



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

## 1402 N. WESTGATE DRIVE

1402 N. Westgate Drive  
Weslaco, TX 78596

AVAILABLE SPACE  
2,765 SF



### RETAIL

**Daniel Galvan, CCIM**  
Principal  
956 451 2983  
dgalvan@cbcworldwide.com

**Adalberto Arguelles**  
Comm Sales Associate  
956 631 1322  
beto.realty@gmail.com

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**COLDWELL BANKER COMMERCIAL**  
RIO GRANDE VALLEY  
508 E Dove Ave, McAllen, TX 78504  
956.631.1322

SALE / LEASE

CBCWORLDWIDE.COM



## 1402 N. WESTGATE DRIVE

1402 N. Westgate Drive, Weslaco, TX 78596

SALE /  
LEASE



### OFFERING SUMMARY

Sale Price: Negotiable

Available SF: 2,765 SF

Lease Rate: Negotiable

Lot Size: 0.76 Acres

Year Built: 2017

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### PROPERTY OVERVIEW

This former Slim Chickens location is located on the hard, Northeast corner of Westgate Drive and Interstate 2, in a Home Depot anchored shopping center. The site also has proximity to Weslaco's only High School and College Satellite Campus. The site is available for lease with negotiable terms.

### PROPERTY HIGHLIGHTS

- Set Up With Drive Thru
- Free Standing
- Expressway Frontage
- Negotiable Lease Terms
- Hard Corner Location





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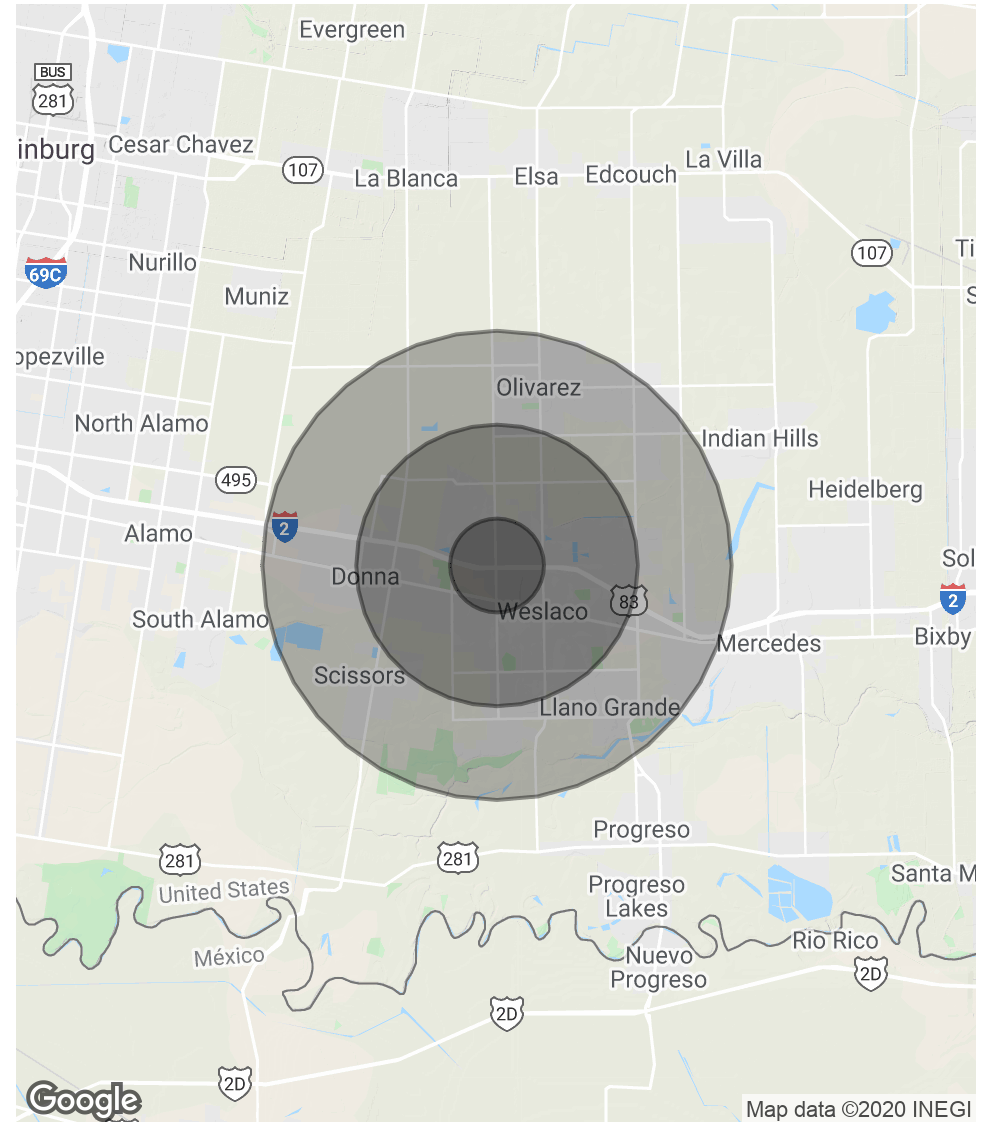
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,951	45,499	96,036
Average age	31.2	31.9	30.3
Average age (Male)	30.7	30.8	30.1
Average age (Female)	31.2	32.2	30.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,758	13,359	27,386
# of persons per HH	3.4	3.4	3.5
Average HH income	\$38,953	\$43,035	\$40,270
Average house value	\$67,023	\$64,595	\$61,171

\* Demographic data derived from 2010 US Census



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