

WESLACO PALM PLAZA

PHASE I

1025 N. Texas Blvd.
Weslaco, TX 78596

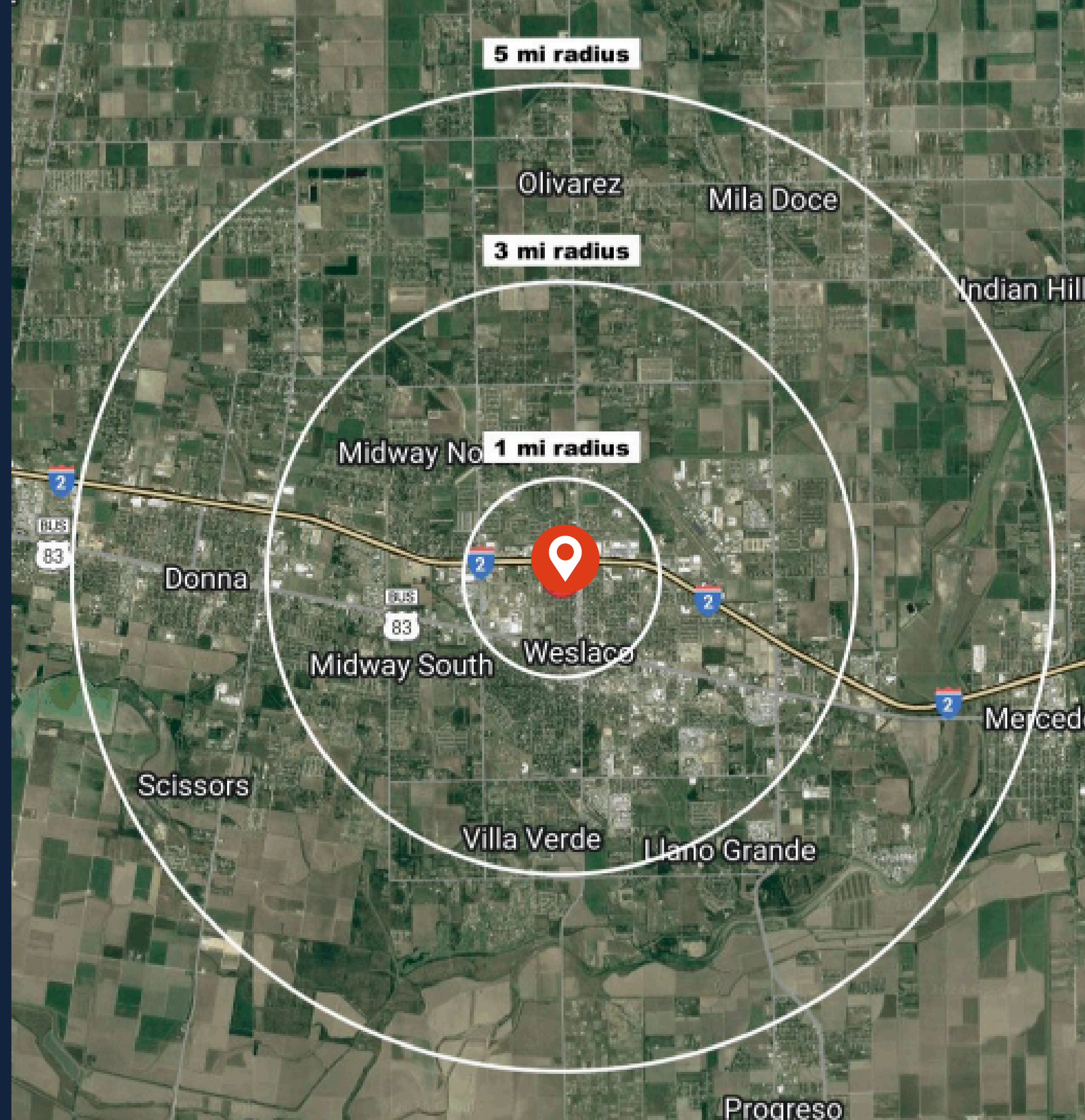
Exclusively Listed By:



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Demographic Highlights

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--|----------|----------|
| Population | 11,000 | 61,000 | 110,000 |
| Average Household Income | \$64,000 | \$71,000 | \$67,000 |
| Daytime Employees | 7,000 | 18,000 | 26,000 |
| Property Size: | +- 132,176 sf | | |
| Lat/Long | 26.1704/ -97.9934 | | |
| Traffic Counts (VPD) | 102,920 – E. Expressway 83 30,977 – N. Texas Blvd. 8,000 – E. Pike Blvd. | | |



Location Highlights



HIGH TRAFFIC AREA

Located at key intersection HWY 83 & Texas Blvd.—with over 161,000 vehicles per day, ensuring strong exposure and consistent consumer flow.



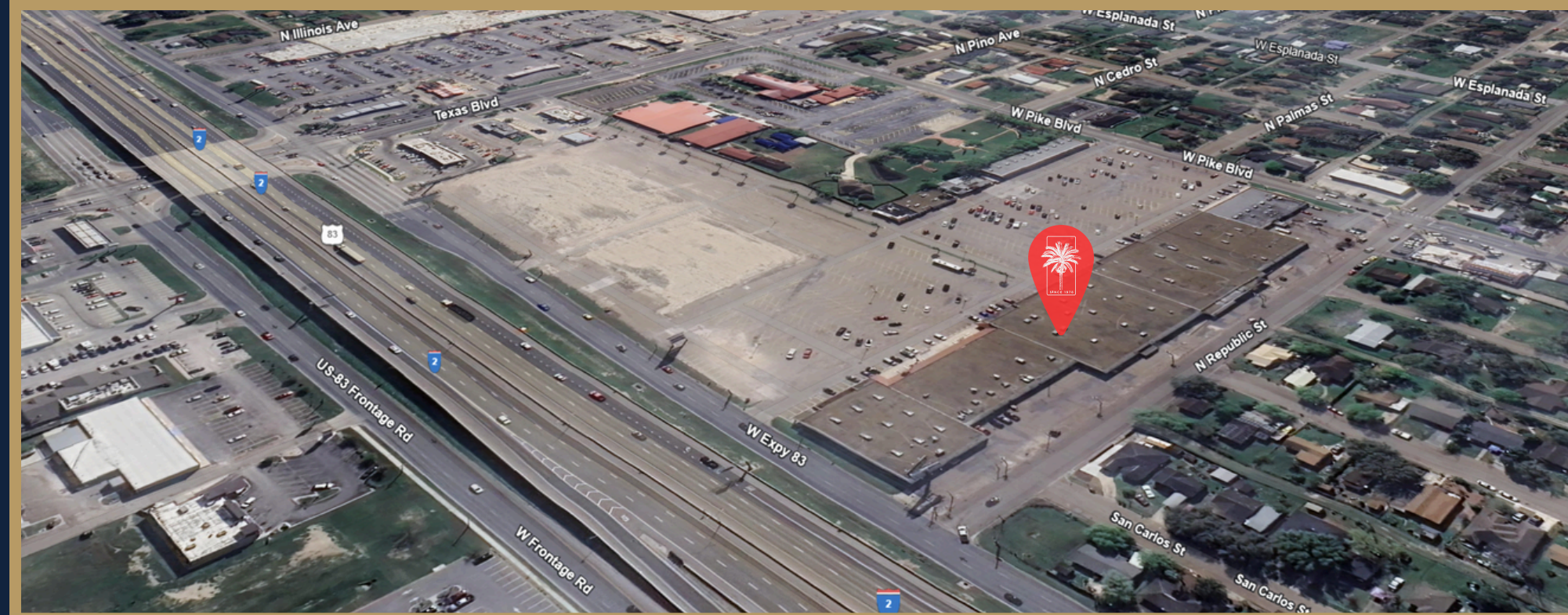
H-E-B SHADOW ANCHOR

Directly across from H-E-B, a dominant regional grocer, and popular Texas household name, that drives significant daily traffic, creating strong synergy for retailers and restaurants.

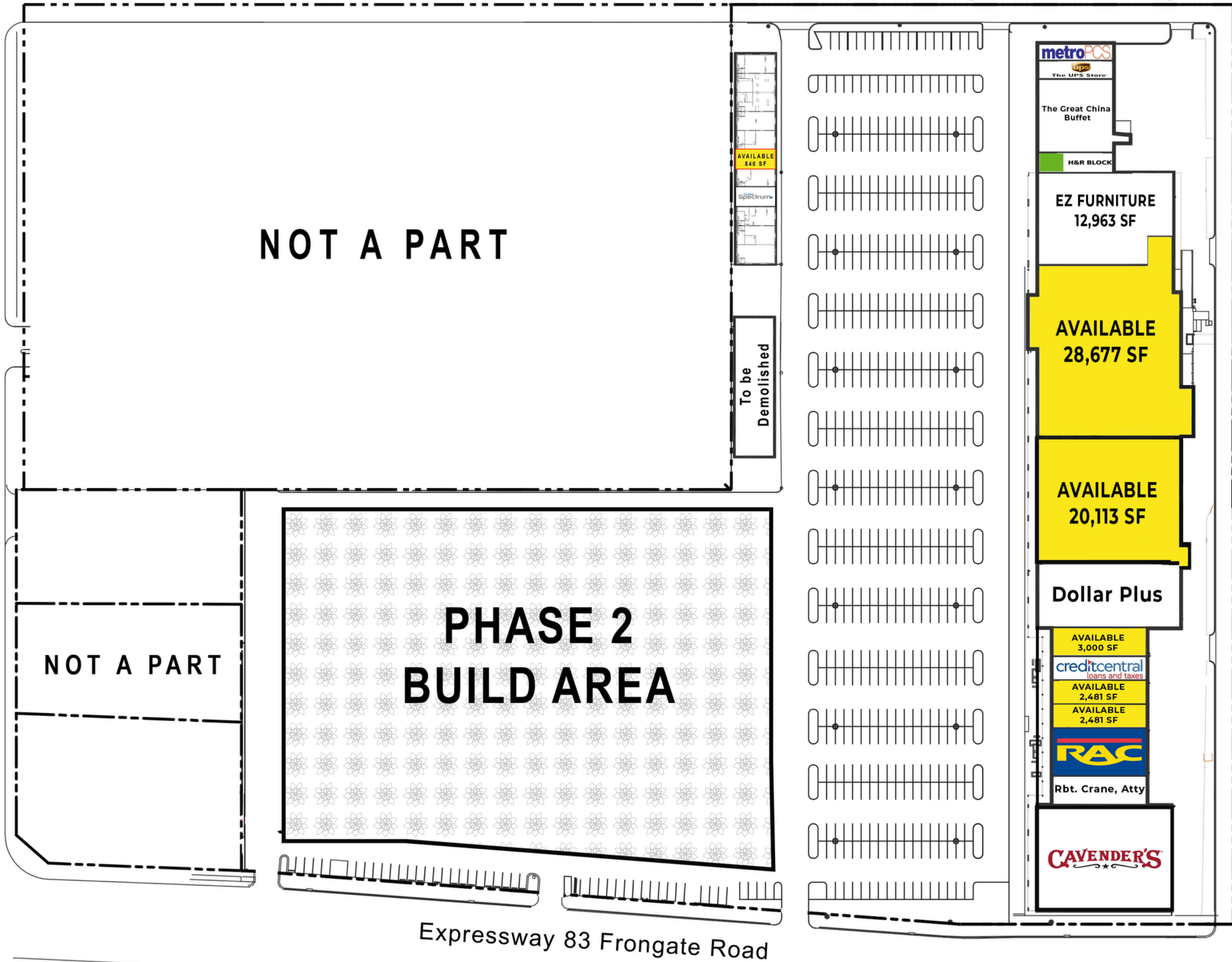


STRATEGIC REGIONAL ACCESS

Positioned along US HWY 83, connecting the Rio Grande Valley, offering direct access to McAllen, Harlingen, and beyond.



Texas Boulevard



Calle De La Republica
(N Republic)

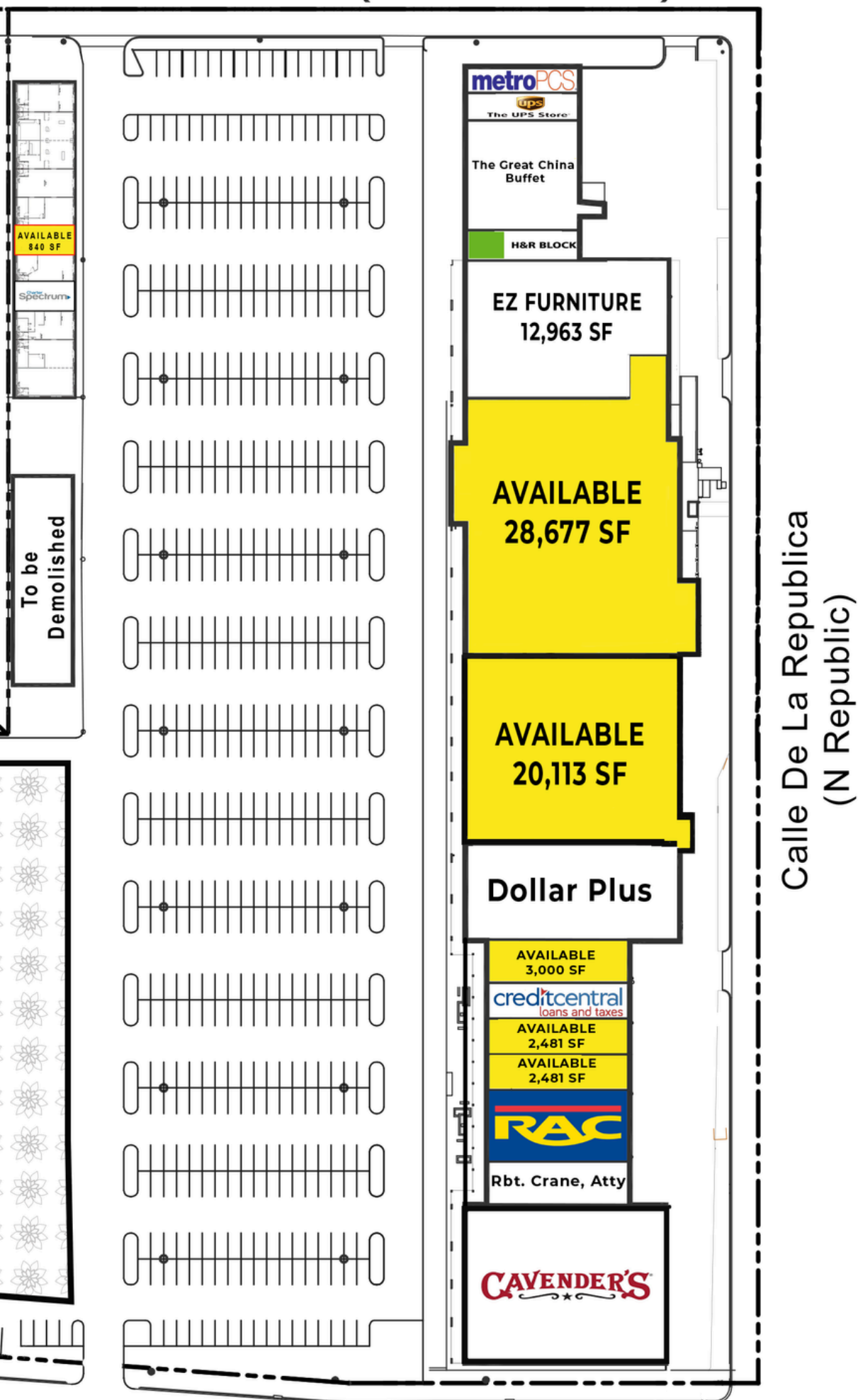
Weslaco Palm Plaza

W Pike Blvd

PART

PHASE 2
BUILD AREA

Expressway 83 Frongate Road



116,428 SF

Retail & Restaurant Suites



MODERN IMPROVEMENTS

Upgraded storefronts, enhanced landscaping, and improved site planning create a fresh, inviting retail environment.



PRIME LEASING OPPORTUNITIES

Flexible retail spaces available with highway frontage, strong signage visibility, and ample parking to maximize tenant success.



STRONG TENANT ANCHOR

A strong tenant mix, including a newly secured Cavender's corner suite, enhances the Plaza's regional appeal and customer draw.

PHASE I – Renderings



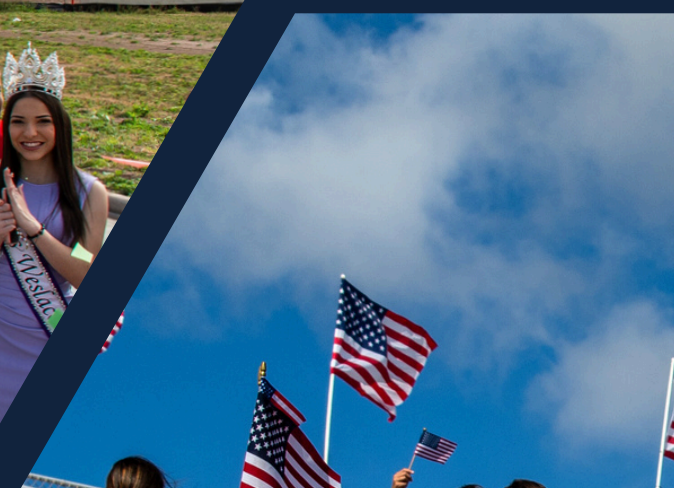
An aerial photograph of a wide, multi-lane road in Westlake, California. The road is flanked by tall palm trees and some commercial buildings. Several cars are visible on the road, and traffic lights are present at an intersection. A semi-transparent rectangular box is overlaid in the center of the image, containing the text "WHY WESLACO" in a white, sans-serif font. The word "WHY" is in white, and "WESLACO" is in a light blue color.

WHY WESLACO

The City of Weslaco

Weslaco serves as a key corridor between the U.S. and Mexico, drawing a diverse customer base. Its redevelopment offers modern storefronts, high-visibility signage, and flexible leasing. With a growing population and increasing consumer spending, it's a prime spot for businesses looking to thrive in an emerging Texas market.

Situated along US Hwy 83, the main artery connecting the Rio Grande Valley, this retail hub provides excellent visibility and convenient access for both local and regional customers. Its central location between McAllen and Harlingen—both major trade and travel centers with international airports—places it at the heart of a rapidly expanding market.



Weslaco Spotlights



\$2.2 BILLION
IN CONSUMER SPENDING



1,426,160
REGIONAL POPULATION



ABOVE \$50K
OVER HALF OF WESLACO'S
HOUSEHOLD EARNED INCOME





About Us

CBG is a vertically integrated real estate investment, management, and development company recognized for creating value by acquiring and redeveloping properties and growing rewarding, long-term relationships with our tenants, investors, colleagues, and the communities we serve.

We believe that real estate investment is about connecting with a community and we seek to develop projects that improve a community's appearance, quality of life, and well-being. This philosophy has sustained our growth for the past 40 years, allowing us to navigate the most challenging real estate cycles.

Our team

Our seasoned leadership boasts a combined 160+ years of commercial real estate experience involving many millions of square feet of properties.



Reuben Bar-Yadin
Chief Executive Officer



Gregory Vasquez
Leasing Manager



Kirk Cypel
Chief Development Officer



Grow With Us

For more information contact Greg Vasquez:



(210) 424-8030



GVasquez@cbgcre.com



www.cbgcre.com

Gerente General