

MID VALLEY INTERNATIONAL INDUSTRIAL PARK



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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

MID VALLEY INTERNATIONAL INDUSTRIAL PARK

Weslaco, TX 78596



PROPERTY DESCRIPTION

Situated at the heart of Weslaco, this Mid Valley International Industrial Park boasts a strategic location with proximity to the US/Mexico Border and Interstate 2, a major artery for transportation. The shovel ready pad sites are in a rapid growing area and ideal for any retail, commercial or industrial user.

PROPERTY HIGHLIGHTS

- Restricted Subdivision
- 1 Mile to General Aviation Airport
- Proximity to Interstate 2
- 14 Miles to Donna-Rio Bravo International Bridge

OFFERING SUMMARY

Sale Price:	\$155,000/AC
Lot 11:	17.9 Acres
Lot 19:	4.78 Acres
Market:	Rio Grande Valley
Submarket:	Weslaco

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	756	9,586	29,848
Total Population	2,683	29,926	85,067
Average HH Income	\$46.457	\$38.087	\$44.004

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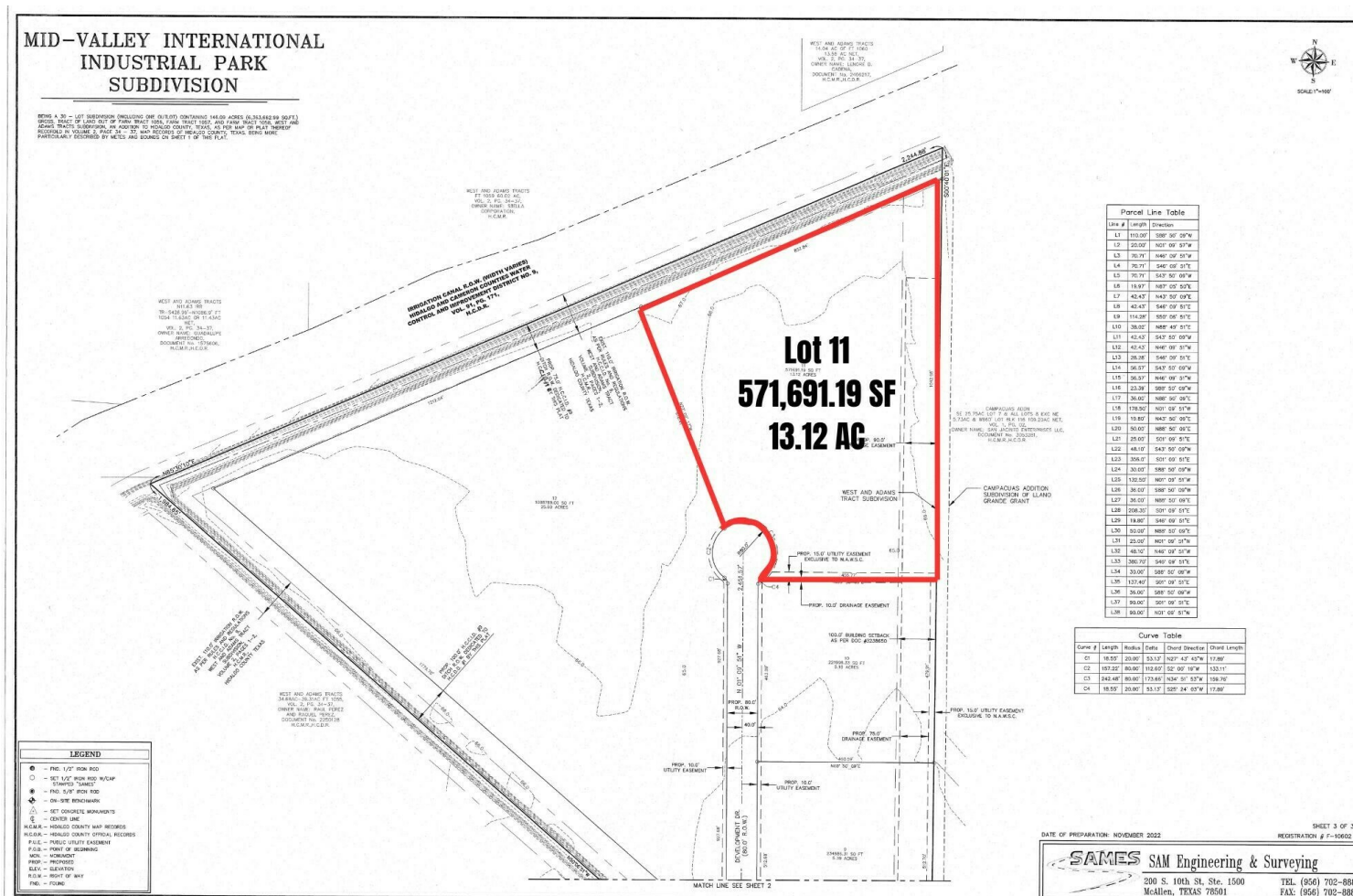
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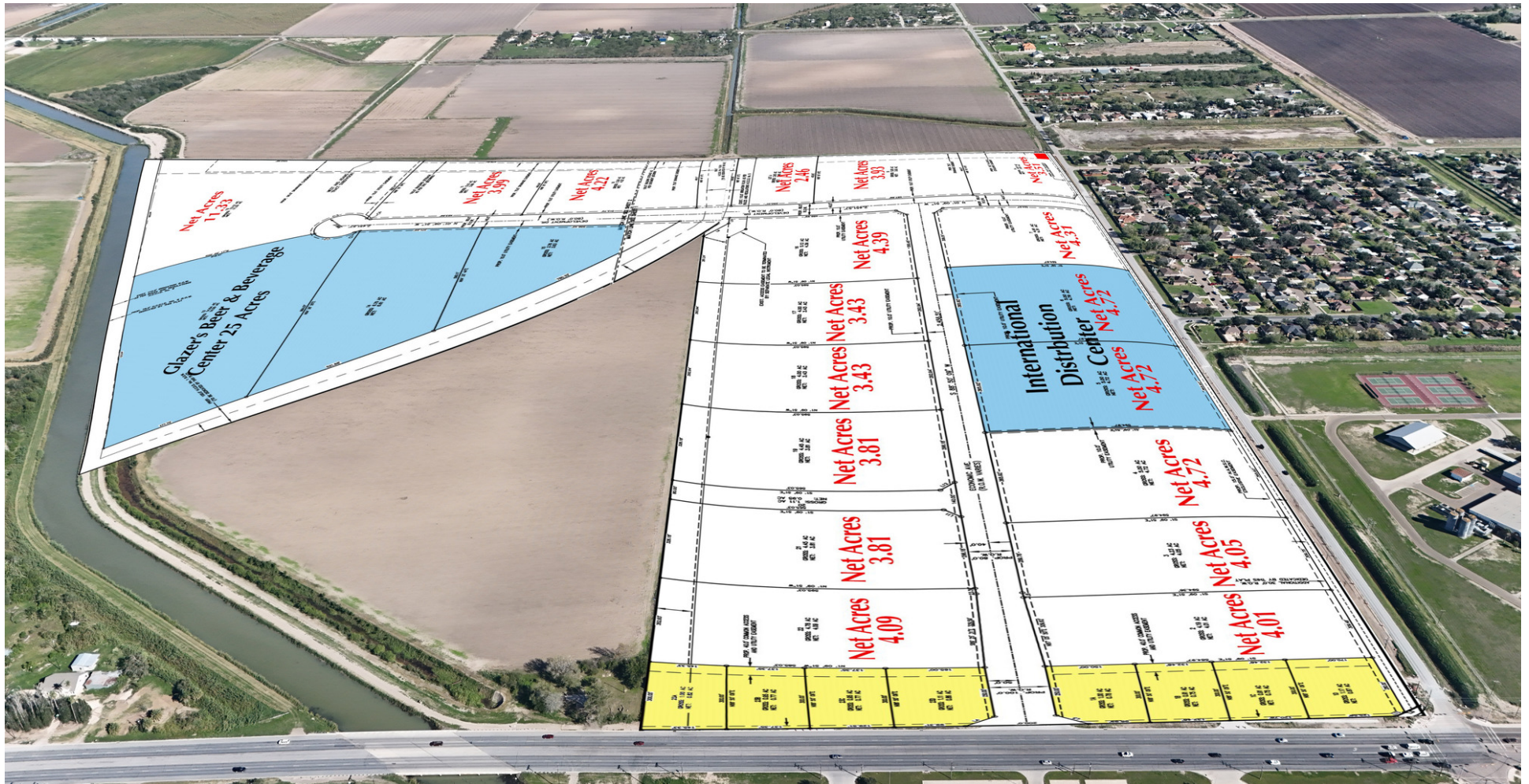


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PLAT

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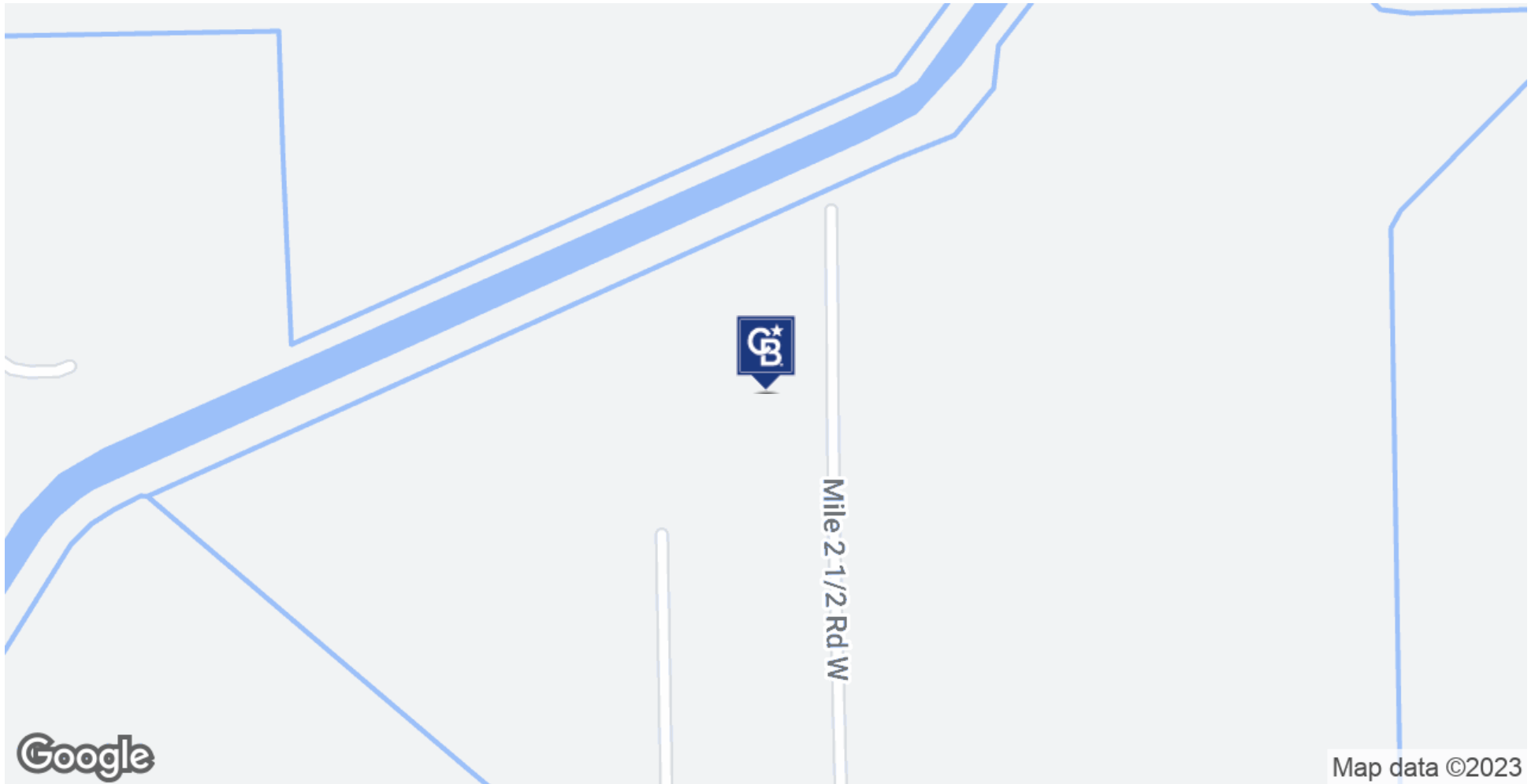


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LOCATION MAP

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DEMOGRAPHICS

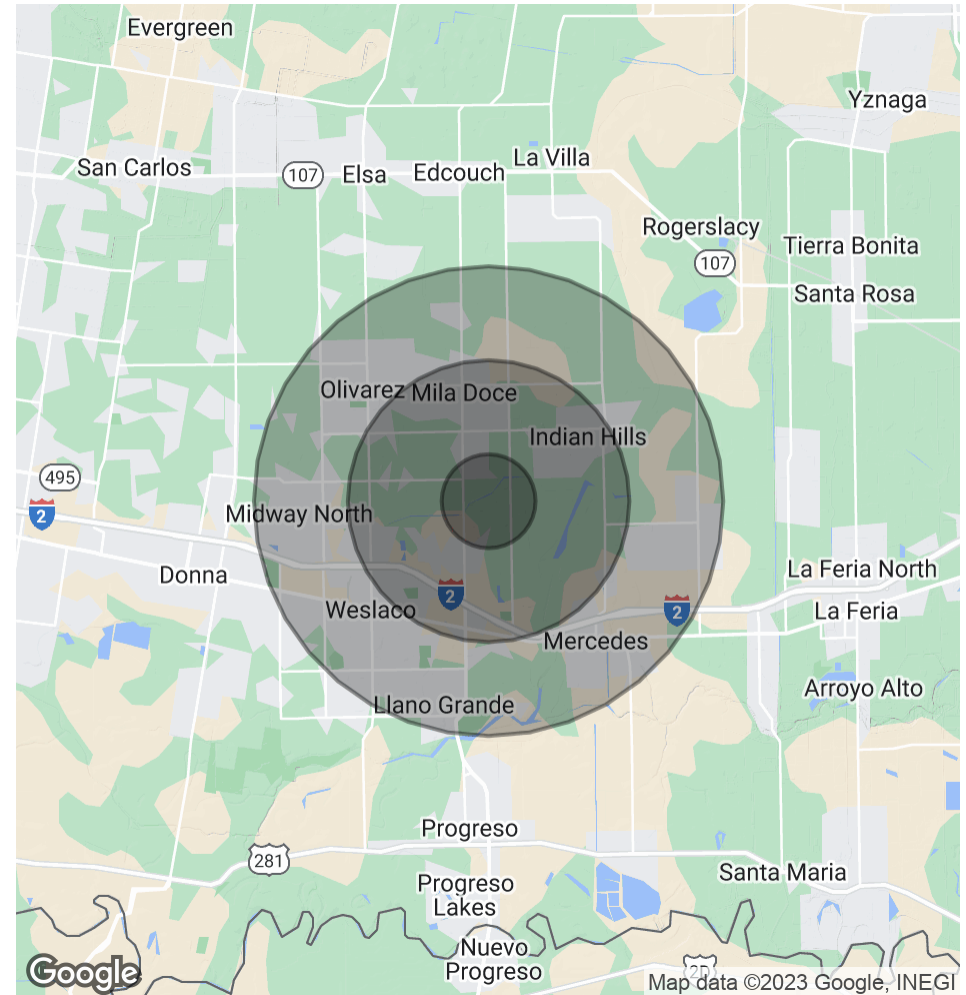
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,683	29,926	85,067
Average Age	22.7	27.3	29.5
Average Age (Male)	23.2	27.5	28.8
Average Age (Female)	25.2	28.6	31.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	756	9,586	29,848
# of Persons per HH	3.5	3.1	2.9
Average HH Income	\$46,457	\$38,087	\$44,004
Average House Value	\$85,494	\$81,716	\$83,606

* Demographic data derived from 2020 ACS - US Census



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