

# CVS Adjacent Land



±0.48 AC

Hwy 83 & Airport Dr | Weslaco TX 78596



**SOUTHERN  
COMMERCIAL**  
REAL ESTATE GROUP

**Southern Commercial Real Estate Group**  
414 W. Harrison St. Harlingen Tx. 78550  
956.412.7273 | [www.screg.net](http://www.screg.net)

**Lupita-Gutierrez Garza**  
956.536.9596  
[Lupita@screg.net](mailto:Lupita@screg.net)

**Christian Gutierrez**  
956.367.5043  
[Chris@screg.net](mailto:Chris@screg.net)

**Pete Torres**  
956.536.8994  
[Ptorres@screg.net](mailto:Ptorres@screg.net)





For Sale

## PROPERTY OVERVIEW

Explore the potential of prime vacant land near Weslaco's Medical Hub! Positioned along Business Hwy 83 E, a strategic thoroughfare, this opportunity offers essential visibility and accessibility for your medical enterprise's success. Strategically positioned adjacent to a thriving medical bubble, this prime property offers a unique opportunity for medical-related ventures or developments.

## PROPERTY HIGHLIGHTS

- Near Weslaco's Medical Hub
- Quick access to major highways
- High traffic and high visibility
- Adjacent to CVS Pharmacy

## Offering Summary

## Lot Size

0.48 AC

### Price/SF

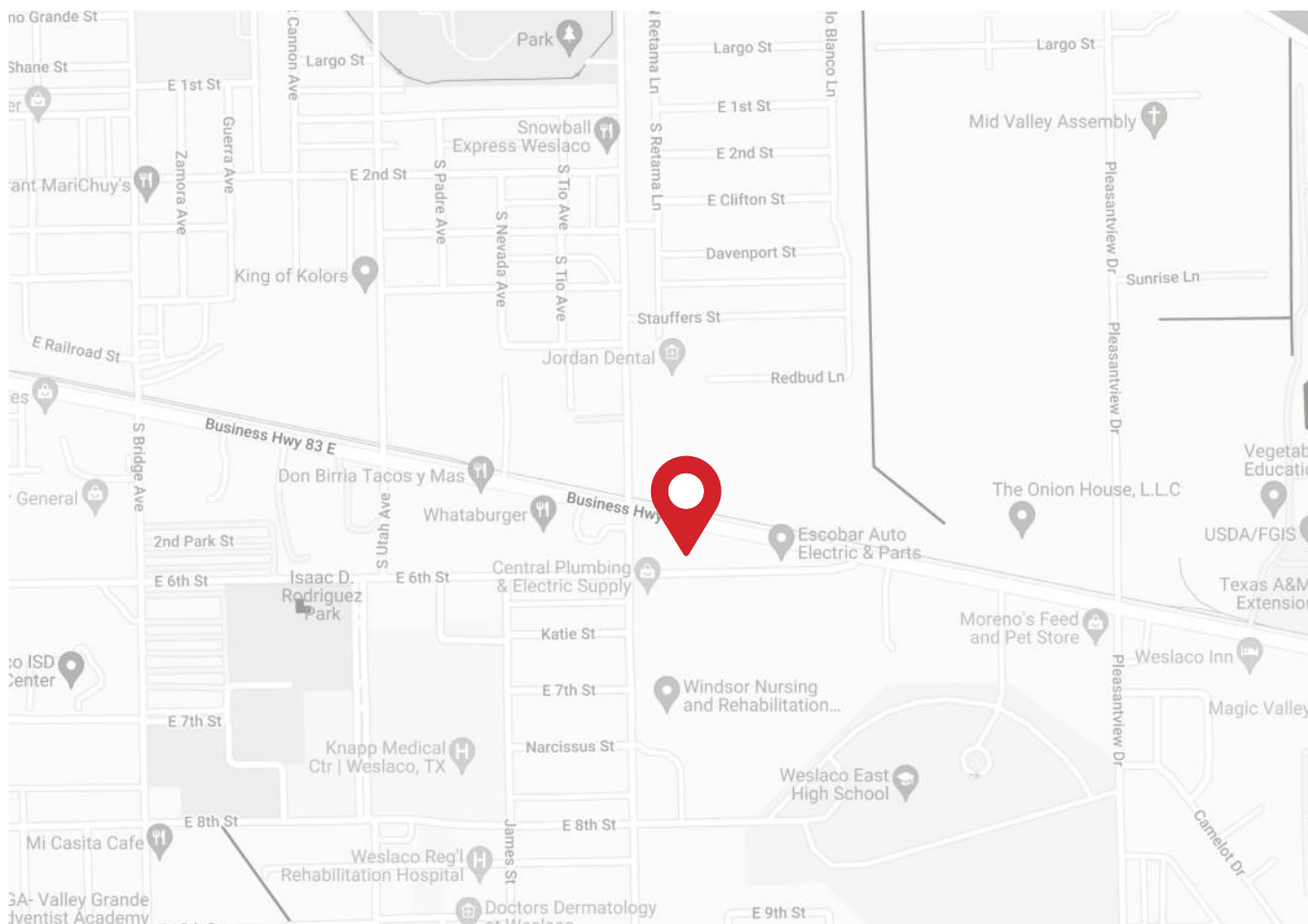
## Call for Pricing

## Market

## McAllen MSA

## Submarket

# Weslaco



## Area Retailers & Businesses



## Demographics

## MILE 1

### MILE 3

## MILE 5



 **MEDIAN INCOME**

\$46,364

\$50,157

\$45,813


**POPULATION**

7,548

49,822

103,398



We obtained the information above from sources we believe to be reliable. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All information should be verified by user prior to purchase or lease.

📍 414 W Harrison Ave. Harlingen TX 78550

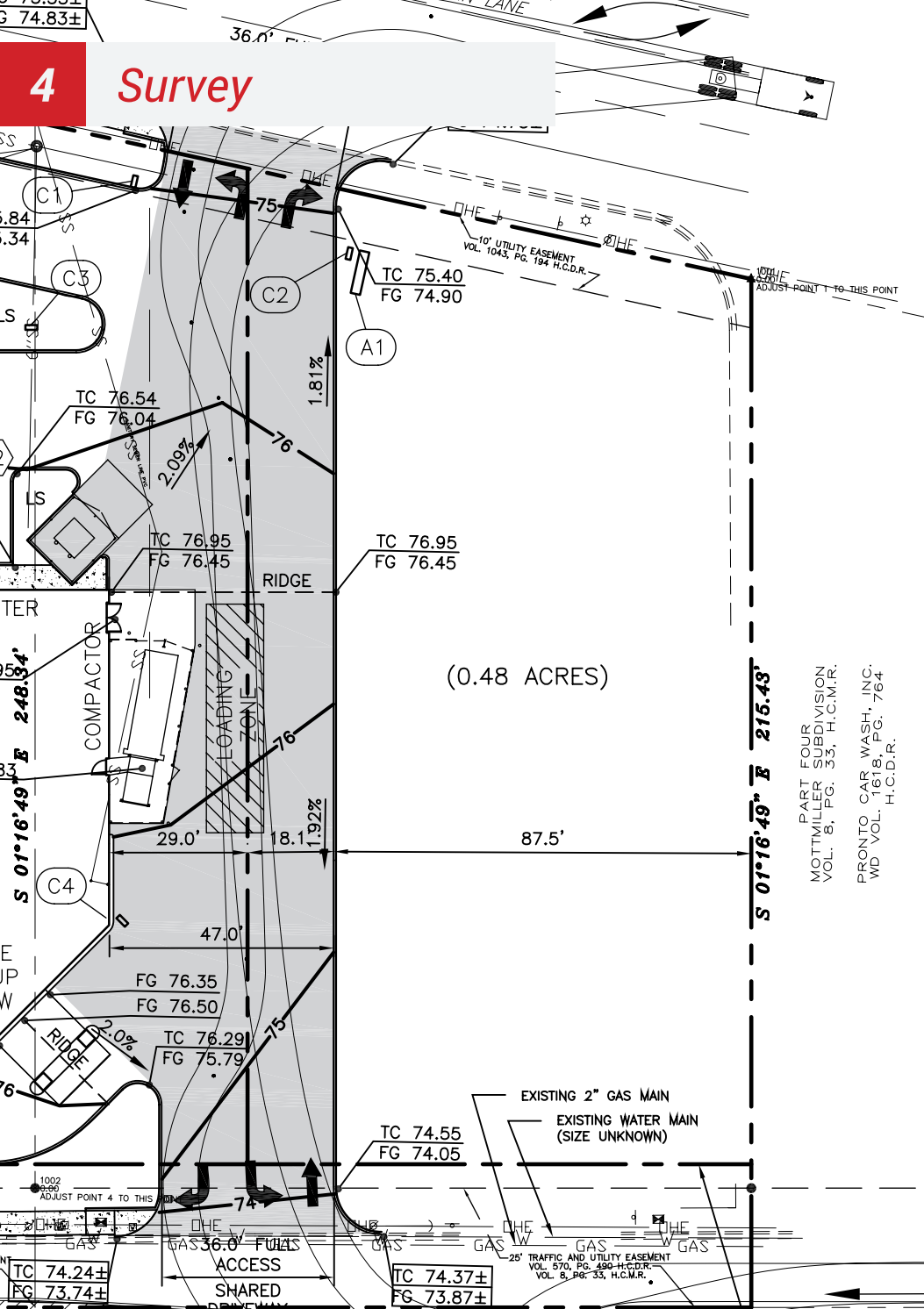
✉ [info@screg.net](mailto:info@screg.net)

☎ (956) 412-7273

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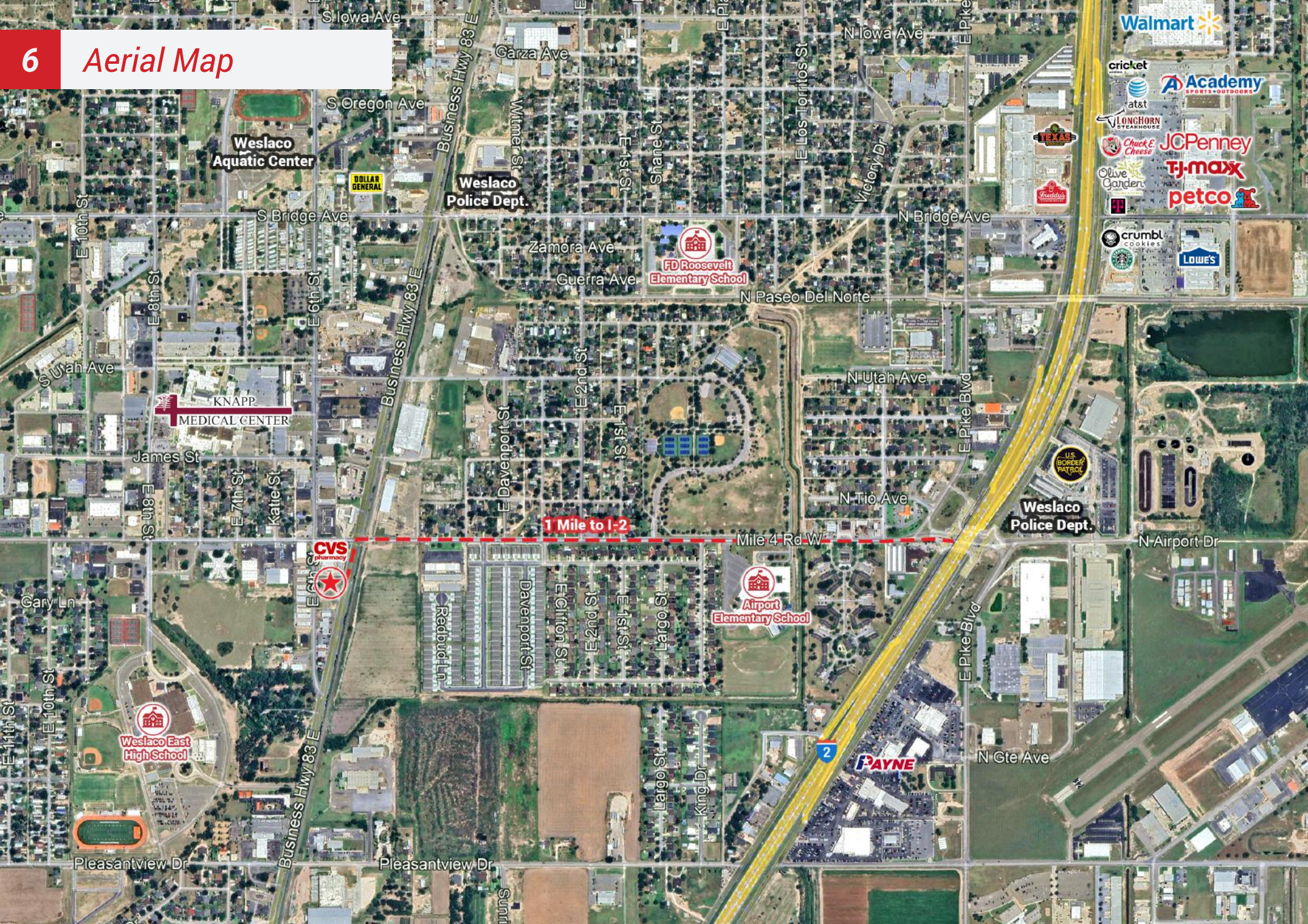
# 4 Survey















*Hwy 83 & Airport Dr. Weslaco, TX*

 11,301 VPD

 12,927 VPD

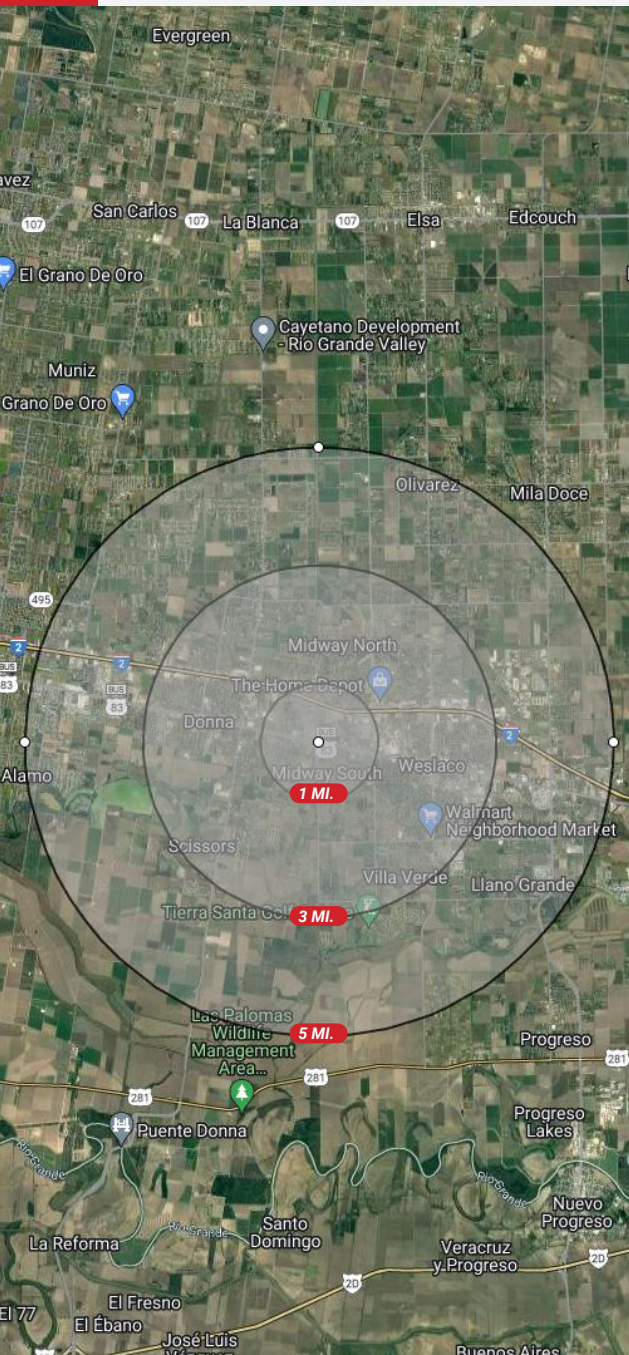
 17,000 VPD

 59,470 VPD

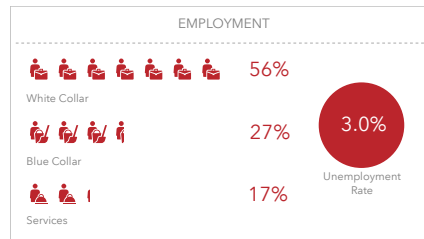
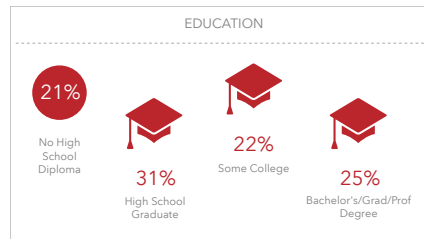
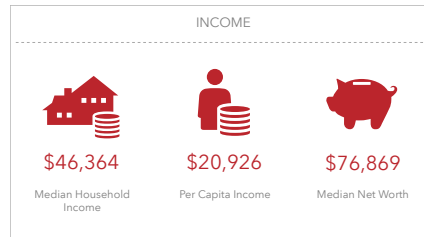
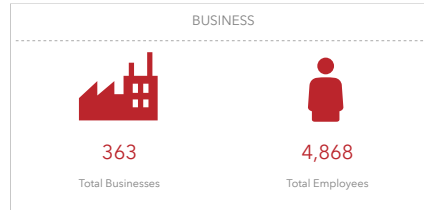
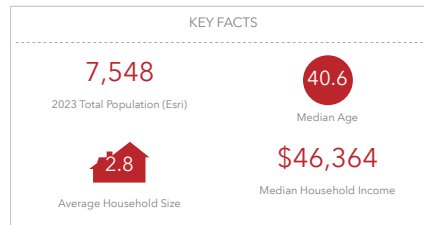
 17,500 VPD

Source: TxDOT AADT's 2021




# 8 Demographics



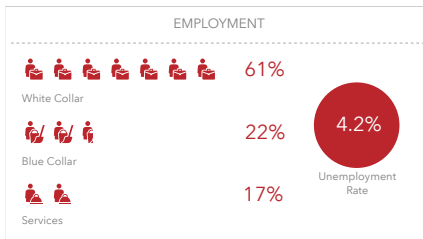
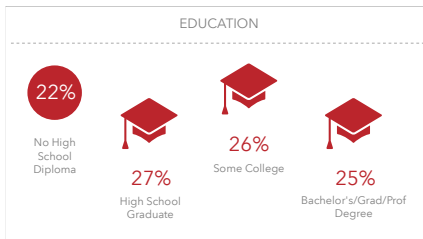
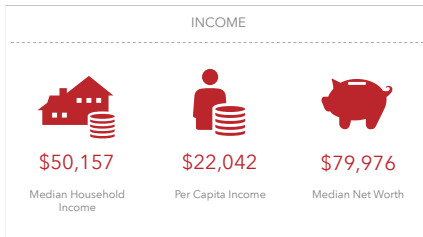
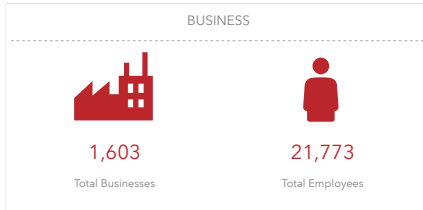
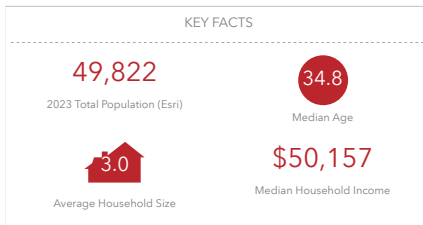
1 MI.






Tapestry segments

 7F	<b>Southwestern Families</b> 1,627 households	61.2% of Households	▼
 9D	<b>Senior Escapes</b> 716 households	26.9% of Households	▼
 12C	<b>Small Town Sincerity</b> 316 households	11.9% of Households	▼

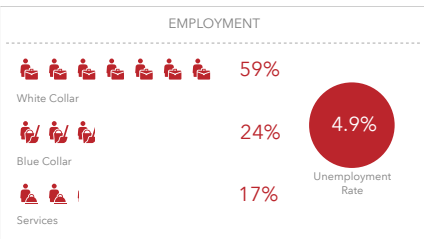
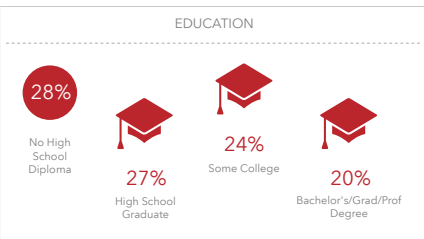
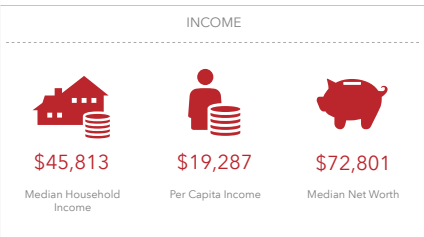
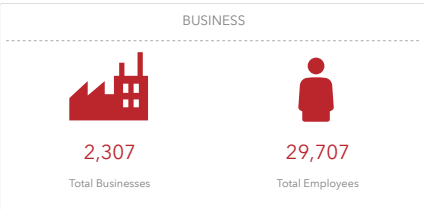
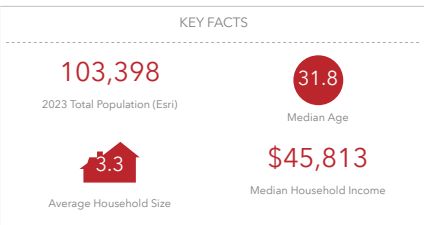
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


Tapestry segments

 7F	<b>Southwestern Families</b> 4,864 households	29.7% of Households	▼
 7D	<b>Forging Opportunity</b> 3,835 households	23.4% of Households	▼
 9D	<b>Senior Escapes</b> 3,801 households	23.2% of Households	▼

5 MI.



Tapestry segments

 7F	<b>Southwestern Families</b> 13,971 households	44.5% of Households	▼
 7D	<b>Forging Opportunity</b> 8,128 households	25.9% of Households	▼
 9D	<b>Senior Escapes</b> 3,849 households	12.3% of Households	▼





## Information About Brokerage Services

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

11-2-2015



### 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 confidential 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.

Southern Commercial Real Estate Group	9010230	Info@screg.net	(956) 412-7273
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Guadalupe G. Garza	0412275	Lupita@screg.net	(956) 536-9596
Designated Broker of Firm	License No.	Email	Phone
Christian Gutierrez	582038	Chris@screg.net	(956) 367-5043
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pedro F. Torres Jr.	699448	Ptorres@screg.net	(956) 412-7273
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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