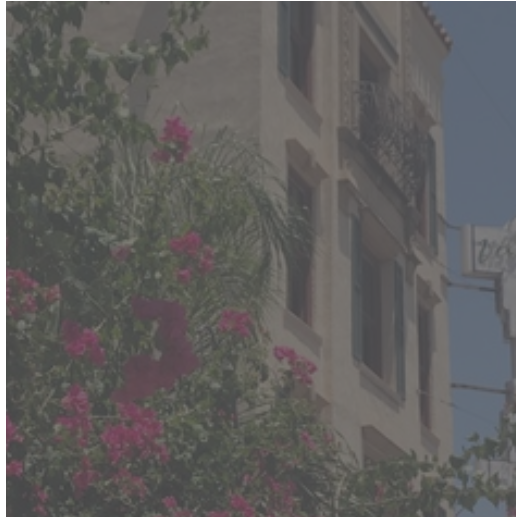
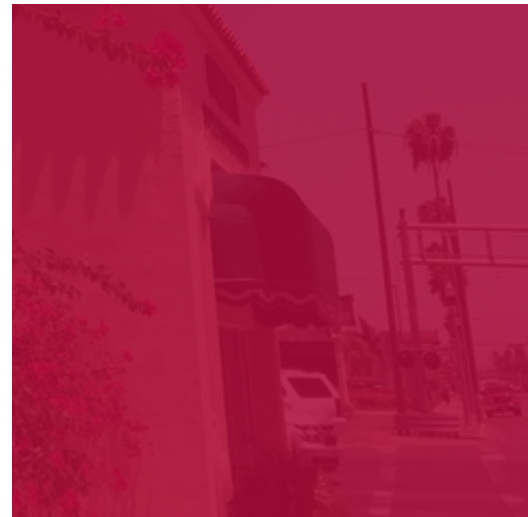
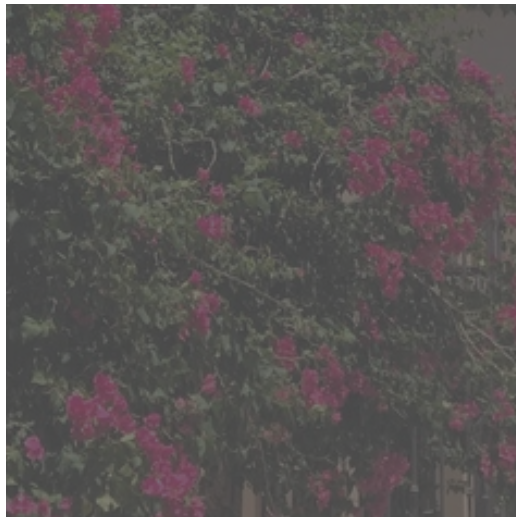


OFFICE BUILDING FOR LEASE

VILLA DE CORTEZ



260
S TEXAS BLVD
WESLACO, TX



Located in the heart of the Rio Grande Valley, the historic Villa de Cortez offers towering views of Weslaco, easy access to the rest of the valley, and a shady courtyard for enjoyment.



FOR LEASE VILLA DE CORTEZ

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	156 - 1,962 SF
Lease Rate:	\$2.08 - 25.00 SF/yr (Gross; MG)
Lot Size:	0.57 Acres
Year Built:	1971
Building Size:	38,272 SF
Renovated:	1998
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Weslaco
Traffic Count:	17,732

PROPERTY OVERVIEW

The Villa de Cortez is the city of Weslaco's crown jewel. It is a registered national historic landmark, and with suites ranging from 156 sf to 1,831 sf, the renovated hotel offers space for any size business. The property features plenty of parking for tenants and guests, an elegant conference room available for use free of charge, an elevator for sweat-less vertical commutes, and a breezy courtyard for simple enjoyment.

PROPERTY HIGHLIGHTS

- Elegant conference room available, free of charge
- Shady courtyard with fountain
- Parking for tenants and guests
- Corner of Business 83 and Texas Blvd (17,732 AADT)

FOR LEASE
VILLA DE CORTEZ

PROPERTY PHOTOS



Courtyard with Fountain



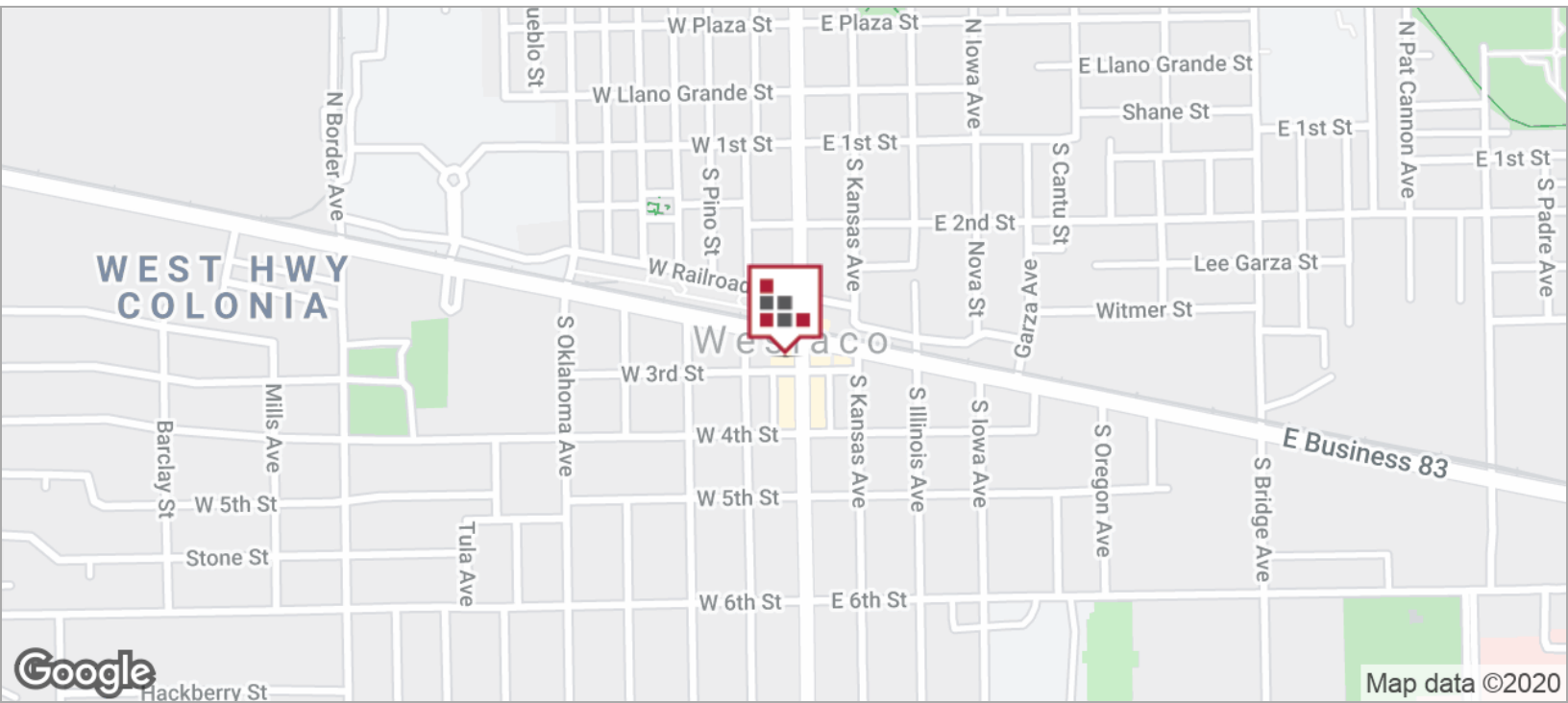
View from Suite 403



Conference Room

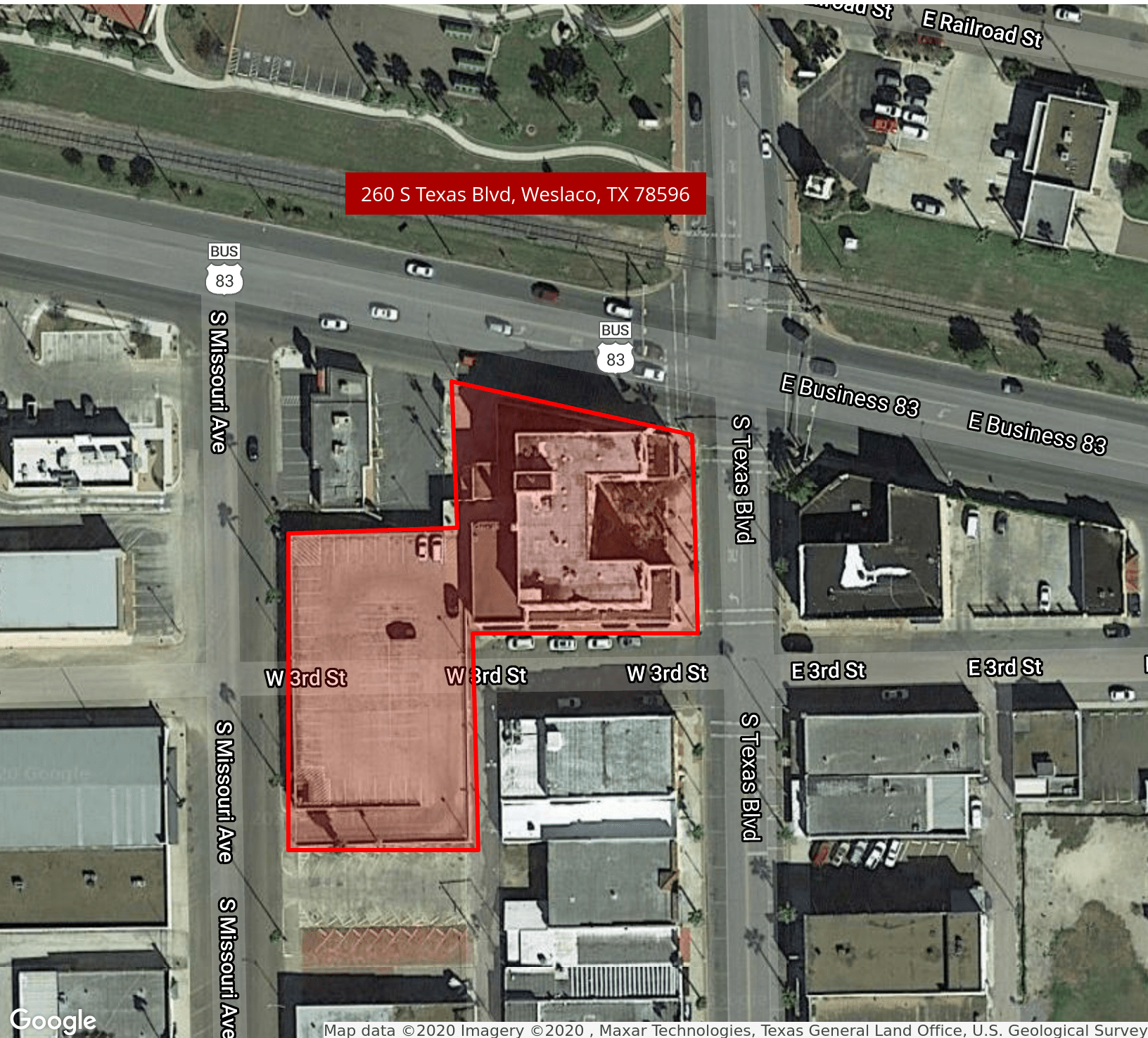
FOR LEASE VILLA DE CORTEZ

LOCATION MAPS



FOR LEASE
VILLA DE CORTEZ

AERIAL HIGHLIGHT



FOR LEASE VILLA DE CORTEZ

RETAILER MAP



FOR LEASE VILLA DE CORTEZ

AVAILABLE SPACES

LEASE TYPE | Gross; MG

TOTAL SPACE | 156 - 1,962 SF

LEASE TERM | 12 to 36 months

LEASE RATE | \$2.08 - \$25.00 SF/yr



UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 402	-	472 SF	Gross	-	-
Suite 403	-	988 SF	Gross	-	-
Suite 405	Available	156 SF	Gross	\$325 per month	-
Suite 404	-	545 SF	Gross	-	-

FOR LEASE VILLA DE CORTEZ

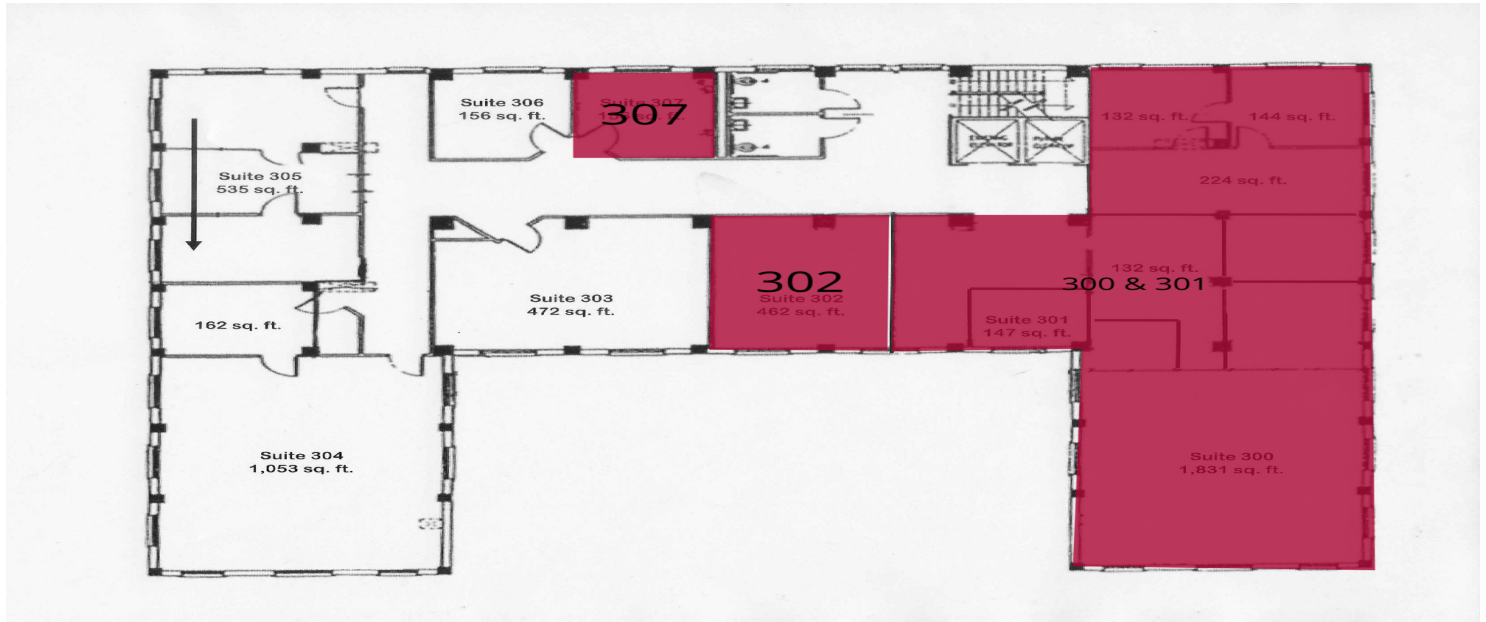
AVAILABLE SPACES

LEASE TYPE | Gross; MG

TOTAL SPACE | 156 - 1,962 SF

LEASE TERM | 12 to 36 months

LEASE RATE | \$2.08 - \$25.00 SF/yr



AVAILABLE

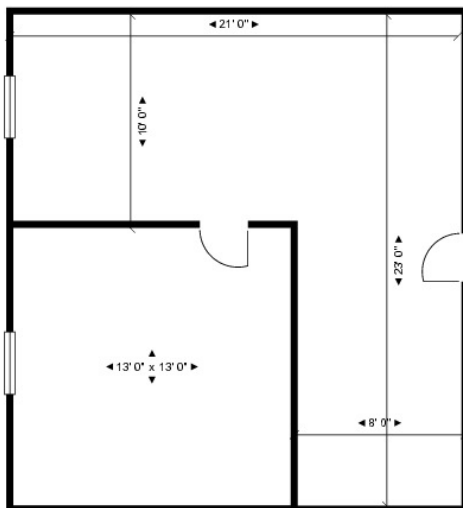
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 300 & 301	Available	1,962 SF	Gross	\$1,950 per month	-
Suite 307	Available	156 SF	Modified Gross	\$325 per year	Tenant pays electricity, landlord pays all other expenses. Conference room available free of charge, bathrooms down the
Suite 302	-	462 SF	Modified Gross	\$575 per year	Tenant pays electricity, landlord pays all other expenses. Conference room available free of charge, bathrooms down the

FOR LEASE
VILLA DE CORTEZ

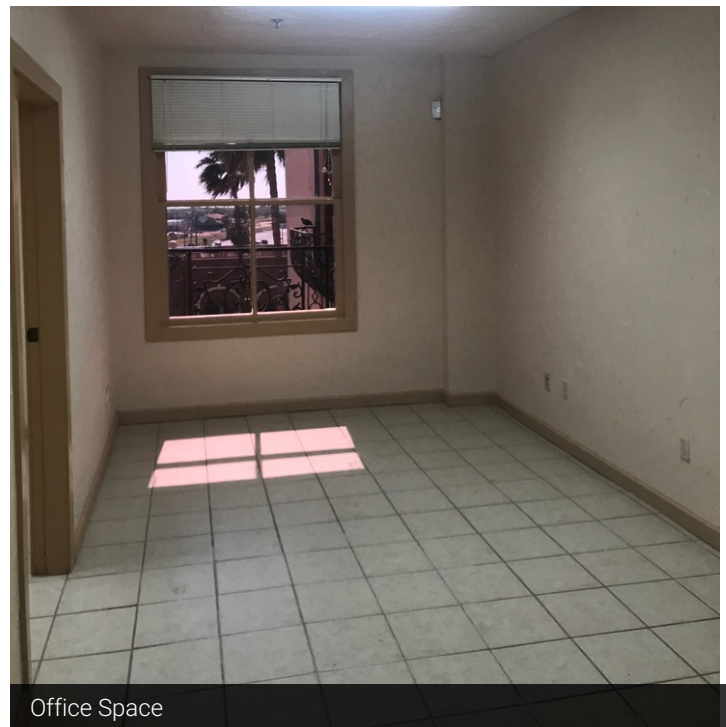
SUITE 402



View from Office



Floor plan



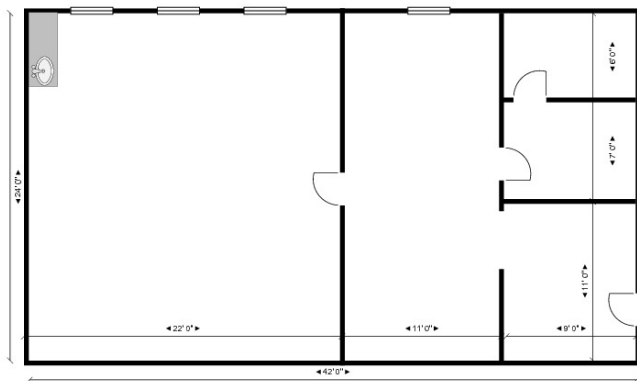
Office Space

FOR LEASE
VILLA DE CORTEZ

SUITE 403



Office Space



Floor plan



View from Office



CINDY HOPKINS REAL ESTATE

312 E Harrison Ave // Harlingen, TX 78550
956.975.7481 // chopkinsrealestate.com

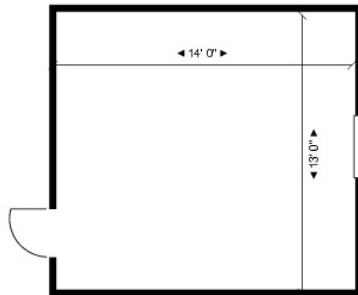
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FOR LEASE
VILLA DE CORTEZ

SUITE 405



View from Office



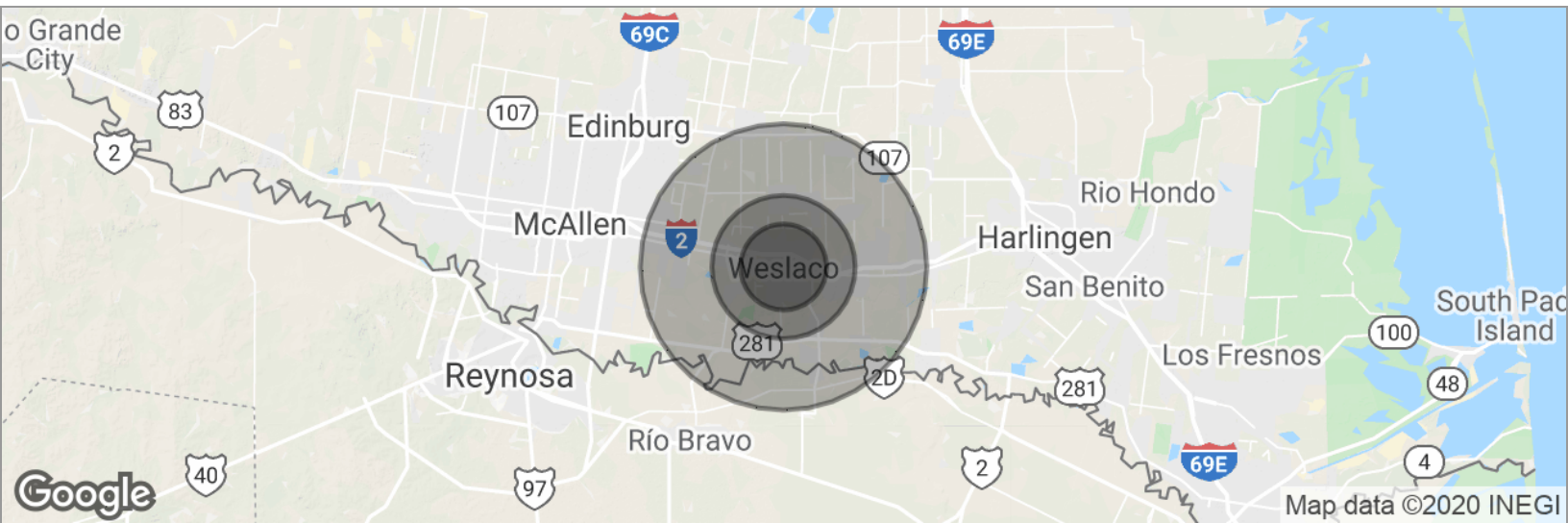
Floor Plan



Office Space

FOR LEASE VILLA DE CORTEZ

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	47,720	89,717	200,085
Median age	34.3	30.6	29.0
Median age (Male)	33.5	30.4	28.3
Median age (Female)	34.5	30.6	29.7

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	14,706	25,799	55,352
# of persons per HH	3.2	3.5	3.6
Average HH income	\$44,765	\$40,536	\$38,848
Average house value	\$59,130	\$61,233	\$74,864

* Demographic data derived from 2010 US Census