052	16.74%	10,584	14.65%
2017 Est. Group Quarters Population	622		690		1,320	
2017 Est. Households by Household Size	17,756		30,176		72,258	
1-person	2,998	16.88%	4,561	15.12%	9,521	13.18%

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	Total	%	Total	%	Total	%
2-person	4,420	24.89%	7,108	23.55%	15,521	21.48%
3-person	2,820	15.88%	4,623	15.32%	11,260	15.58%
4-person	2,946	16.59%	5,023	16.64%	12,681	17.55%
5-person	2,186	12.31%	4,065	13.47%	10,749	14.88%
6-person	1,280	7.21%	2,484	8.23%	6,366	8.81%
7-or-more-person	1,106	6.23%	2,312	7.66%	6,158	8.52%
2017 Est. Average Household Size	3.35		3.54		3.70	

2017 Est. HHs by Type by Presence of Own Children	14,461		25,125		61,673	
Married-Couple Family, own children	5,033	34.81%	9,176	36.52%	24,103	39.08%
Married-Couple Family, no own children	5,012	34.66%	8,444	33.61%	19,362	31.39%
Male Householder, own children	415	2.87%	771	3.07%	1,849	3.00%
Male Householder, no own children	563	3.89%	912	3.63%	2,314	3.75%
Female Householder, own children	1,846	12.76%	3,376	13.44%	8,071	13.09%
Female Householder, no own children	1,592	11.01%	2,445	9.73%	5,976	9.69%

One Westgate



2017 Population (2017 Population) : Index: Descending by Equal Ranges

List of Report Areas by Radius Analysis Area Group

- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-3960

