



Commercial Real Estate

Phase I Redevelopment 2021 WESLACO PALM PLAZA

1025 N. Texas Blvd, Weslaco, Texas



Reuben Bar Yadin
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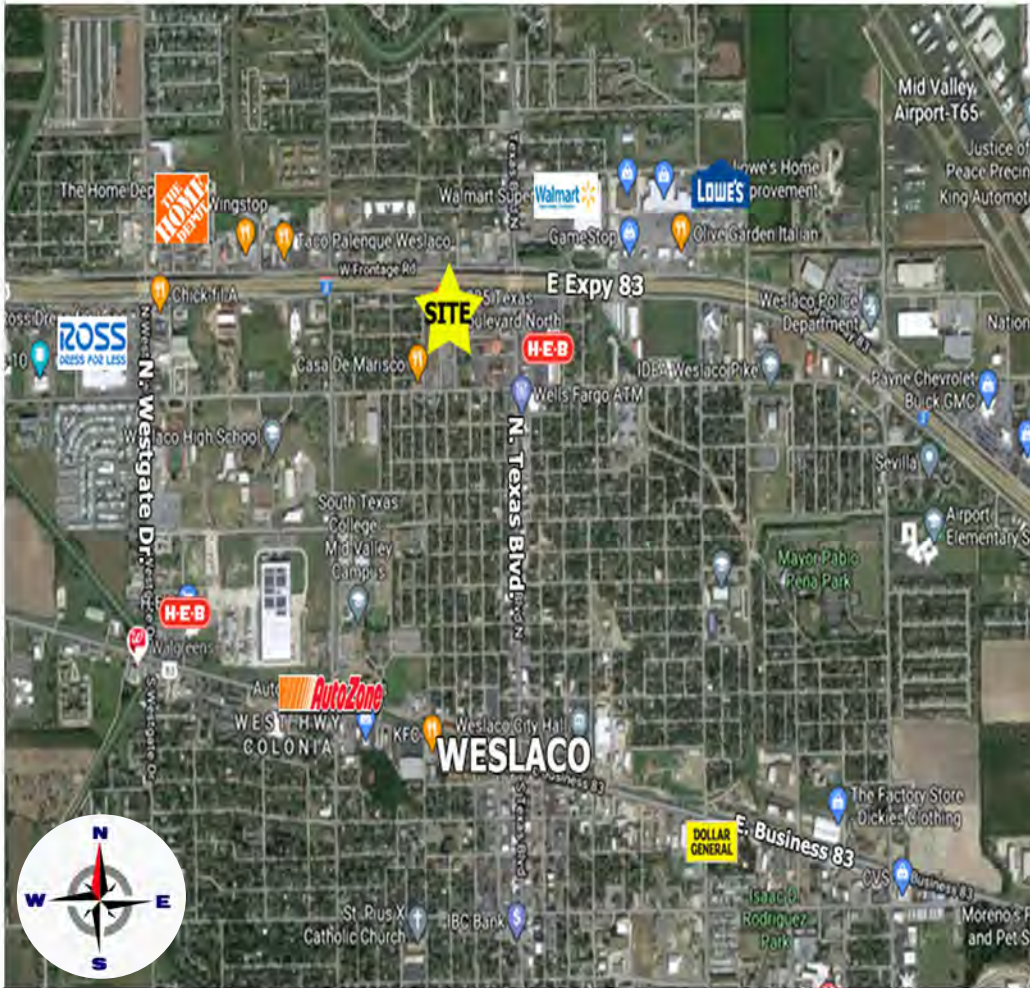


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Greater Weslaco Area



AREA DEMOGRAPHICS

	3	5	10
POPULATION	60k	106k	249k
AVG HH INCOME	\$63k	\$57k	\$56k
DAYTIME EMPLOYEES	22k	37k	85k
TRAFFIC COUNT	108k VPD E. Exp. 83 26k VPD N. Texas Blvd.		

- **Weslaco is positioned in the heart of the Rio Grande Valley. With over 200,000 sf of prime retail space, excellent visibility and great proximity to all major retail businesses.**
- **Weslaco Palm Plaza has high visibility along US 83, at a major intersection of US 83 and Texas Blvd.**
- **With easy access from US 83 and from Pike Road, the Center lies directly across from HEB Grocery Store.**
- **Located along the main retail corridor of Weslaco, Weslaco Palm Plaza is able to accommodate national, regional and local tenants.**
- **From 1,500 - 60,000 square feet available with major renovation plans for 2021/2022.**

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Current Site Plan

TENANT DIRECTORY

Suite	Size	Tenant
Bldg A		
9A	4,710	AVAILABLE
9B	10,690	AVAILABLE
8	3,000	Robert Crane
7	5,000	AVAILABLE
6	2,500	AVAILABLE
5	2,500	Mobile Destination
4	2,000	Central Credit
3	3,000	AVAILALBE
2C	4,066	AVAILABLE
2A&B	5,934	Dollar Plus
2	20,000	Fallas Paredes
1	28,000	Big Lots
1A	1,448	AVAILABLE
1B	11,155	AVAILABLE
Total SF	104,003	
Annex		
20G	1,560	H&R Block
20C-F	6,240	The Great China
20B	1,542	UPS Store
20A	1,560	Metro PCS
Total SF	10,902	



TENANT DIRECTORY

Suite	Size	Tenant
Bldg B		
10	8,758	Rent-A-Center
11	4,950	Tuff Stuff
12A	1,400	Ace-Cash Express
12B	4,869	New Hope Christian
12C	2,000	AVAILABLE
13	2,290	Tax Services of America
14	4,001	The Protein Shoppe
Total SF	28,268	
Bldg C		
15A	4,020	AVAILABLE
15B	3,866	AVAILABLE
16	3,150	AVAILABLE
17	1,500	Rio Grande Retail Prop.
18	32,000	
Total SF	44,536	
Bldg D		
19A	837	Rose Nails
19B	760	AVAILABLE
19C	336	AVAILABLE
19D	680	Generations Barber & Beauty
19E	2,358	Jose Aguilar
Total SF	4,971	

TENANT DIRECTORY

Suite	Size	Tenant
Bldg E		
22A	3,000	El Rancho Grande Rest.
Bldg F		
21A&B	1,680	Angie's Bakery Supplies
21C	840	Fantasy Beauty Salon
21D	840	Connect Insurance
21E	860	D'Beauty Salon
21F	840	Hernandez Driving School
21G	840	Management Office
21H-J	2,560	Boost Mobile
21K	840	AVAILABLE
Total SF	9,300	

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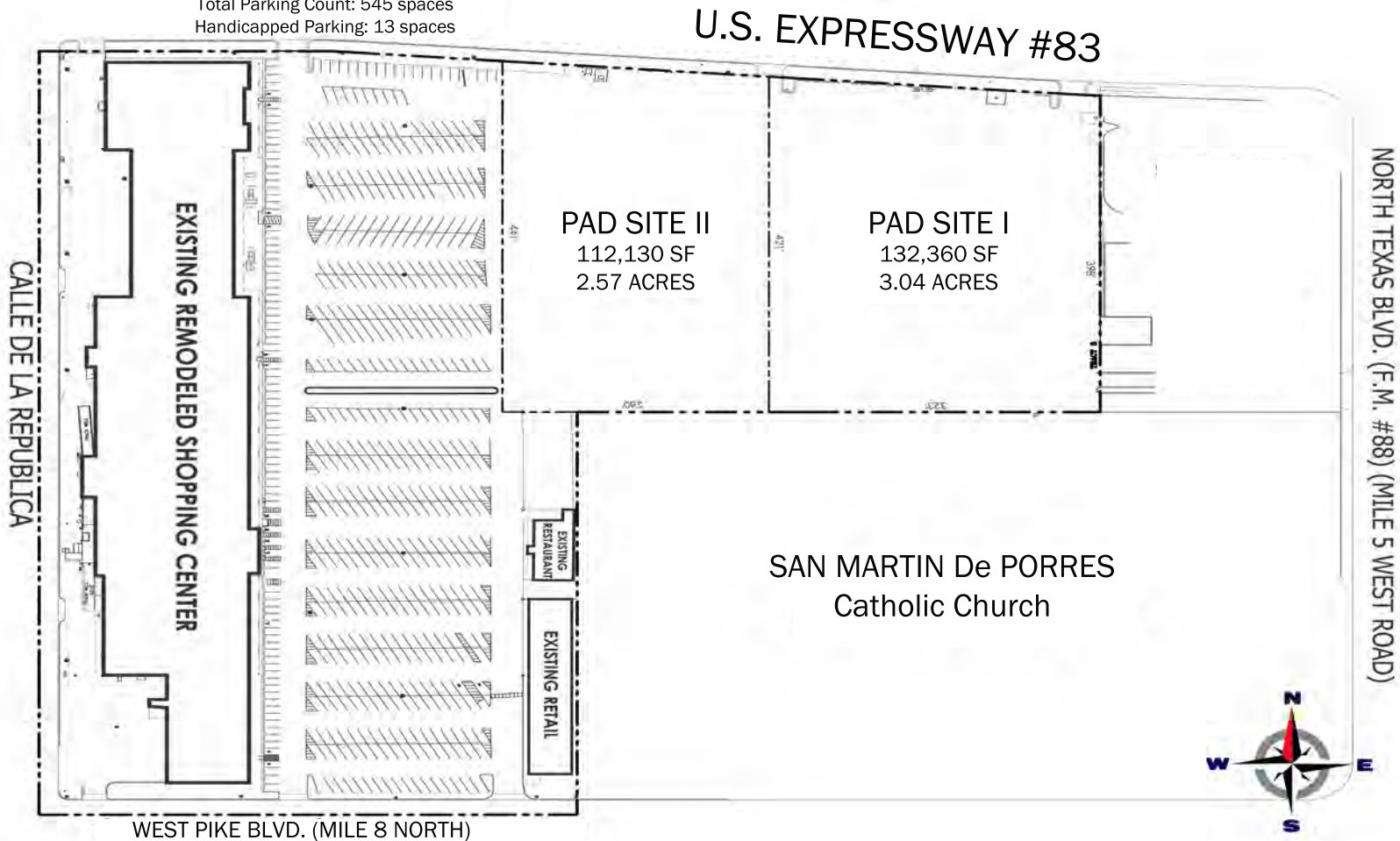
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Proposed Future Development

Total Parking Count: 545 spaces
Handicapped Parking: 13 spaces



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