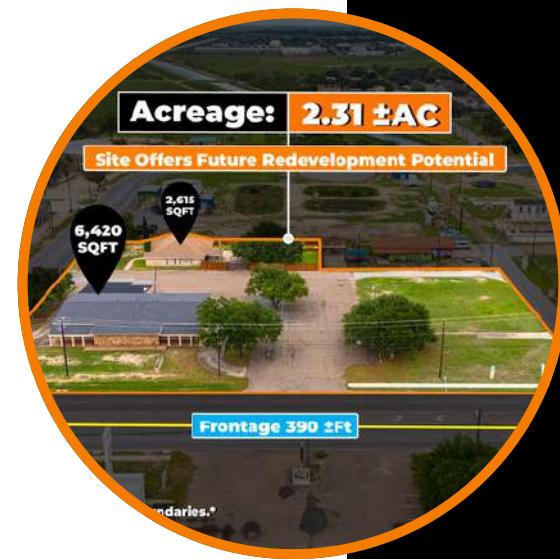


MIXED-USE OPPORTUNITY @

2602 N TEXAS BOULEVARD

2602 North Texas Boulevard | Weslaco, TX 78599



PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN | Hanna Solutions Commercial Real Estate is pleased to present a **mixed-use investment opportunity** on ± 2.31 acres at 2602 N Texas Boulevard in north Weslaco. Zoned B-2, the property benefits from all B-1 and B-2 permitted uses, offering exceptional flexibility for owner-users, investors, and developers.

Current improvements include a **$\pm 6,420$ SF commercial building** and a **$\pm 2,615$ SF residential structure**, providing flexibility to operate a business, live on-site, or pursue a conversion or redevelopment strategy while capitalizing on **excess land and pad-site resale potential**.

Positioned at a **signalized intersection less than one mile from Interstate 2**, and surrounded by national anchors including Walmart, Academy, JCPenney, and Dollar Tree, this site benefits from **strong traffic flow from north Weslaco and south Elsa, TX**

Whether repurposing existing improvements for immediate occupancy or transforming the site into a **retail plaza or mixed-use redevelopment**, this property presents a **development opportunity in Weslaco, TX**.



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Property Highlights



HIGHLIGHTS

- **±2.31 Acres** — \$13.91/SF land pricing
- **Total Buildings:** 9,035 SF across two structures
- Zoned **B-2:** all B-1 and B-2 uses permitted
- **25,576 ±VPD** on N. Texas Blvd
- Less than **1 mile to Interstate 2**
- **Dense surrounding residential population**
- Ideal for **retail, office, medical, or special purpose use**
- **Excess land:** Pad-site resale or development potential

This **signalized corner property** offers a rare combination of **dual buildings, excess land, B-2 zoning, and national anchor proximity** ideal for immediate occupancy or full redevelopment.



PROPERTY DETAILS

PROPERTY INFORMATION

TOTAL BUILDING SIZE	9,035 SF
COMMERCIAL BUILDING	6,420 SF
RESIDENTIAL BUILDING	2,615
YEAR BUILT	1983
PROPERTY ID:	324426 & 324431
LOT SIZE (324426):	1.90±AC
LOT SIZE (324431)	0.41±AC
FRONTAGE	390± FT



LOCATION INFORMATION

STREET ADDRESS	2602 North Texas Boulevard
CITY, STATE, ZIP	Weslaco, TX 78599
COUNTY	Hidalgo
CROSS-STREETS	N Texas Blvd & E Sugarcane Rd
TRAFFIC COUNT	25,576 VPD (N. Texas Blvd)



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RETAILER MAP



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WESLACO, TX ZONING REGULATIONS

B-1 Neighborhood Business & B-2 Secondary/Highway Business Districts

B-1 NEIGHBORHOOD BUSINESS

PERMITTED USES

- All R-2 residential uses
- Retail stores and shops
- Bakeries, banks, personal services
- Billiard/pool halls
- Medical/dental clinics
- Daycare facilities
- Filling/service stations
- Self-service laundries
- Ice retail distribution (≤5 tons)
- Print shops, lodge halls
- Mortuaries
- Restaurants, cafes, taverns
- Art/photo/music studios
- Hookah/vape bars

BUILDING STANDARDS

Max Height	3 stories / 45 feet
Min Lot Size	None
Front Setback	20 feet*
Side Setback	5 feet (10 ft corner)
Rear Setback	10 feet

* Major corridors may have formula-based setbacks

B-2 SECONDARY/HIGHWAY BUSINESS

PERMITTED USES

All B-1 uses, PLUS:

- Automobile sales & service
- Auto repair garages
- Billboards & poster boards
- Dance halls & skating rinks
- Frozen food locker plants
- Hotels & motels
- Movie/performance theaters
- Commercial laundry facilities
- Tourist courts
- Post offices
- Wholesale trade
- Other retail (not offensive by noise, odor, etc.)

BUILDING STANDARDS

Max Height	3 stories / 45 feet
Min Lot Size	None
Front Setback	20 feet*
Side Setback	5 feet (10 ft corner)
Rear Setback	10 feet

* Major corridors may have formula-based setbacks

KEY DIFFERENCES

FEATURE	B-1	B-2
Primary Focus	Neighborhood retail/services	Highway commercial/larger retail
Automotive	Service stations only	Sales, repair, service
Hospitality	Restaurants/cafes	Hotels, motels, tourist courts
Entertainment	Billiard halls, studios	Theaters, dance halls, skating rinks
Signage	Standard compliance	Billboards permitted

ADDITIONAL REQUIREMENTS (Both Districts): Off-street parking per Chapter 134, Article VI | Signage per Chapter 114

Source: City of Weslaco Code of Ordinances, Chapter 150 | This summary is for informational purposes only. Buyers should verify all regulations with the City of Weslaco.

DEMOGRAPHICS MAP & REPORT

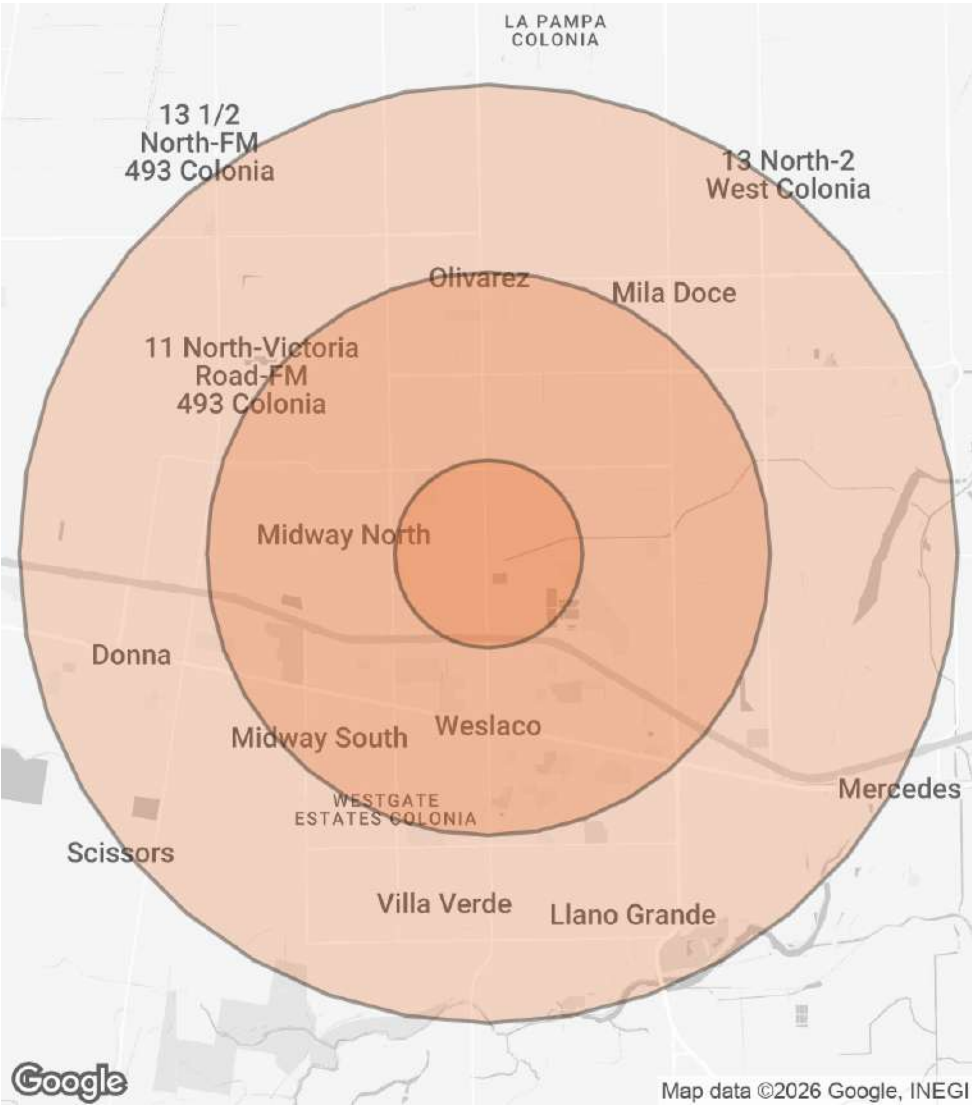
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,888	48,448	107,249
AVERAGE AGE	29.6	30.9	28.9
AVERAGE AGE (MALE)	28.4	29.0	27.4
AVERAGE AGE (FEMALE)	31.3	32.4	30.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,897	14,475	30,553
# OF PERSONS PER HH	3.1	3.3	3.5
AVERAGE HH INCOME	\$73,193	\$65,262	\$63,037
AVERAGE HOUSE VALUE	\$163,938	\$125,362	\$109,846

2023 American Community Survey (ACS)



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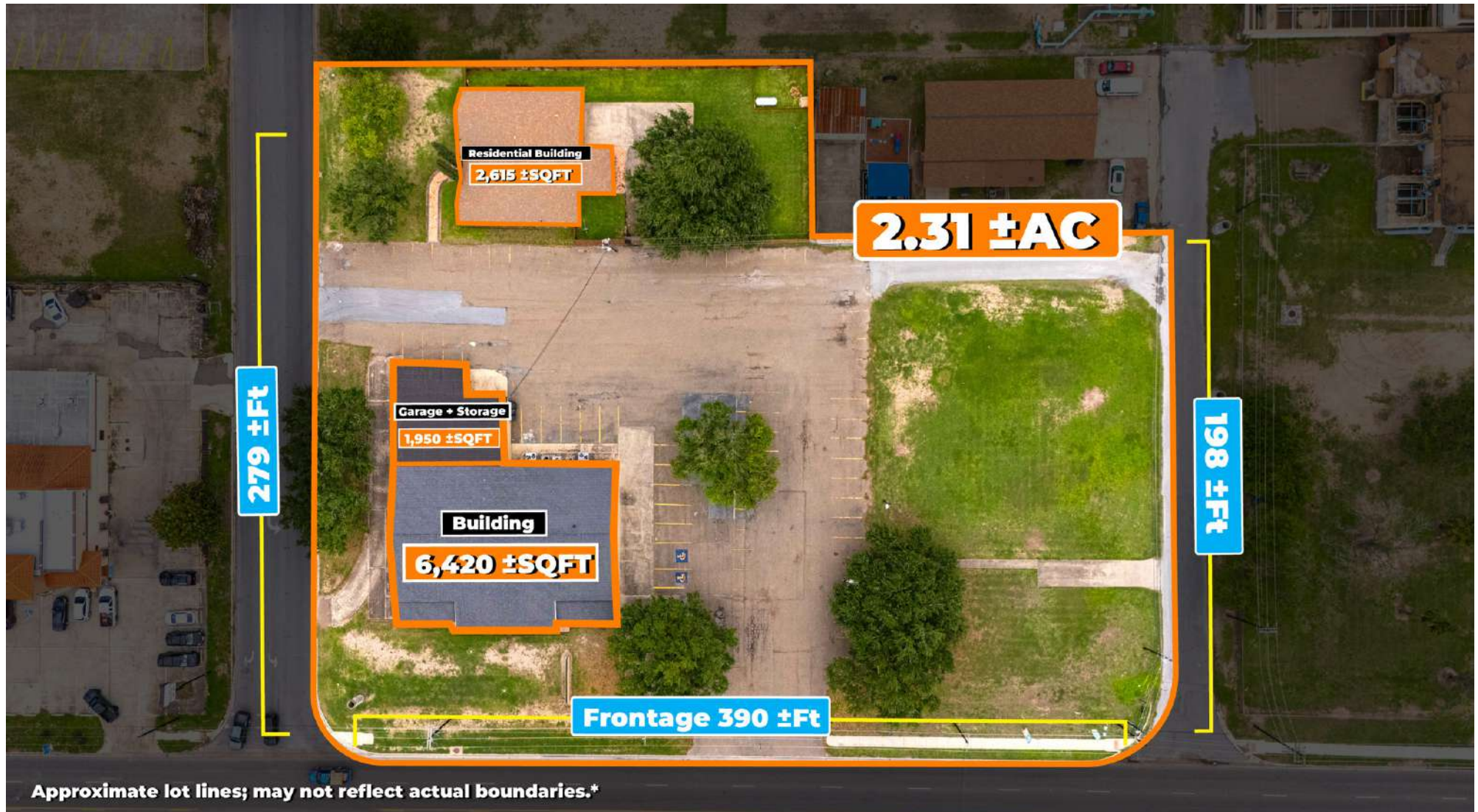
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ADDITIONAL PHOTOS

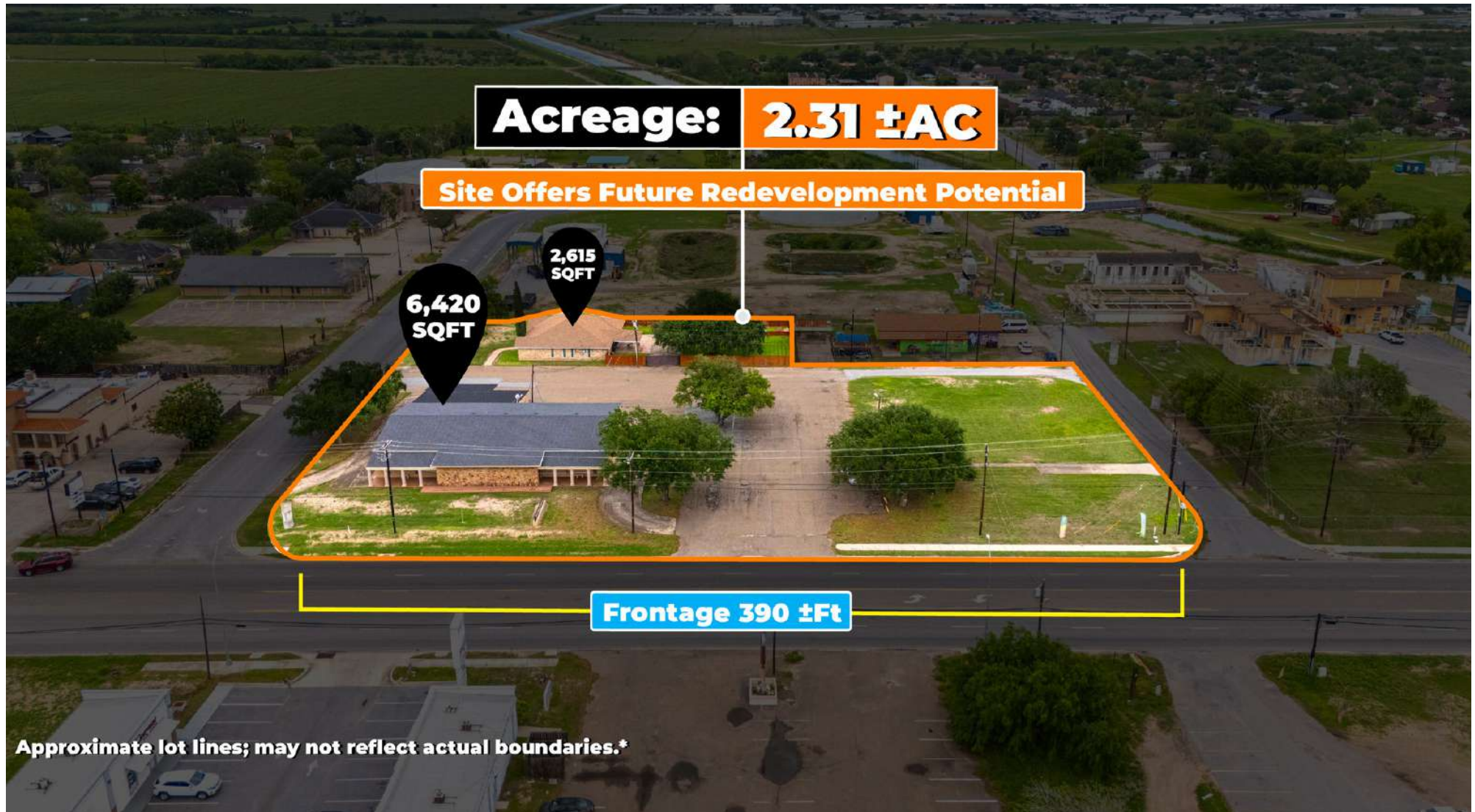


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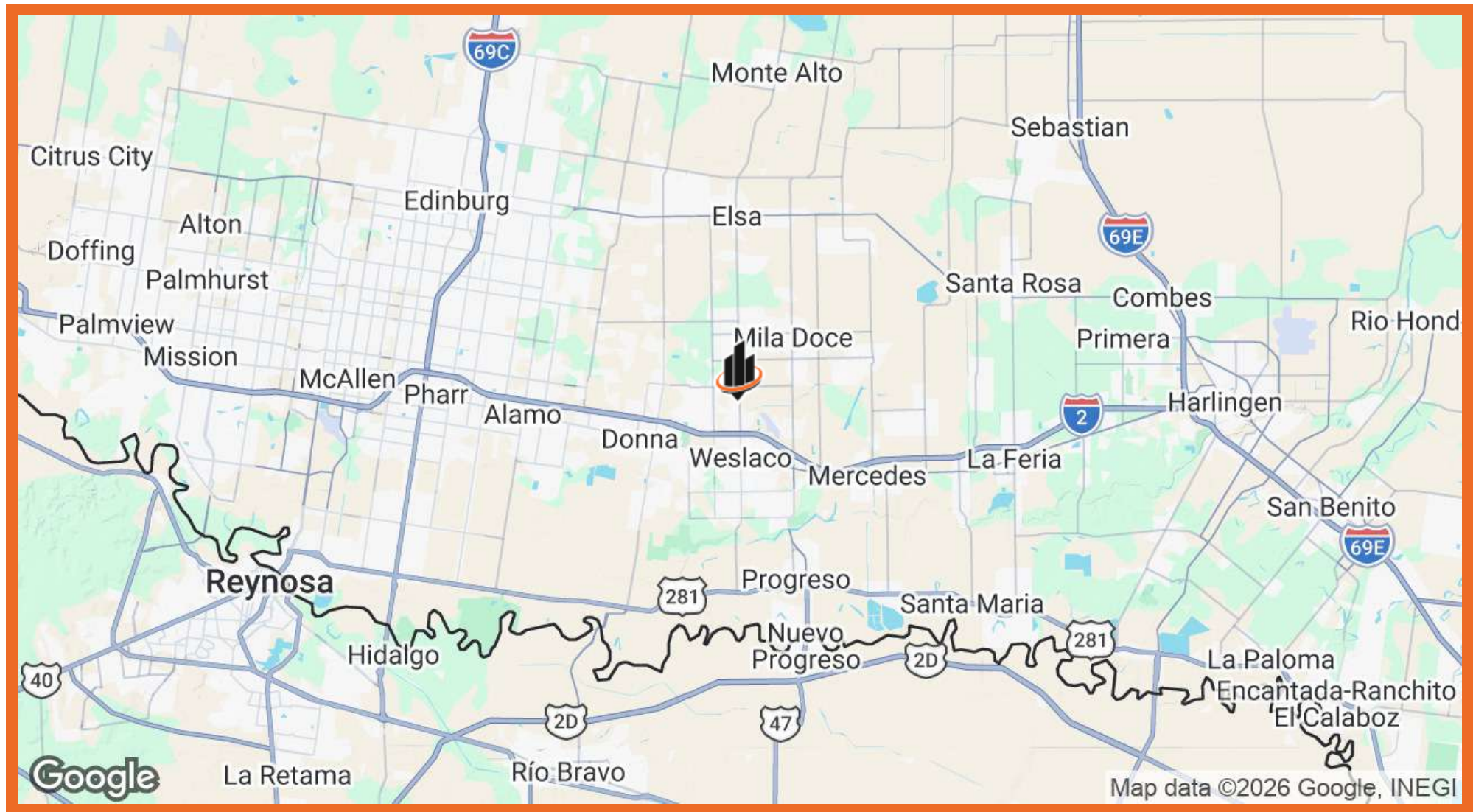


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LOCATION MAP

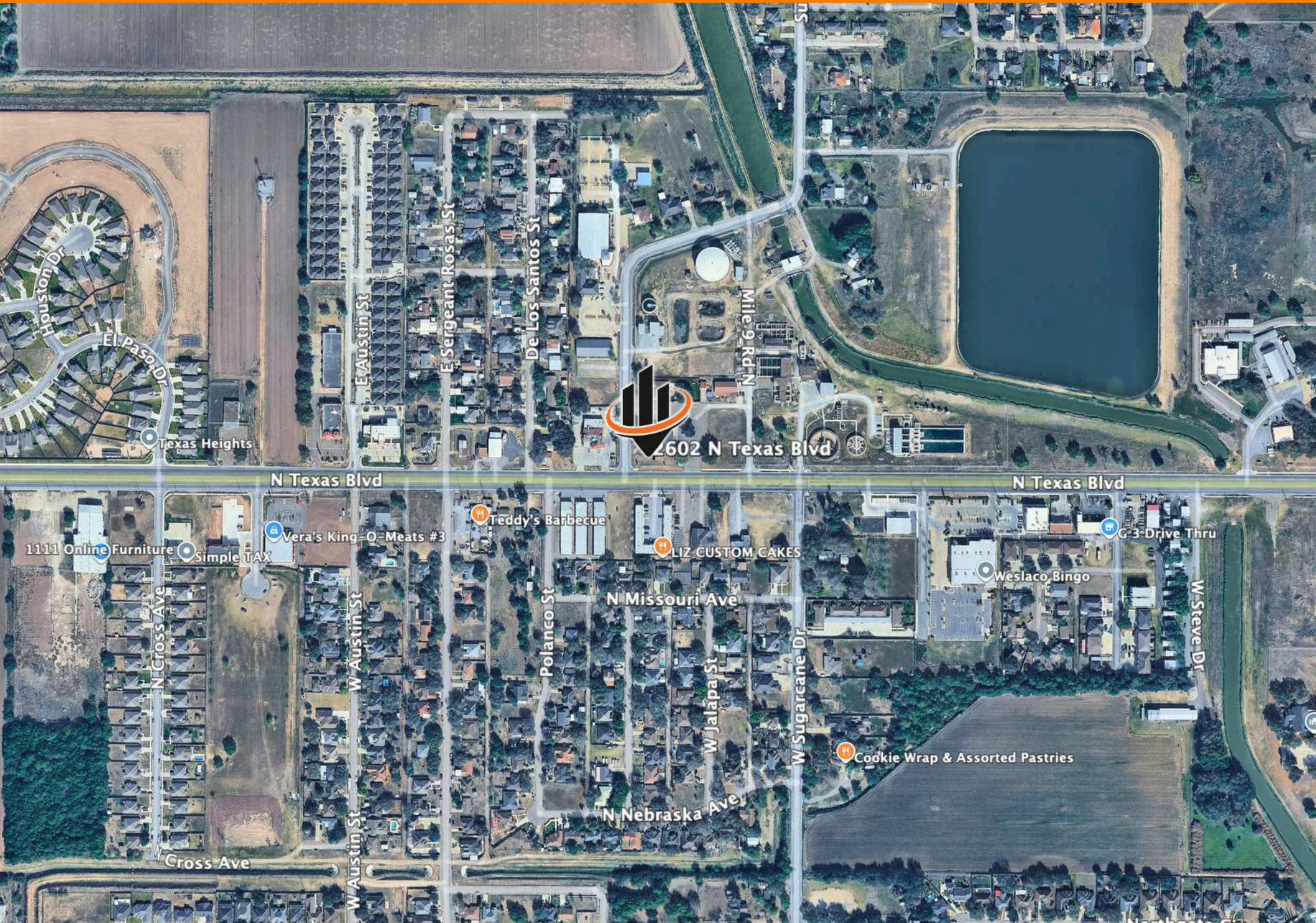


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Location Map





Approximate lot lines; may not reflect actual boundaries.*



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BEYOND ORDINARY COMMERCIAL REAL ESTATE

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and

- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

SVN I Hanna Solutions Commercial Real Estate	9007459		956-322-4001
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Mario Mendiola	565008	mario.mendiola@svn.com	956-246-8812
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ernesto De La Cruz	808980	ernesto.delacruz@svn.com	956-888-6731
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date