

PRIME QSR OPPORTUNITY

3218 BUSINESS HIGHWAY 83 EAST, WESLACO, TX 78596



RETAIL PROPERTY FOR SALE

For More Information:

RANDY SUMMERS

VP/Associate Broker/Sales Manager

956.969.8648

rsummers@davisequity.com

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101

Weslaco, TX 78596

602 BOERNE STAGE AIRFIELD

Boerne, TX 78006

davisequity.com

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$910,000
Building Size:	2,233 SF
Lot Size:	0.57 Acres
Year Built:	1998

PROPERTY OVERVIEW

Strategically located at the intersection of US Business Hwy 83 and International Blvd (FM 1015), this high-visibility commercial site offers an outstanding opportunity for a quick-service restaurant (QSR) operator or similar user seeking strong traffic exposure and established retail synergy.

This property represents a rare opportunity to acquire or lease a second-generation QSR site in one of Weslaco's most active commercial corridors. With existing improvements, drive-thru capability, and strong surrounding retail traffic generators, the site is well-positioned for immediate occupancy and long-term success.

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TRAFFIC & EXPOSURE

High daily traffic counts along Business Hwy 83 & FM 1015, with consistent commuter and retail traffic. Corridor benefits from regional connectivity and heavy local circulation.

Surrounded by strong national and regional retailers, including:

McDonalds, Burger King, Stripes Convenience Store, 7-Eleven, Rio Bank, Texas National Bank, Blue Onion, Sam's Club (regional draw).

Additionally located directly across from a USDA facility and Texas A&M Experiment Station.

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LOCATION & ACCESSIBILITY

- Signalized intersection with excellent ingress/egress
- Direct access to Interstate 2 (US Hwy 83) via nearby interchanges
- Positioned along Business Hwy 83, the primary east-west commercial corridor serving multiple Rio Grande Valley communities
- Located in the heart of Weslaco, a growing Mid-Valley trade hub with strong cross-border economic activity

INVESTMENT/USER OPPORTUNITY

- Turn-key infrastructure for QSR operators
- Excellent re-brand or second-generation restaurant conversion
- Strong corner presence with high traffic visibility
- Ideal for national, regional, or local food concepts

PROPERTY HIGHLIGHTS

- **Building Size:** 2,233 SF
- **Site Area:** ±0.57 Acres
- **Configuration:** Freestanding QSR building
- **Drive-Thru:** Existing drive-thru window
- **Equipment:** Includes walk-in cooler and freezer
- **Former Use:** Church's Chicken
- **Zoning/Use:** Ideal for restaurant or QSR conversion
- **\$910,000**

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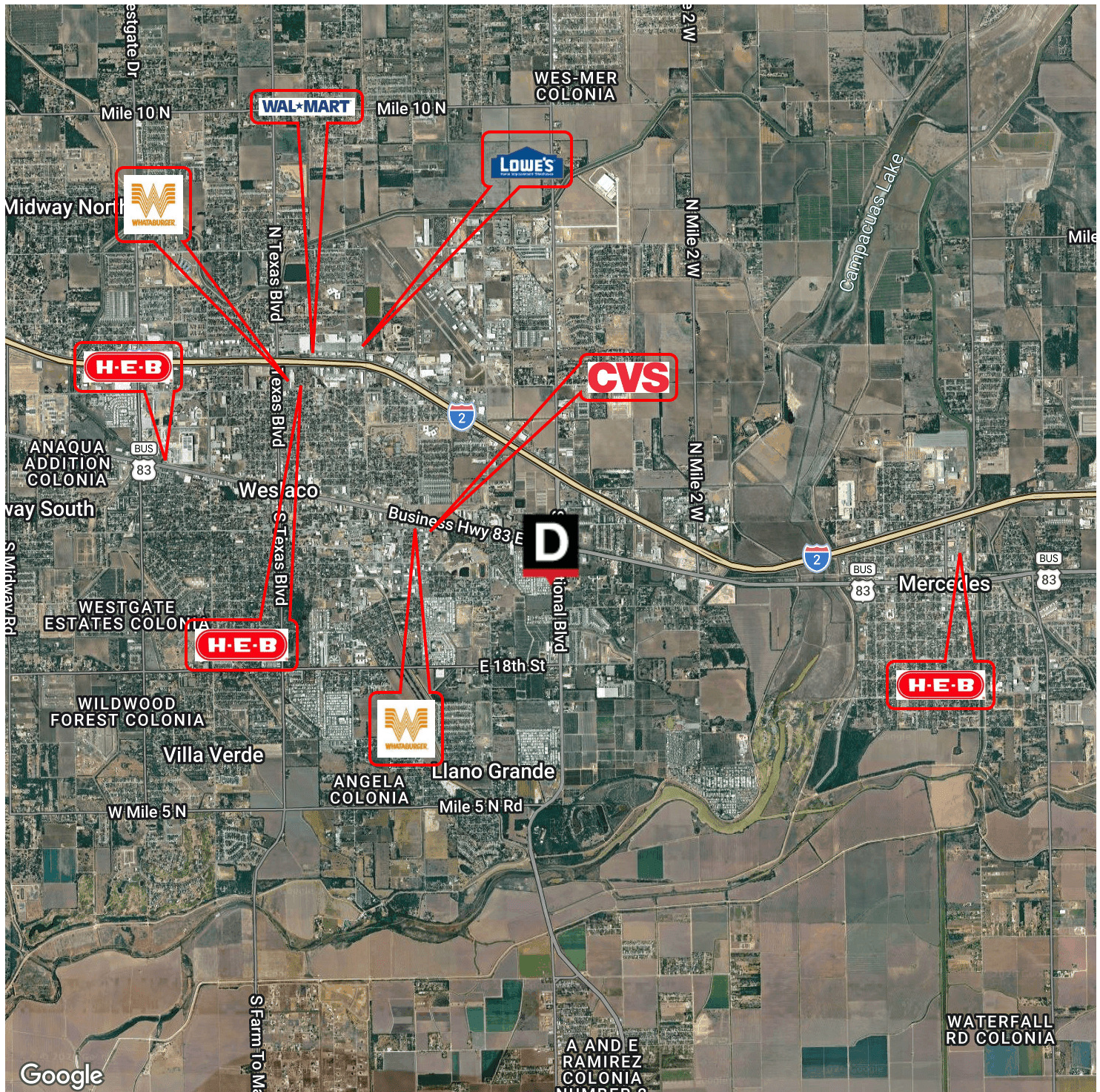
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Retailer Map



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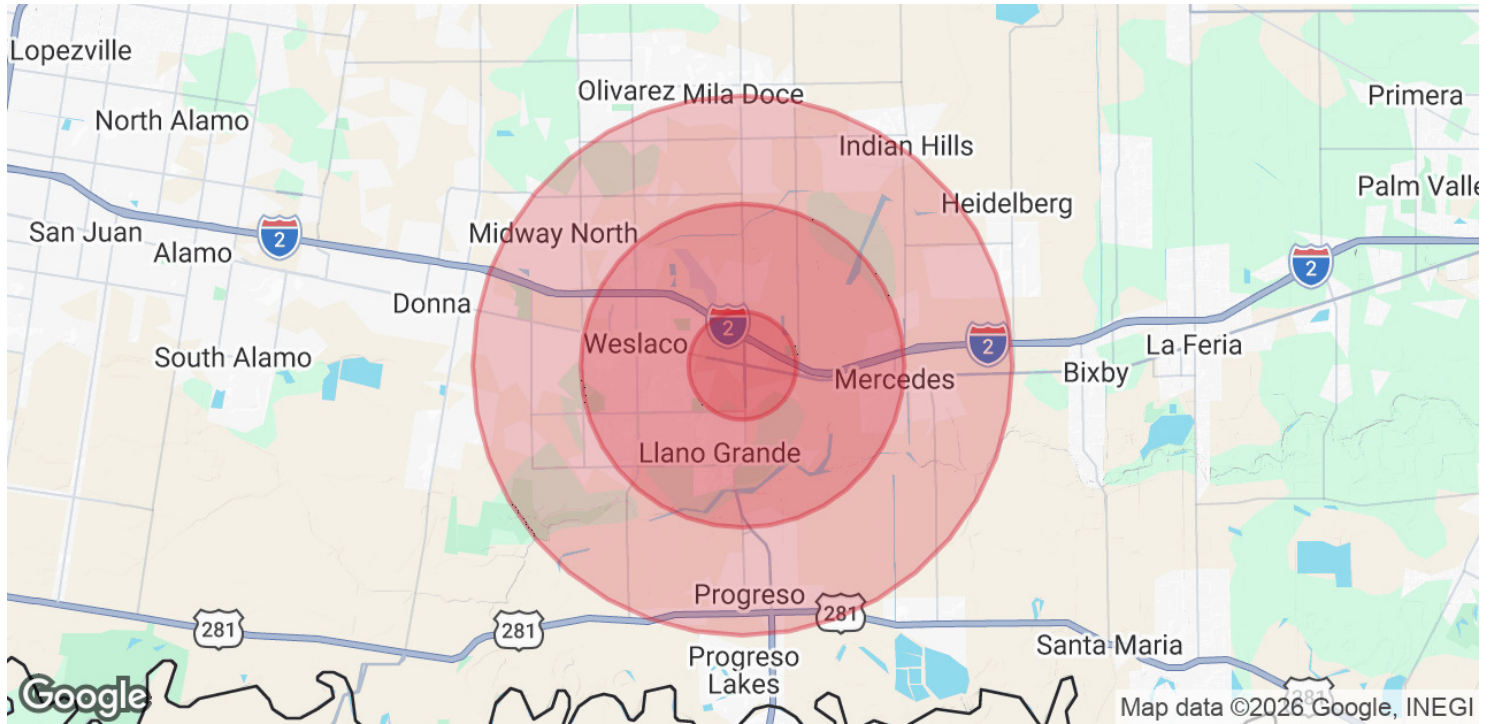
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,667	42,204	90,739
Average Age	37.8	33.8	30.7
Average Age (Male)	35.8	30.5	28.6
Average Age (Female)	38.5	35.7	32.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,206	13,905	26,912
# of Persons per HH	3.0	3.0	3.4
Average HH Income	\$61,659	\$59,933	\$64,363
Average House Value	\$100,187	\$99,241	\$112,856

2023 American Community Survey (ACS)

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Company Disclosure Statement

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