

WESLACO TOWN CENTER LOT 9

2300 W EXPRESSWAY 83, LOT #9, WESLACO, TX 78596



LAND FOR SALE

For More Information:

RANDY SUMMERS, CCIM

VP/Associate Broker/Sales Manager

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rsummers@davisequity.com

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101

Weslaco, TX 78596

602 BOERNE STAGE AIRFIELD

Boerne, TX 78006

davisequity.com

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Executive Summary



OFFERING SUMMARY

Sale Price: \$521,888

Lot Size: 1.5 Acres

Price / SF: \$8.00

PROPERTY OVERVIEW

Located just 360' south of Expy 83 frontage Road on Town Center Blvd. this lot faces east onto Town Center Blvd. and into the parking lot of Cinemark Movies 10 Theater. There is 347' of frontage on Town Center Blvd. The Lot has a depth of 188'. Excellent site for Retail/Office development. Weslaco Town Center is a 51 acre development located at the SWC of Expy 83 & Westgate Dr. Development includes Luby's Restaurant, Cinemark Movies 10 Theatre, a 3,000 sq ft freestanding Sprint PCS Retail Center, Boots N Jeans Western Wear, Compass Bank & 21,000 SF of retail shops. Also included in the development is a 100% leased 3 story and 2 story Class A Office buildings along with a 63 room Best Western Inn and a Hampton Inn presently under construction.

PROPERTY HIGHLIGHTS

- Excellent site for Retail/Office development
- Access to Interstate 2
- Adjacent tenants are Best Western Inn, Cinemark Movies 10, IHOP, Sprint, BBVA, Bealls, Ross, Dollar Tree, Planet Fitness, Luby's, Weslaco Town Center Retail Shops, and a Hampton Inn presently under construction.
- Build to Suit Available

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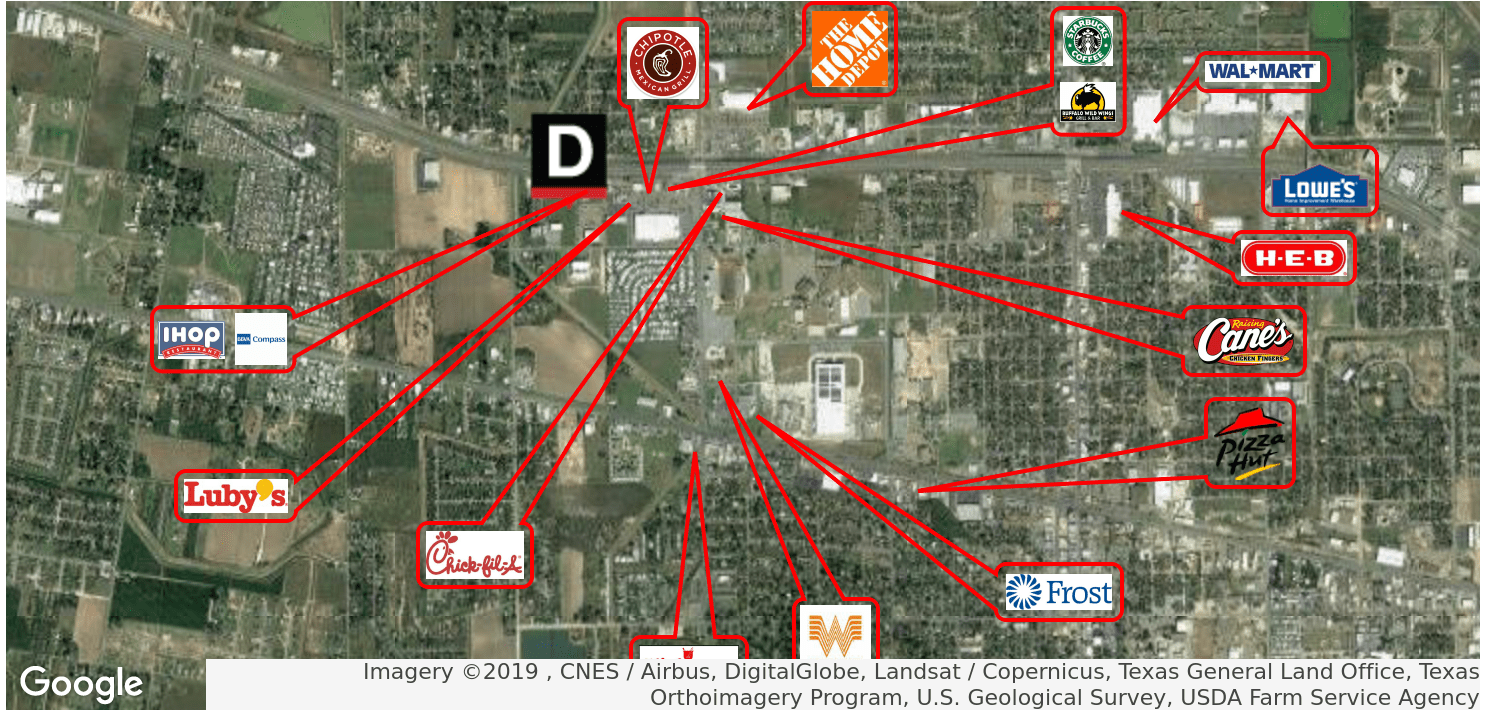
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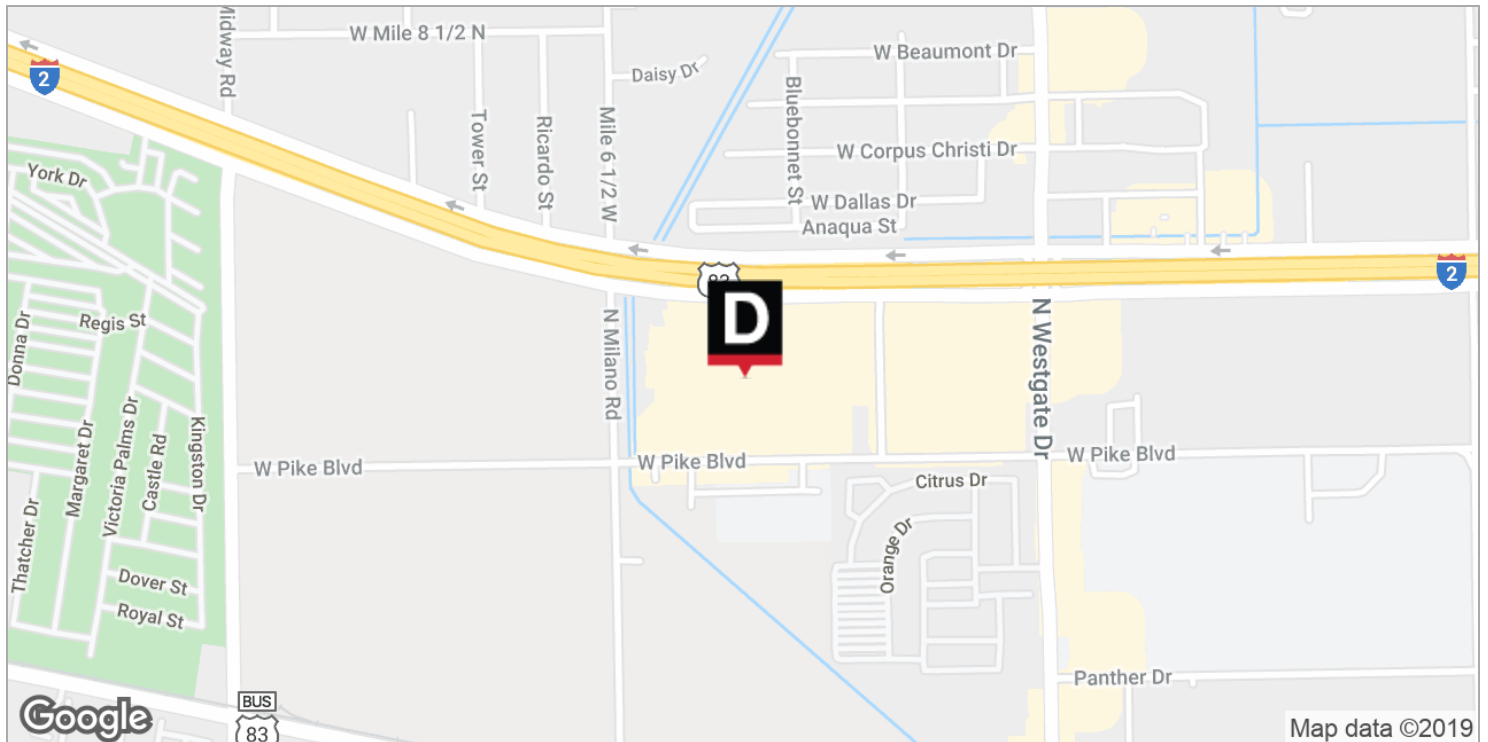
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Location Maps



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Site Plan

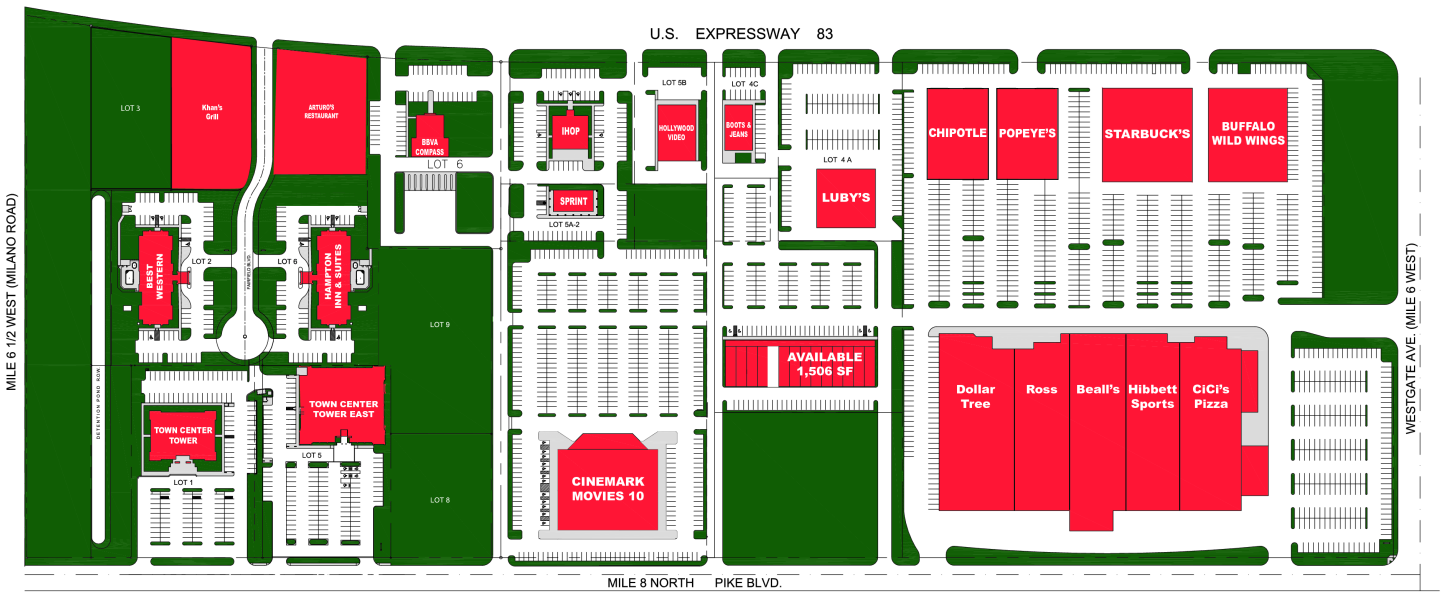
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WESLACO, TEXAS

DAVIS

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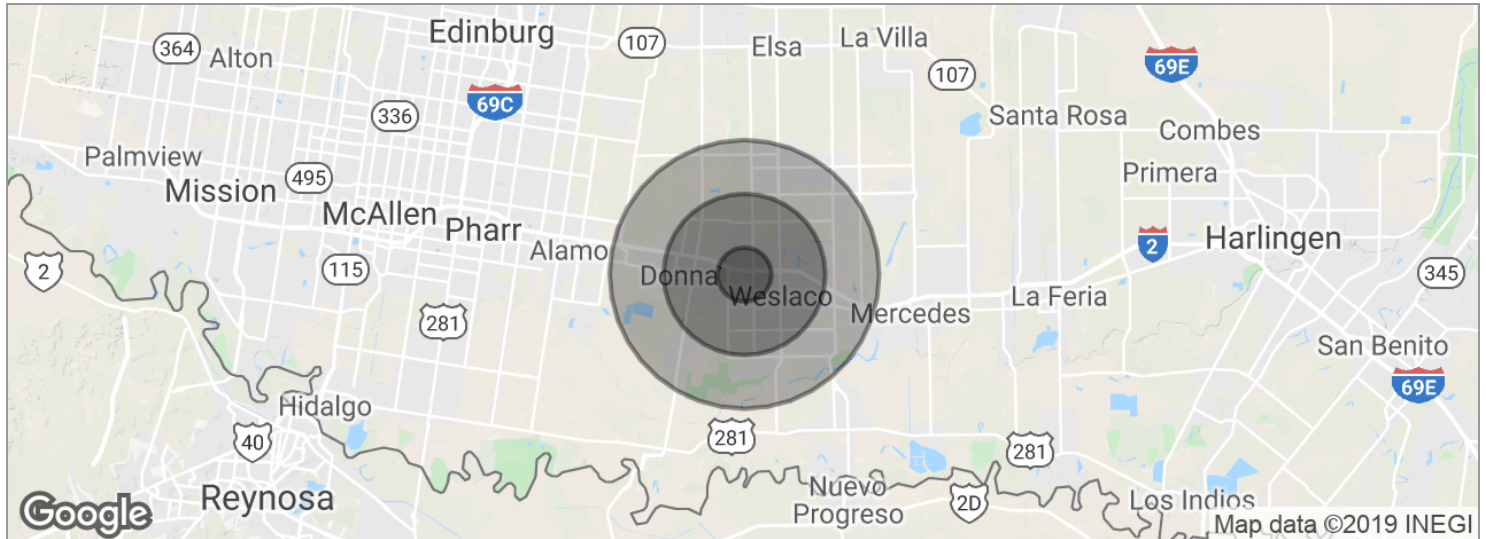
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,249	61,063	108,719
Median age	29.9	30.8	29.7
Median age (Male)	28.9	29.3	28.5
Median age (Female)	31.1	32.3	31.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,808	17,777	30,157
# of persons per HH	3.45	3.41	3.58
Average HH income	\$50	\$50	\$48
Average house value	\$67,554	\$63,418	\$61,335

* Demographic data derived from 2010 US Census

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Company Disclosure Statement

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Davis Equity Realty			(956)969-8648
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Dale L Davis	0216551	daled@davisequity.com	(956)969-8648
_____ 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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date