

A QUALITY OF LIFE PROJECT

REYES PLAZA @ MISSOURI, WESLACO

0.15± AC





PROPERTY DESCRIPTION

SVN | Hanna Solutions Commercial Real Estate is pleased to present this newly constructed Class A office building located at 614 S. Missouri in Weslaco, Texas.

Built in 2026, this ±2,175 SF professional office building sits on approximately 0.30 acres and offers a modern, efficient layout designed to accommodate a wide range of professional users. The interior features multiple private offices, a conference room, lobby/reception area, and support spaces, providing both functionality and a high-end client experience.

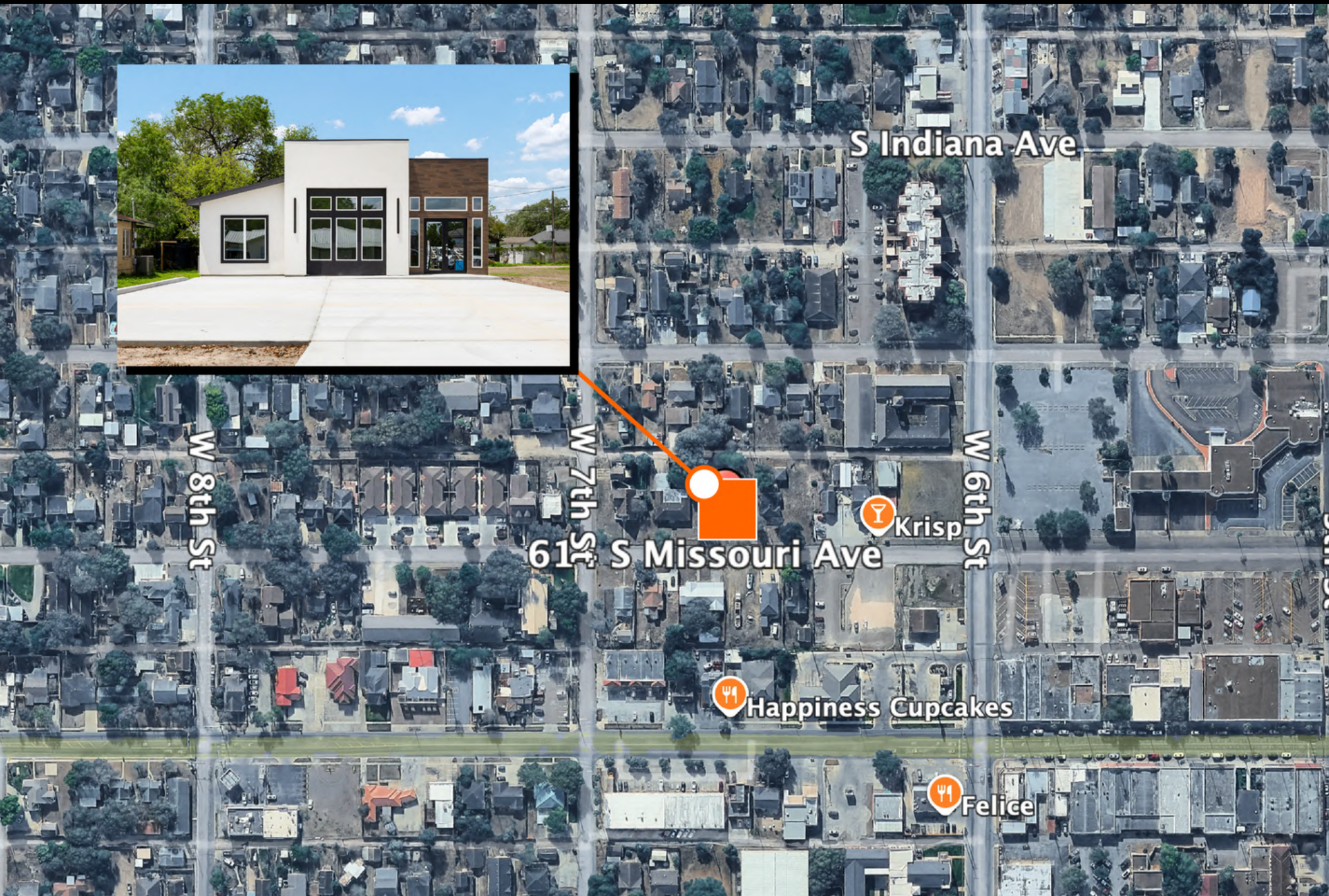
The property includes dedicated front and rear parking, along with additional land that allows for future expansion—whether for additional office space or increased parking capacity. This flexibility makes the asset ideal for an owner-user looking to grow or an investor seeking long-term upside.

With its new construction, Class A finishes, and expansion potential, this property represents a rare opportunity in the Weslaco office market.



Preliminary Plat & Location

Retail Pad Site | Reyes Plaza @ Missouri, Weslaco



BEYOND ORDINARY COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

Project Name: Reyes Plaza At Missouri, Weslaco

Location: 614 S Missouri Ave, Weslaco, TX 78596

Building Size: 2,175 SF

Property Type: Office (Commercial)

Year Built: 2026

Building Class: A

Sale Price: \$659,000



This **newly constructed Class A office building** features a modern layout with dedicated parking and **additional land for future expansion**, offering a **rare owner-user opportunity** in **Downtown Weslaco**.

HIGHLIGHTS

- **New Construction (2026)** – Class A professional office building
- Building Size: **±2,175 SF** on **±0.30 Acres**

Interior Layout

- 6 Private Offices
- Owner's / Executive Office
- Conference Room
- Reception Lobby Area
- Secondary Lobby / Waiting Area
- Lounge / Break Area
- 3 Restrooms
- Storage / Supply Room

Site Features

- 4 parking spaces in front, 5 in rear
- **Excess land for future expansion**
- **Downtown Weslaco** – easy access to Business 83
- Ideal for **medical, legal, or general office use**

REYES PLAZA @

MISSOURI, WESLACO | TEXAS, 78596



Office Building

Retail Pad Site | Reyes Plaza @ Missouri, Weslaco

OFFICE BUILDING

This newly constructed **Class A office building** at **614 S. Missouri Ave** offers a modern, functional layout designed to serve a wide range of professional users. With dedicated parking, **excess land for expansion**, and a prime **Downtown Weslaco location**, this is a rare **turnkey opportunity** for an owner-user or investor.

IDEAL USERS

- Medical or Healthcare Provider
- Legal or Law Firm
- Financial Services Office
- Insurance Agency
- Real Estate or Title Company
- General Professional Office

Matterport Site Plan





ECONOMIC DRIVERS

The Weslaco market is experiencing significant growth driven by major local employers and infrastructure investment, including:

- **DHR Health** – One of the largest healthcare employers in the RGV driving medical office demand
- **UTRGV** – A major university presence fueling workforce development and business activity
- **Texas A&M AgriLife Research Center** – Located in Weslaco, attracting research and professional services
- **Cross-Border Trade with Reynosa** – Active commerce corridor supporting business growth

These drivers are contributing to population growth, increased business activity, and rising demand for professional office space in Weslaco.

LOCATION & COMMUNITY AMENITIES

Downtown Weslaco offers a walkable, established business environment with strong infrastructure and community amenities that support professional office tenants and their clients.

Downtown Weslaco

614 S. Missouri Ave is situated in the heart of Weslaco's central business district, offering immediate access to:

- **Business 83** – One of the Valley's highest-traffic commercial corridors
- **Restaurants and retail** within walking distance
- **Weslaco ISD schools** and **community parks** nearby
- **City Hall and civic services** in close proximity

This **central downtown location** enhances client accessibility and professional visibility, making it an ideal home base for service-oriented businesses across the Rio Grande Valley.



DEVELOPMENT FEATURES

614 S. Missouri is designed as a high-quality Class A office building with the following features:

- **Modern interior finishes**
- **6 private offices + executive office**
- **3 restrooms and lounge area**
- **9 dedicated parking spaces**
- **Excess land for future expansion**

These features enhance the **long-term value** of the property and support a wide range of professional office users.

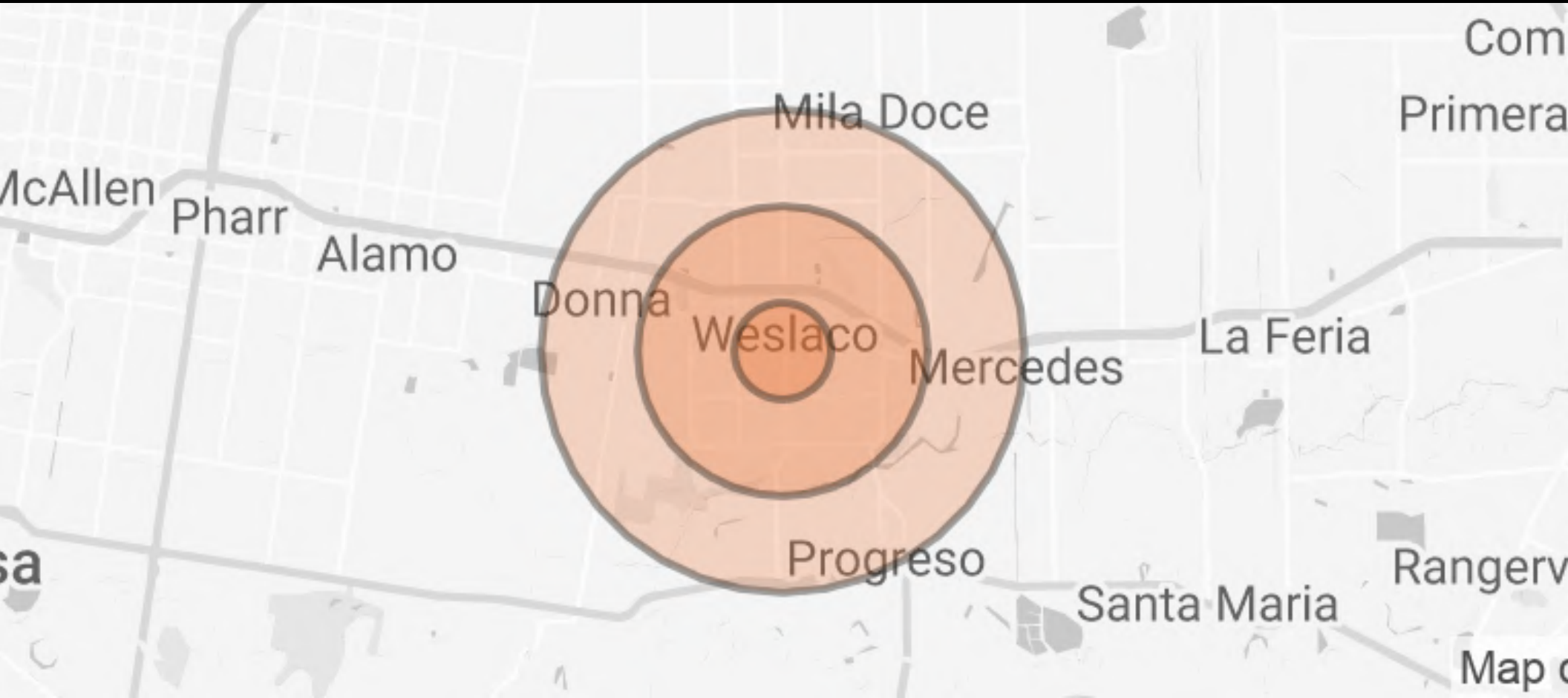
MARKET POSITIONING

614 S. Missouri is uniquely positioned to benefit from three key demand drivers:

- **Healthcare Growth** – Rising demand for medical and professional office space driven by DHR Health expansion
- **Downtown Activity** – Established business district with strong foot traffic along Business 83
- **Regional Workforce** – UTRGV and AgriLife presence fueling a growing professional base in Weslaco

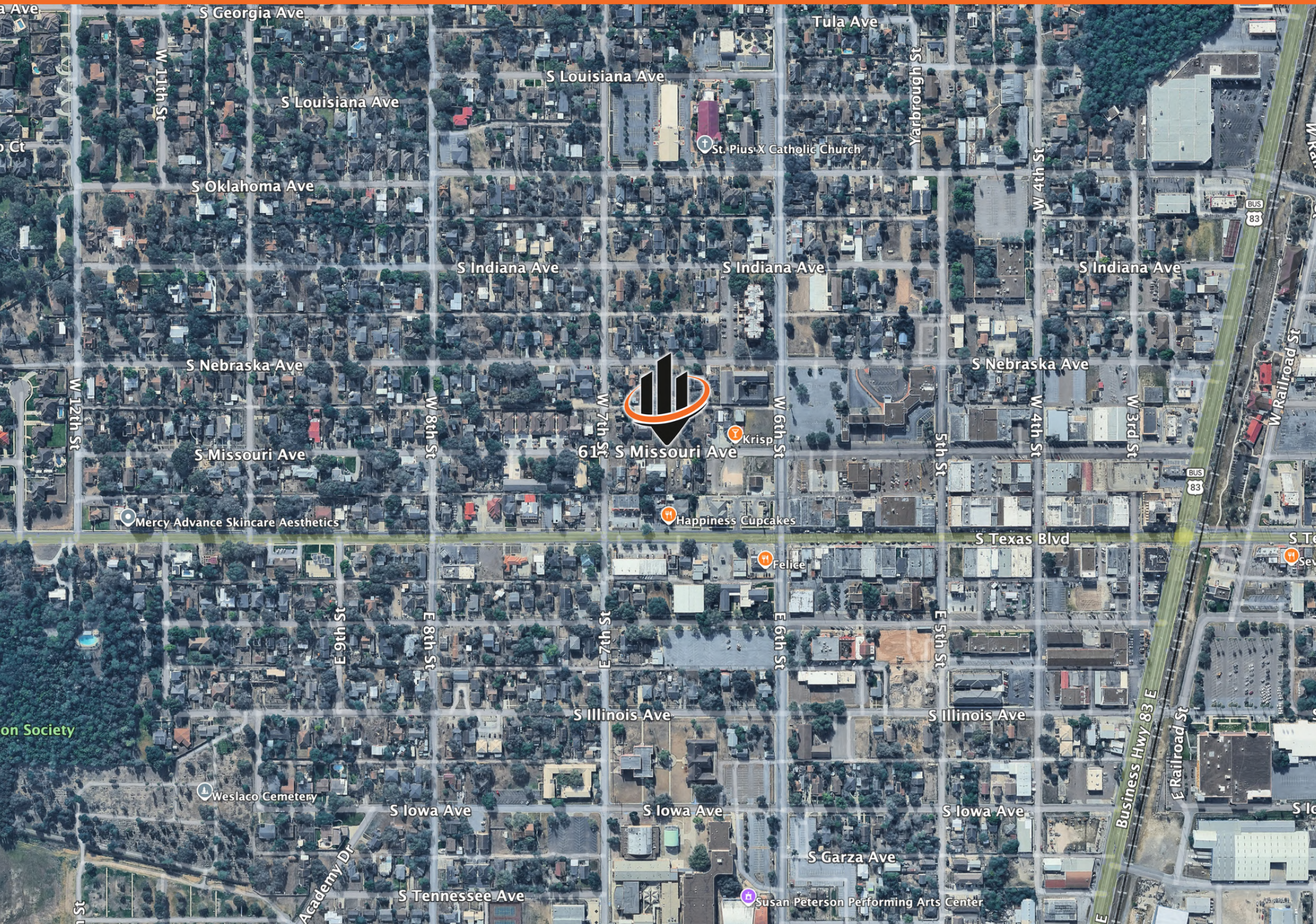
This makes 614 S. Missouri an **ideal opportunity for owner-users and investors** seeking long-term growth in the RGV.





POPULATION	1 MILE	3 MILE	5 MILE
 TOTAL POPULATION	11,344	53,914	97,519
 AVERAGE AGE	37	31	30
HOUSEHOLD & INCOME			
 TOTAL HOUSEHOLDS	3,974	16,807	29,030
 AVERAGE HH INCOME	\$62,409	\$67,949	\$63,016

Location Map



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Email

Phone

Buyer/Tenant/Seller/LandlordInitials

Date

CONFIDENTIALITY & DISCLAIMER STATEMENT

THIS OFFERING MEMORANDUM CONTAINS SELECT INFORMATION PERTAINING TO THE BUSINESS AND AFFAIRS OF . IT HAS BEEN PREPARED BY SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE. THIS OFFERING MEMORANDUM MAY NOT BE ALL-INCLUSIVE OR CONTAIN ALL OF THE INFORMATION A PROSPECTIVE PURCHASER MAY DESIRE. THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM IS CONFIDENTIAL AND FURNISHED SOLELY FOR REVIEW BY A PROSPECTIVE PURCHASER OF THE PROPERTY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE OR MADE AVAILABLE TO ANY OTHER PERSON WITHOUT THE WRITTEN CONSENT OF THE SELLER OR SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE. THE MATERIAL AND INFORMATION IN THE OFFERING MEMORANDUM IS UNVERIFIED. SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE HAS NOT MADE ANY INVESTIGATION AND MAKES NO WARRANTY OR REPRESENTATION, CONCERNING SQUARE FOOTAGE, INCOME AND EXPENSES, THE FUTURE FINANCIAL PERFORMANCE OF THE PROPERTY, FUTURE RENT, REAL ESTATE VALUE, MARKET CONDITIONS, THE CONDITION OR FINANCIAL PROSPECTS OF ANY TENANT, OR THE TENANTS' PLANS OR INTENTIONS TO CONTINUE TO OCCUPY SPACE AT THE PROPERTY. ALL PROSPECTIVE PURCHASERS SHOULD CONDUCT THEIR OWN THOROUGH DUE DILIGENCE INVESTIGATION OF EACH OF THESE AREAS WITH THE ASSISTANCE OF THEIR ACCOUNTING, CONSTRUCTION, AND LEGAL PROFESSIONALS, AND SEEK EXPERT OPINIONS REGARDING VOLATILE MARKET CONDITIONS GIVEN THE UNPREDICTABLE CHANGES RESULTING FROM ANY PANDEMIC SUCH AS THE COVID-19 PANDEMIC. THE INFORMATION IS BASED IN PART UPON INFORMATION SUPPLIED BY THE OWNER SELLER AND IN PART UPON FINANCIAL INFORMATION OBTAINED FROM SOURCES THE OWNER DEEMS RELIABLE. OWNER, NOR THEIR OFFICERS, EMPLOYEES, OR REAL ESTATE AGENTS MAKE ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS OFFERING MEMORANDUM, OR ANY OF ITS CONTENTS, AND NO LEGAL LIABILITY IS ASSUMED OR SHALL BE IMPLIED WITH RESPECT THERETO. PROSPECTIVE PURCHASERS SHOULD MAKE THEIR PROJECTIONS AND FORM THEIR OWN CONCLUSIONS WITHOUT RELIANCE UPON THE MATERIAL CONTAINED HEREIN AND CONDUCT THEIR DUE DILIGENCE. BY ACKNOWLEDGING YOUR RECEIPT OF THIS OFFERING MEMORANDUM FOR THE PROPERTY, YOU AGREE:

1. THE OFFERING MEMORANDUM AND ITS CONTENTS ARE CONFIDENTIAL;
2. YOU WILL HOLD IT AND TREAT IT IN THE STRICTEST OF CONFIDENCE
3. YOU WILL NOT, DIRECTLY OR INDIRECTLY, DISCLOSE OR PERMIT ANYONE ELSE TO DISCLOSE THIS OFFERING MEMORANDUM OR ITS CONTENTS IN ANY FASHION OR MANNER DETRIMENTAL TO THE INTEREST OF THE SELLER. HANNA SOLUTIONS IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM.

SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE SERVICES IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM. THE PRESENCE OF ANY CORPORATION'S LOGO OR NAME IS NOT INTENDED TO INDICATE OR IMPLY AFFILIATION WITH, OR SPONSORSHIP OR ENDORSEMENT BY, SAID BUSINESS OF SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE

OWNER AND SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PERSON OR ENTITY REVIEWING THIS OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL A WRITTEN AGREEMENT FOR THE PURCHASE AND SALE OF THE PROPERTY HAS BEEN FULLY EXECUTED AND DELIVERED.

IF YOU WISH NOT TO PURSUE NEGOTIATIONS LEADING TO THE ACQUISITION OF THE PROPERTY OR IN THE FUTURE YOU DISCONTINUE SUCH NEGOTIATIONS, THEN YOU AGREE TO PURGE ALL MATERIALS RELATING TO THIS PROPERTY INCLUDING THIS OFFERING MEMORANDUM.

A PROSPECTIVE PURCHASER'S SOLE AND EXCLUSIVE RIGHTS CONCERNING THIS PROSPECTIVE TRANSACTION, THE PROPERTY, OR INFORMATION PROVIDED HEREIN OR IN CONNECTION WITH THE SALE OF THE PROPERTY SHALL BE LIMITED TO THOSE EXPRESSLY PROVIDED IN AN EXECUTED PURCHASE AGREEMENT AND SHALL BE SUBJECT TO THE TERMS THEREOF. IN NO EVENT SHALL A PROSPECTIVE PURCHASER HAVE ANY OTHER CLAIMS AGAINST SELLER OR MATTHEWS REAL ESTATE INVESTMENT SERVICES OR ANY OF THEIR AFFILIATES OR ANY OF THEIR RESPECTIVE OFFICERS, DIRECTORS, SHAREHOLDERS, OWNERS, EMPLOYEES, OR AGENTS FOR ANY DAMAGES, LIABILITY, OR CAUSES OF ACTION RELATING TO THIS SOLICITATION PROCESS OR THE MARKETING OR SALE OF THE PROPERTY

THIS OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE STATE OF AFFAIRS OF THE PROPERTY SINCE THE DATE THIS OFFERING MEMORANDUM



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