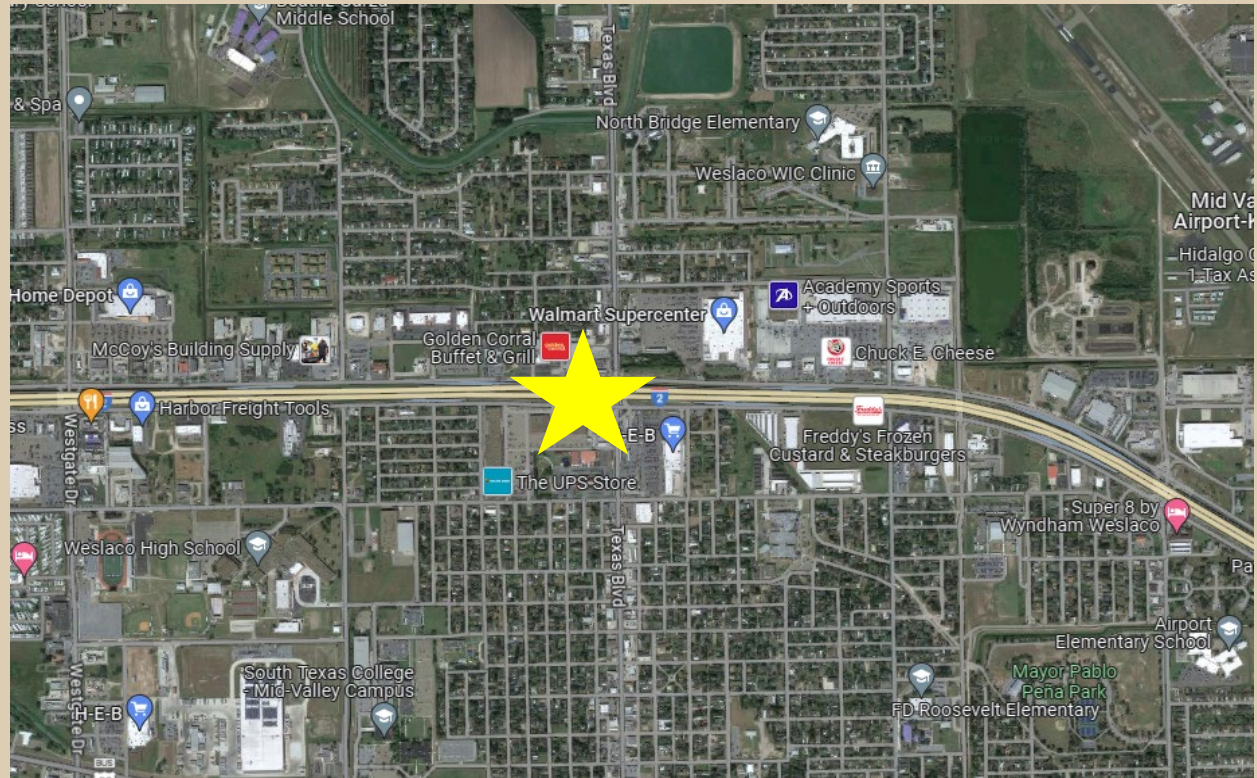


# WESLACO PALM PLAZA

1025 N. Texas Blvd., Weslaco, Texas 78596



- Prime Retail Center located in the heart of Weslaco.
- Convenient to entire Rio Grande Valley.
- HEB Shadow anchor retail center.
- Excellent access and visibility.
- Remodel scheduled to start mid-2024.

Reuben Bar Yadin  
[Reuben@cbgcre.com](mailto:Reuben@cbgcre.com) • (210) 424-8000

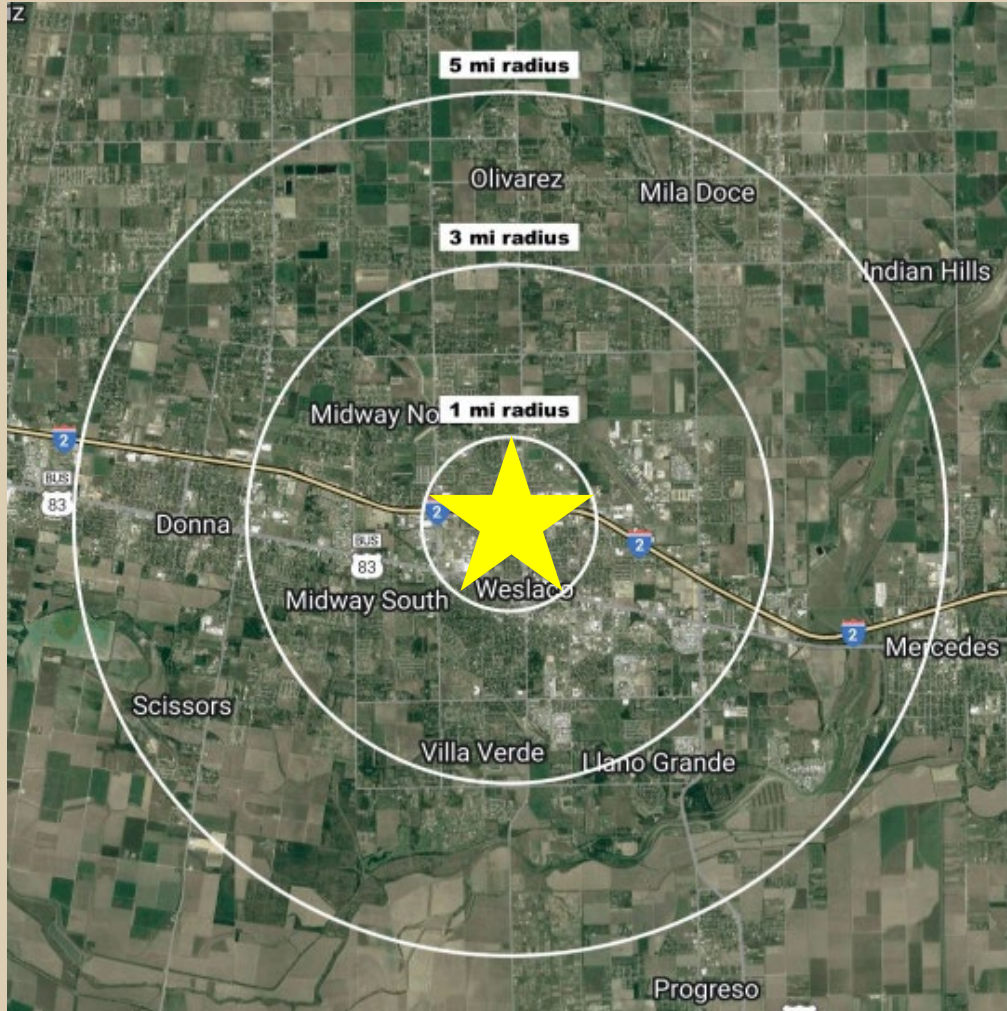
Greg Vasquez  
[GVasquez@cbgcre.com](mailto:GVasquez@cbgcre.com) • (210) 424-8000

# WESLACO PALM PLAZA

1025 N. Texas Blvd., Weslaco, Texas 78596



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REAL ESTATE  
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## Demographic Highlights

	1 Mile	3 Miles	5 Miles
Population	12,000	64,000	113,000
Average Household Income	\$48,000	\$62,000	\$61,000
Daytime Employees	7,000	18,000	25,000
Property Size:	+- 132,176 sf		
Lat/Long	26.1704 / -97.9934		
Traffic Counts (VPD)	62,000 – E. Expressway 83 25,000 – N. Texas Blvd. 7,000 – E. Pike Blvd.		



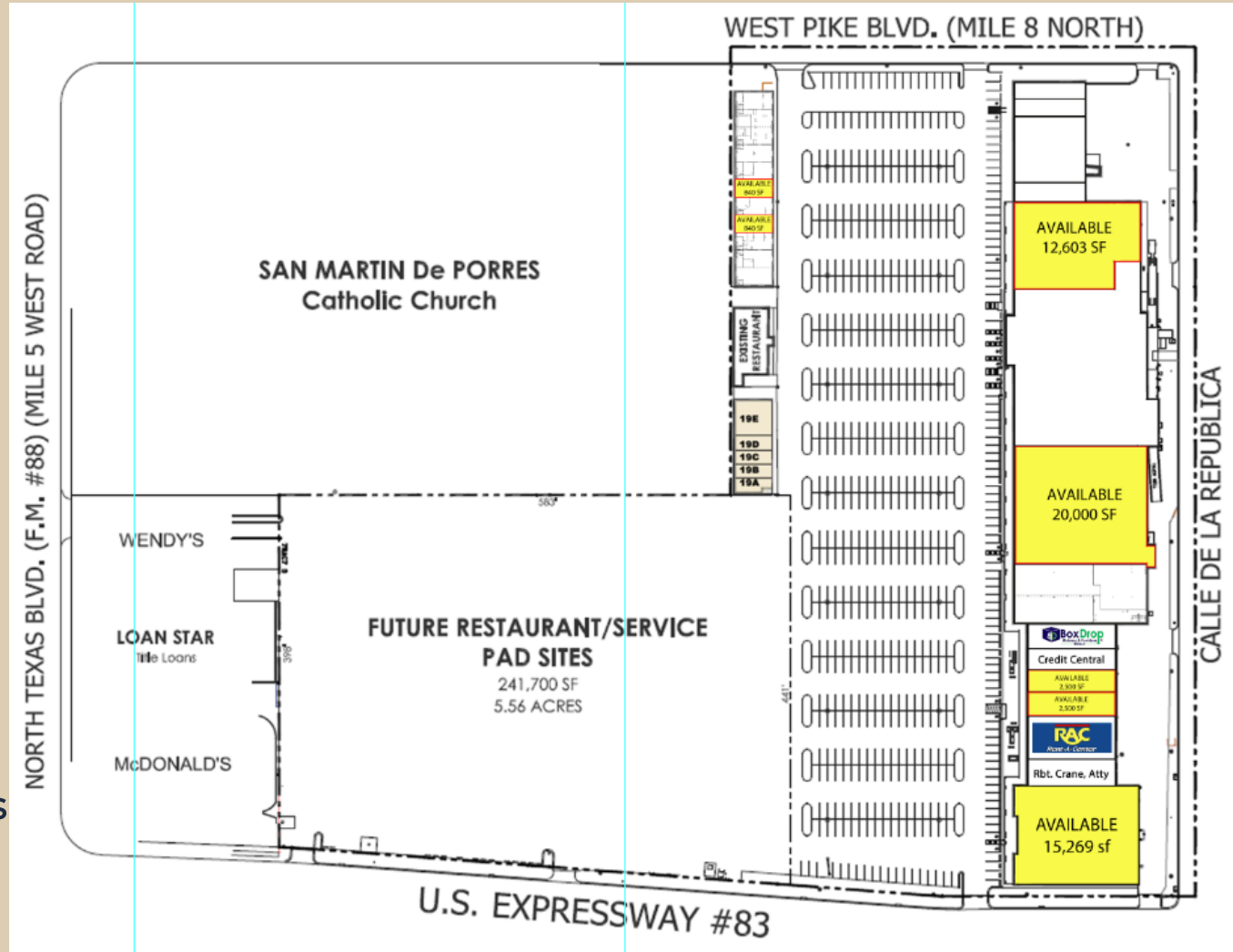


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# WESLACO PALM PLAZA

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336-11,155 sf  
 AVAILABLE



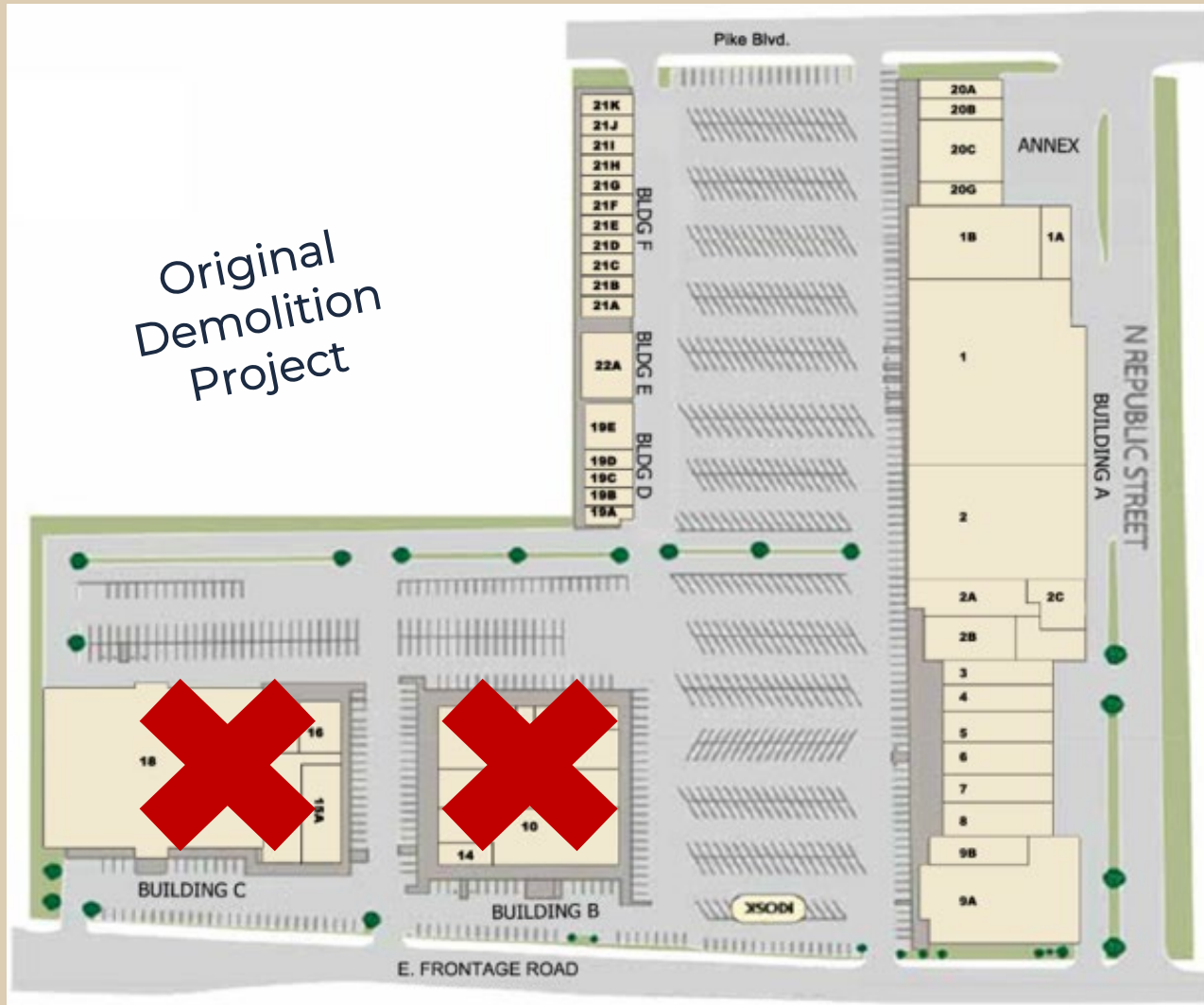
- ✓ Call for Lease Rates
- ✓ NNNs: \$3.39 psf

# WESLACO PALM PLAZA

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# WESLACO PALM PLAZA

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REDEVELOPMENT  
Starting 2024

**RENDERING**

