

NEW RETAIL DEVELOPMENT

SHOPS AT N BRIDGE

SWC OF HWY 83 & BRIDGE AVE
WESLACO, TEXAS 78596



Developed by:



CAP

Corporate Asset Partners

MIKE GARANSUAY, DIRECTOR OF LEASING

512.773.9449 | mg@corporateassetpartners.com

CRAIG GARANSUAY, CEO

210.667.6466 | craig@corporateassetpartners.com

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PROPERTY HIGHLIGHTS

Shops at N Bridge is statically located on I-2 in the heart of Weslaco's Promotional Retail District providing superior ingress and egress for essential retail.

PAD SITES

PAD E & F: TEXAS ROADHOUSE
PAD G: FREDDY'S FROZEN CUSTARD & STEAKBURGERS
PAD H: AVAILABLE HARD CORNER 1.35 ACRES

RETAIL BUILDINGS

BUILDING A: 100% LEASED
BUILDING B: 100% LEASED
BUILDING C: 100% LEASED
BUILDING D: ±11,100 SF AVAILABLE (DIVISIBLE)

RENTAL RATE/NNN/AVAILABILITY

UPON REQUEST

TRAFFIC COUNTS

US Hwy 83: 113,198 VPD | Texas Blvd: 25,574 VPD (TXDOT 2019)

AREA RETAILERS

ACADEMY, CINEMARK, H-E-B, HOME DEPOT, JCPENNEY, LONGHORN STEAKHOUSE, LOWE'S, OFFICE DEPOT, OLIVE GARDEN, ROSS, TJ MAXX, WALMART SUPERCENTER, AND MANY MORE

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2021 Total Population	11,307	58,076	114,997
2021 Households	3,330	17,244	32,232
2021 Daytime Population	14,714	63,278	113,546
2021 Average Household Income	\$42,809	\$56,618	\$51,604

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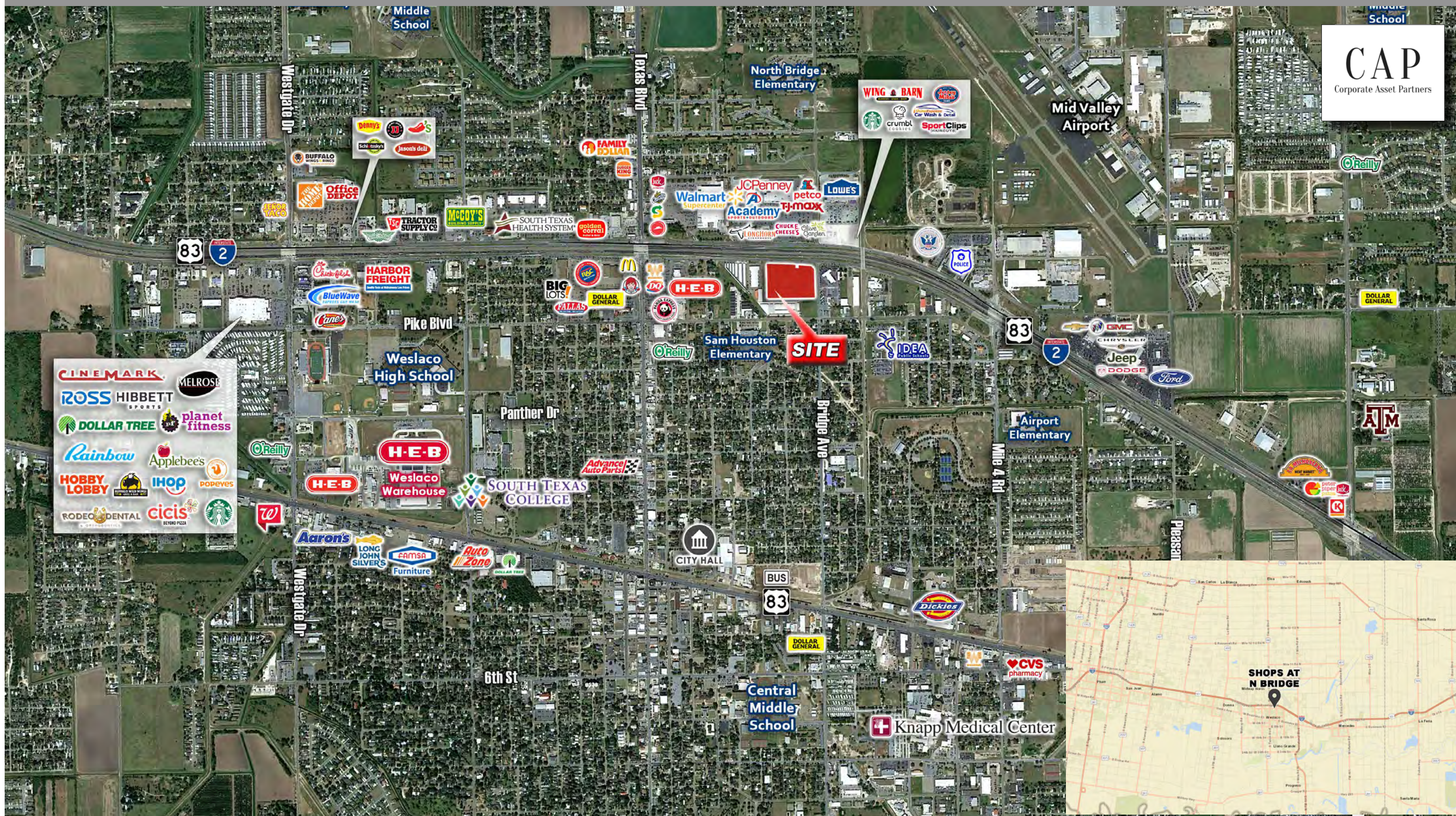
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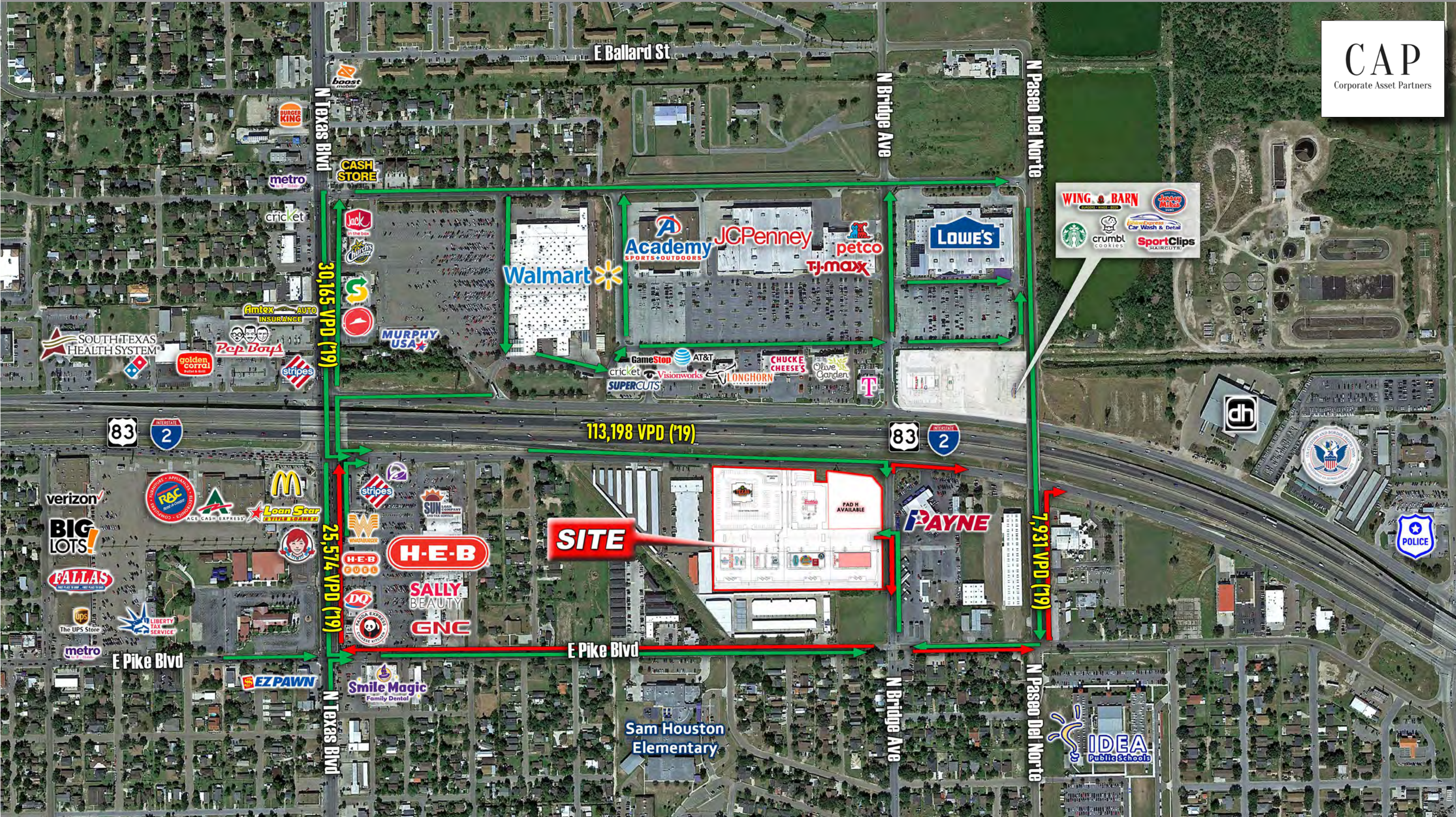
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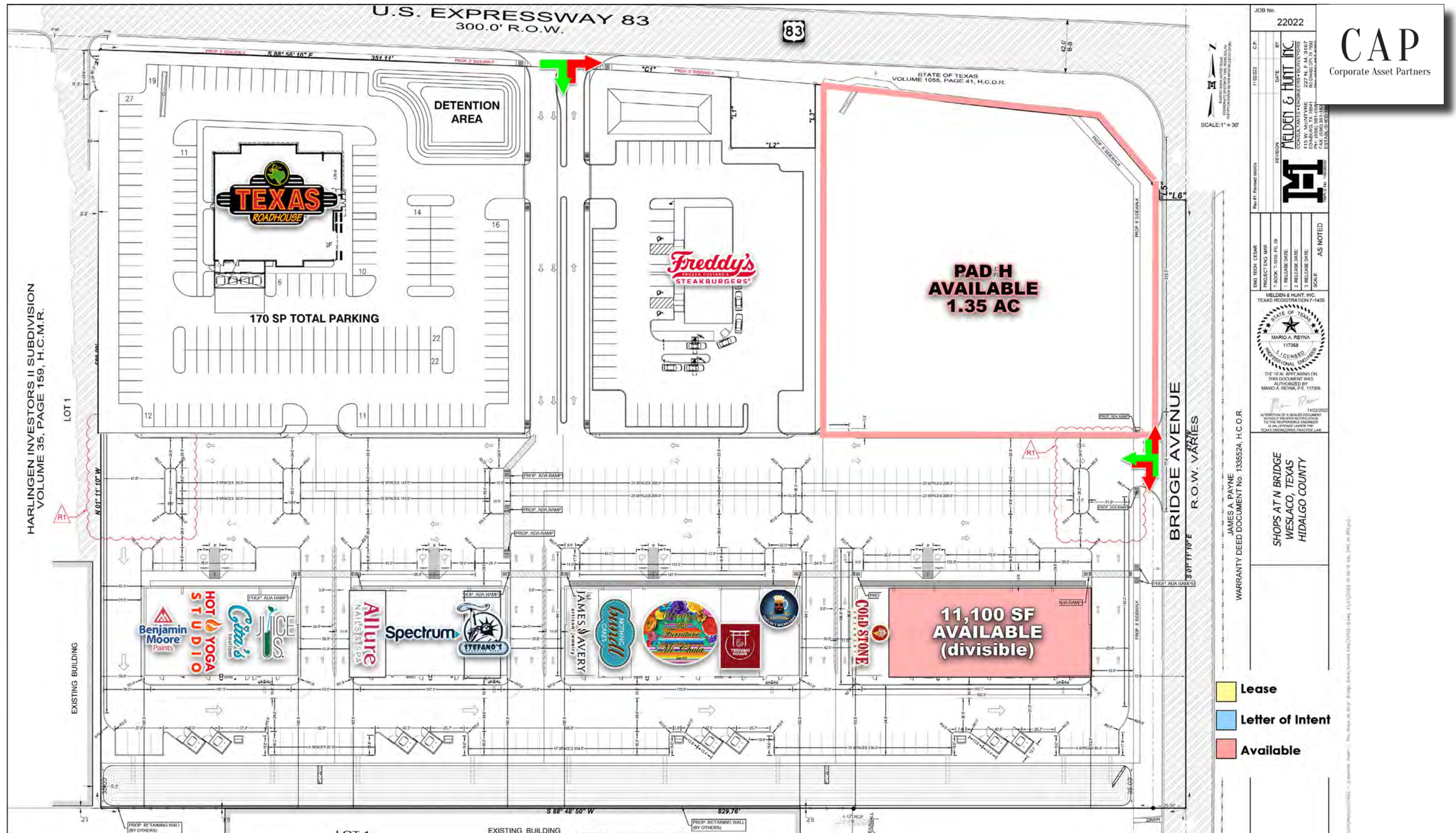
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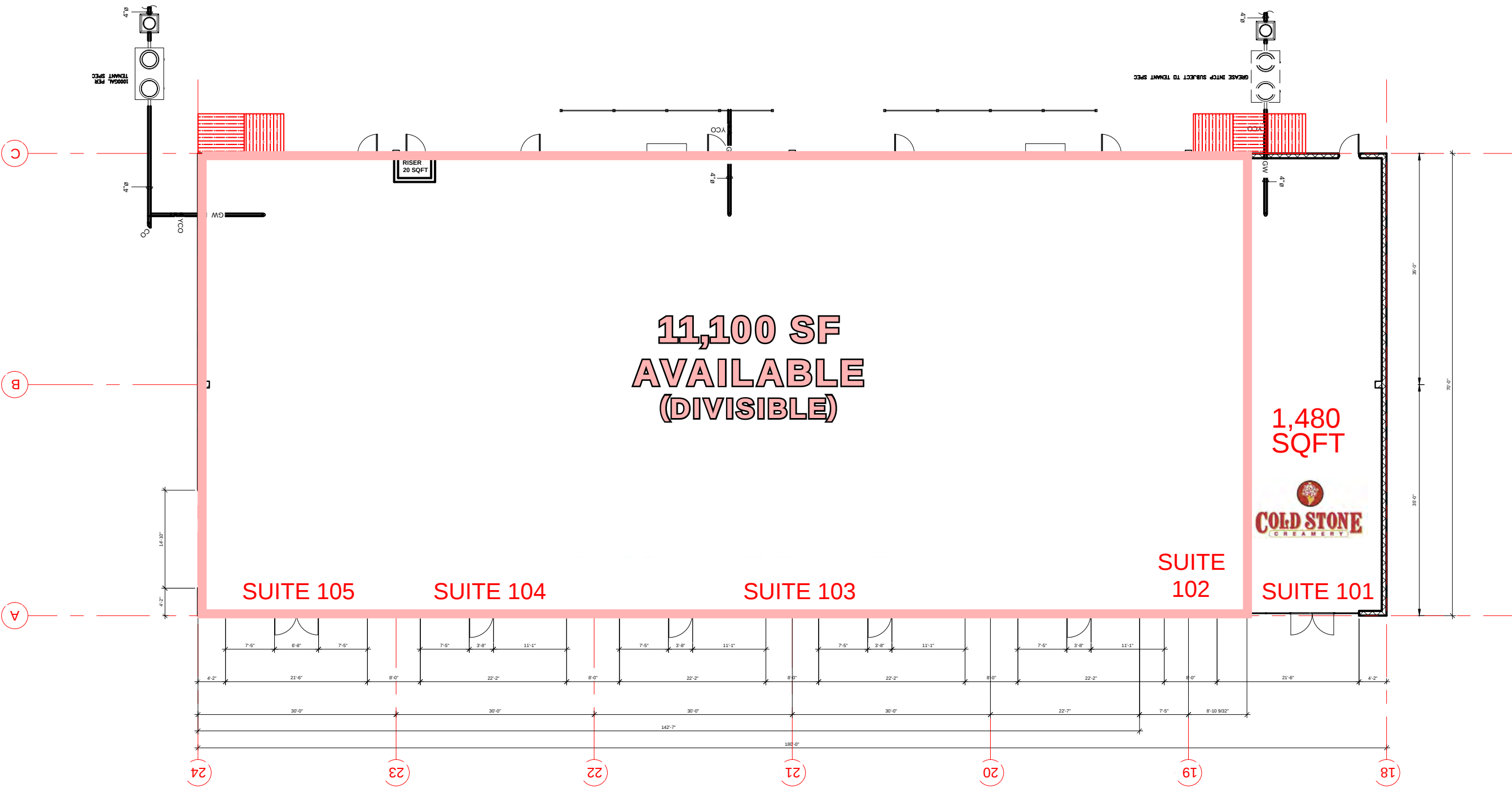
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BUILDING A



BUILDING C



BUILDING B



BUILDING D



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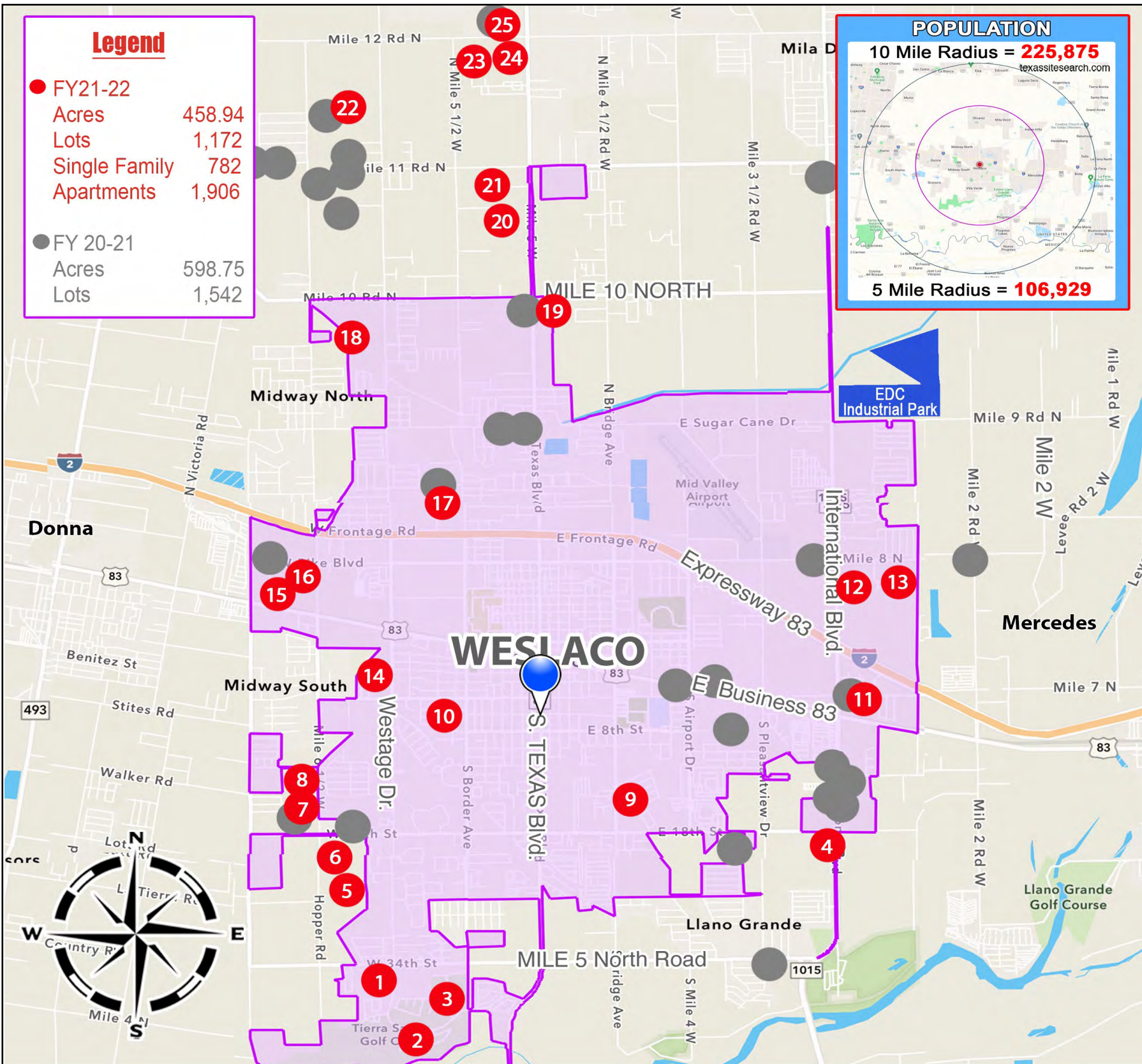


City Permits for Homes & Apartments in WESLACO Fiscal Year 2021 to 2022

Residential Properties

- | | |
|---|--|
| 1. 8 Lots / 4.52 Acres | 8. 54 Lots / 23.05 Acres (216 apartments) |
| 2. 31 Lots / 9.98 Acres | 9. 1 Lot / 6.67 Acres (50 apartments) |
| 3. 53 Lots / 10.01 Acres | 10. 16 Lots / 6.83 Acres (64 apartments) |
| 4. 55 Lots / 20.29 Acres | 11. 31 Lots / 12.83 Acres (124 apartments) |
| 5. 132 Lots / 27.65 Acres | 12. 44 Lots / 18.48 Acres (176 apartments) |
| 6. 202 Lots / 40 Acres | 13. 70 Lots / 29.29 Acres (280 apartments) |
| 7. 68 Lots / 14.19 Acres | 14. 3 Lots / 15.09 Acres (256 townhomes) |
| 15. 65 Lots / 20 Acres (260 apartments) | 22. 17 Lots / 13.90 Acres |
| 16. 105 Lots / 36.09 Acres (420 apartments) | 23. 32 Lots / 21.23 Acres |
| 17. 1 Lot / 6.81 Acres (60 apartments) | 24. 40 Lots / 24.82 Acres |
| 18. 52 Lots / 31.06 Acres | 25. 2 Lots / 5 Acres |
| 19. 6 Lots / 4.46 Acres | |
| 20. 30 Lots / 20 Acres | |
| 21. 54 Lots / 36.69 Acres | |
- Updated: Nov. 1, 2022

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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.

11-03-2025



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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

Corporate Asset Partners, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9007627

License No.

craig@corporateassetpartners.com

Email

210.667.6466

Phone

Craig Joseph Garansuay

Designated Broker of Firm

471665

License No.

craig@corporateassetpartners.com

Email

210.667.6466

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Michael Fertitta

Sales Agent/Associate's Name

612317

License No.

michael@corporateassetpartners.com

Email

409.791.6453

Phone

Buyer/Tenant/Seller/Landlord Initials

Date