

FORMER BANK - WESLACO

FOR SALE

500 S Missouri Ave Weslaco, TX 78596



ASKING PRICE

\$3,100,000

Daniel Galvan, SIOR, CCIM

Broker

956 451 2983

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Michael Pacheco

Associate

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

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PROPERTY DESCRIPTION

Situated in a prominent area of Weslaco, this bank property enjoys a highly visible location on a bustling street, ensuring maximum exposure and easy accessibility. The address places it in close proximity to downtown Weslaco, offering convenience and connectivity to numerous amenities, restaurants, shops, and local services.

PROPERTY HIGHLIGHTS

- Ample parking spaces for customer convenience
- Close proximity to downtown Weslaco
- Convenient access to amenities, restaurants, and shops
- Previously utilized as a bank, equipped for financial operations
- Highly visible location on a bustling street

OFFERING SUMMARY

Asking Price:	\$3,100,000
Lot Size:	3.35 Acres
Building Size:	26,043 SF
Zoning:	Commercial
APN:	W2300-00-040-0001-00

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,886	21,129	34,506
Total Population	11,242	53,614	94,684
Average HH Income	\$40.275	\$45.580	\$43.160

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Building Name	Weslaco - S. Missouri
Property Type	Office
Property Subtype	Office Building
APN	W2300-00-040-0001-00
Building Size	26,043 SF
Lot Size	3.35 Acres
Building Class	B
Year Built	1983
Number of Floors	2
Number of Buildings	1

Discover a Promising Opportunity in Weslaco, TX!

Presenting a former bank branch and office now available For Sale in the heart of Weslaco. This property, boasting a prime location, offers a versatile layout, ample parking, and immense potential for investors and financial institutions seeking a strategic presence in a vibrant market.



- Constructed in 1983, offering a solid foundation.
- Close proximity to downtown Weslaco.
- Convenient access to amenities, restaurants, and shops.
- Previously utilized as a bank, equipped for financial operations.
- Highly visible location on a bustling street.
- Ample parking spaces for customer convenience.
- Versatile interior layout for potential reconfiguration.
- Prime investment potential in a thriving market.
- Spacious and well-designed interior layout.

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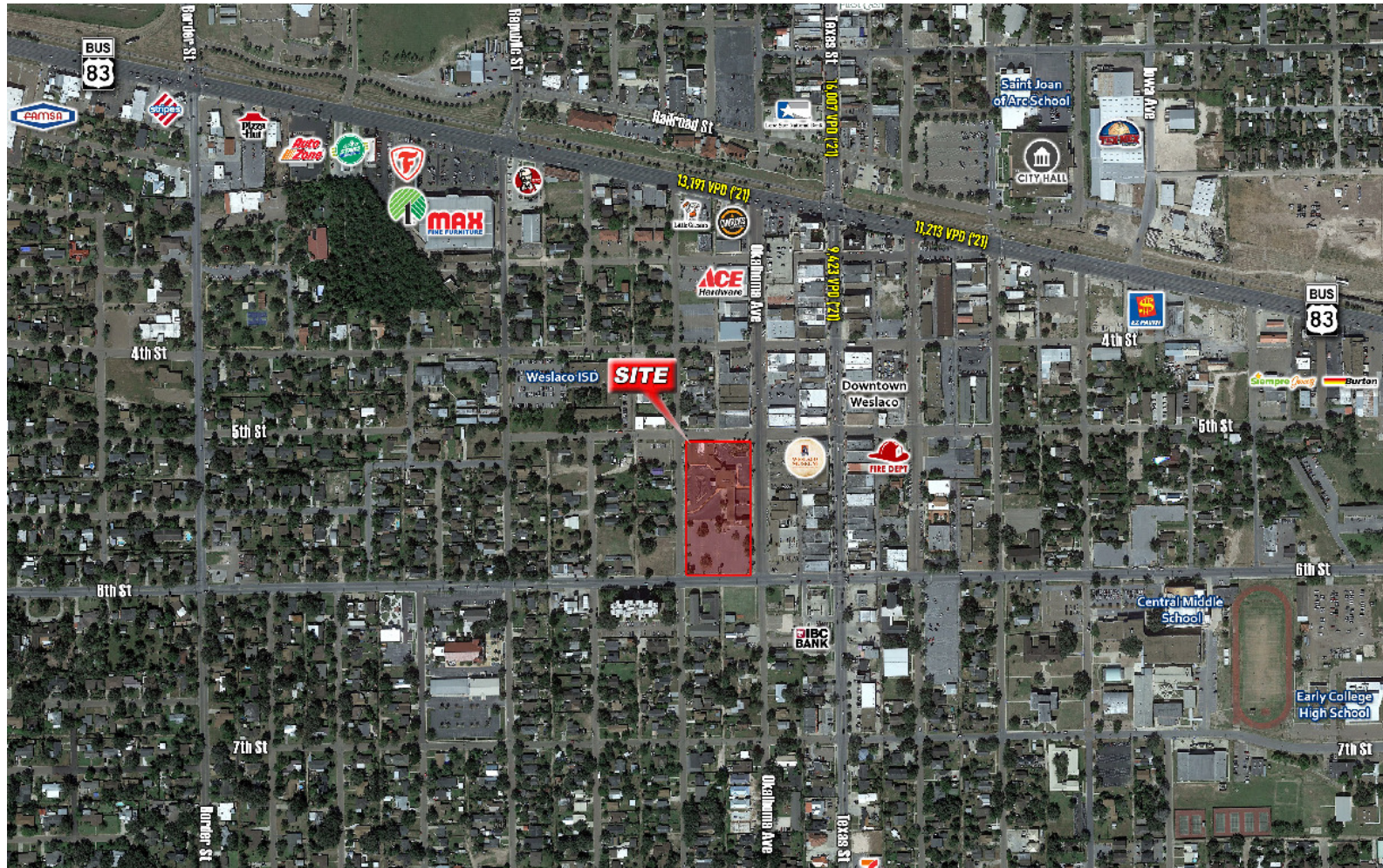


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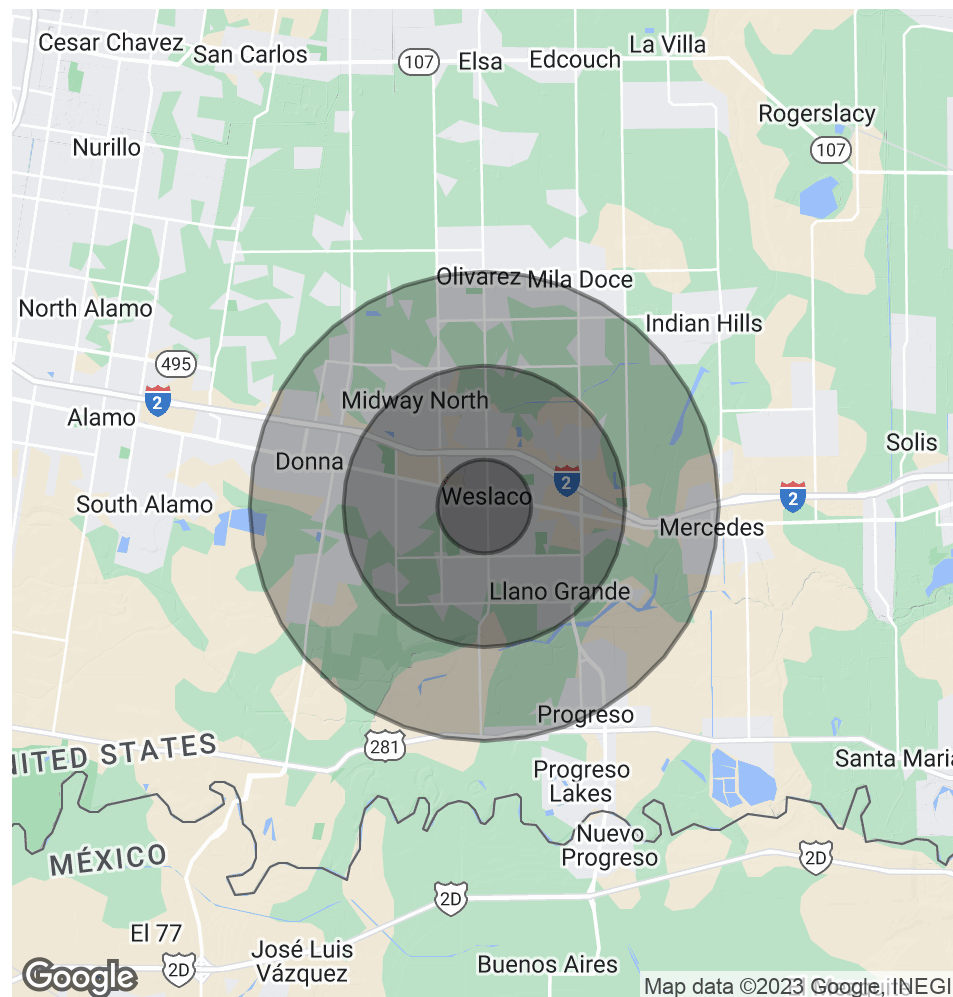
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,242	53,614	94,684
Average Age	37.7	31.8	30.4
Average Age (Male)	36.2	30.7	29.5
Average Age (Female)	39.3	33.8	32.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,886	21,129	34,506
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$40,275	\$45,580	\$43,160
Average House Value	\$88,635	\$88,648	\$84,436

* Demographic data derived from 2020 ACS - US Census



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