



NORTHTOWN PLAZA

NWC W EXPY 83 & TEXAS BLVD
310 West Expressway 83, Weslaco, TX 78599



OFFERING MEMORANDUM

CONFIDENTIALITY & DISCLAIMER

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

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BUILDING OVERVIEW

PROPERTY ADDRESS	310 West Expressway 83, Weslaco TX 78599
LOCATION	NWC W Expy 83 & Texas Blvd
COUNTY	Hidalgo
PROPERTY TYPE	Multi-Tenant Retail Center
LEASE TYPE	Gross
Number of Buildings	2
Number of Suites	7
LOT SIZE	1.57 AC
ZONING	B-2 (Secondary & Highway District)
YEAR BUILT	2004
CURRENT OCCUPANCY	50%



DEMOGRAPHIC SNAPSHOT (3 MILES)



69,647
2024 POPULATION
3 MILE RADIUS



\$77,762
2024 AVERAGE INCOME
3 MILE RADIUS



36,055
2024 DAYTIME POPULATION
3 MILE RADIUS



99,950 VPD
US HWY 83



PRICE
SOLD



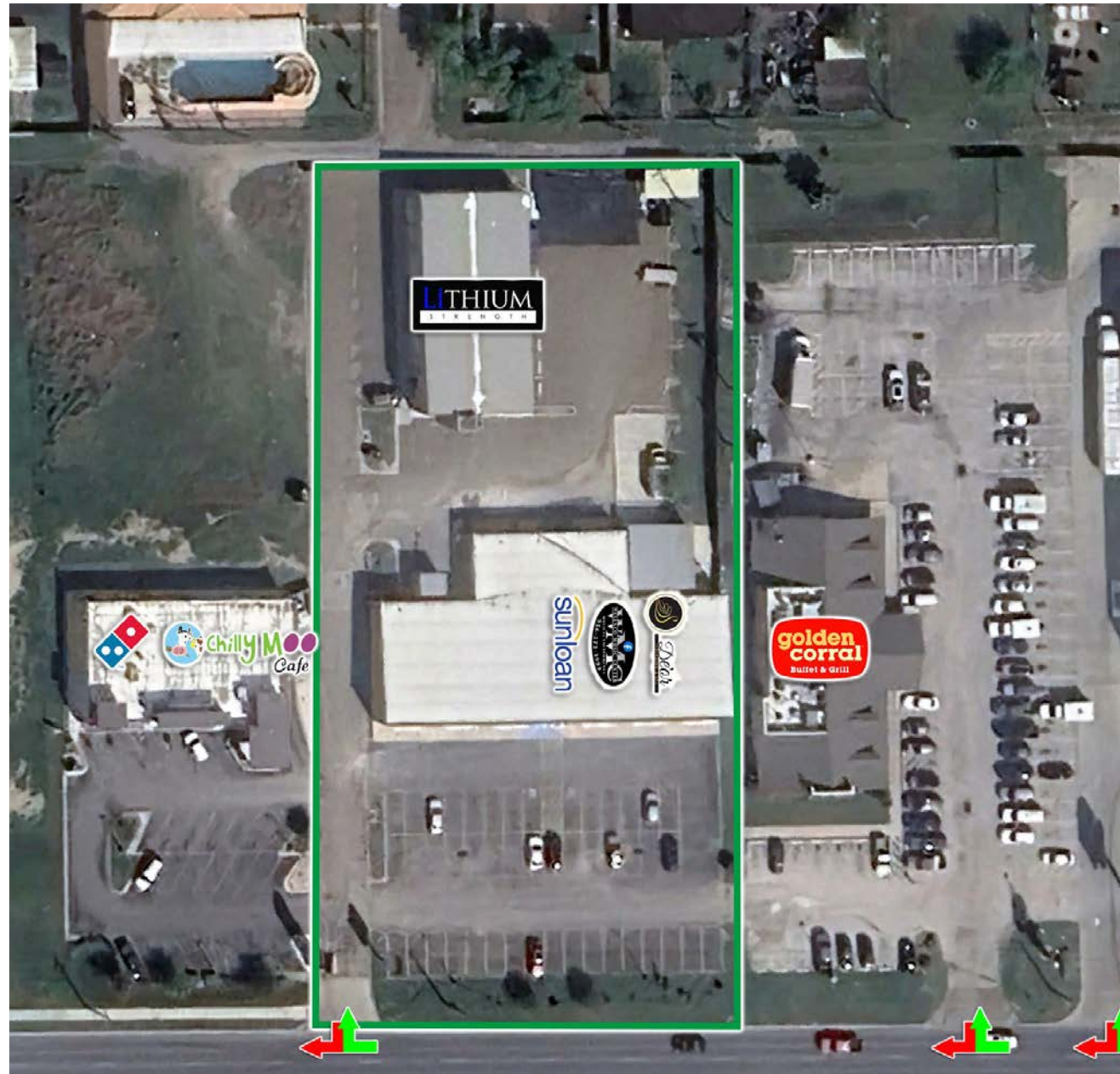
GLA
16,080 SF

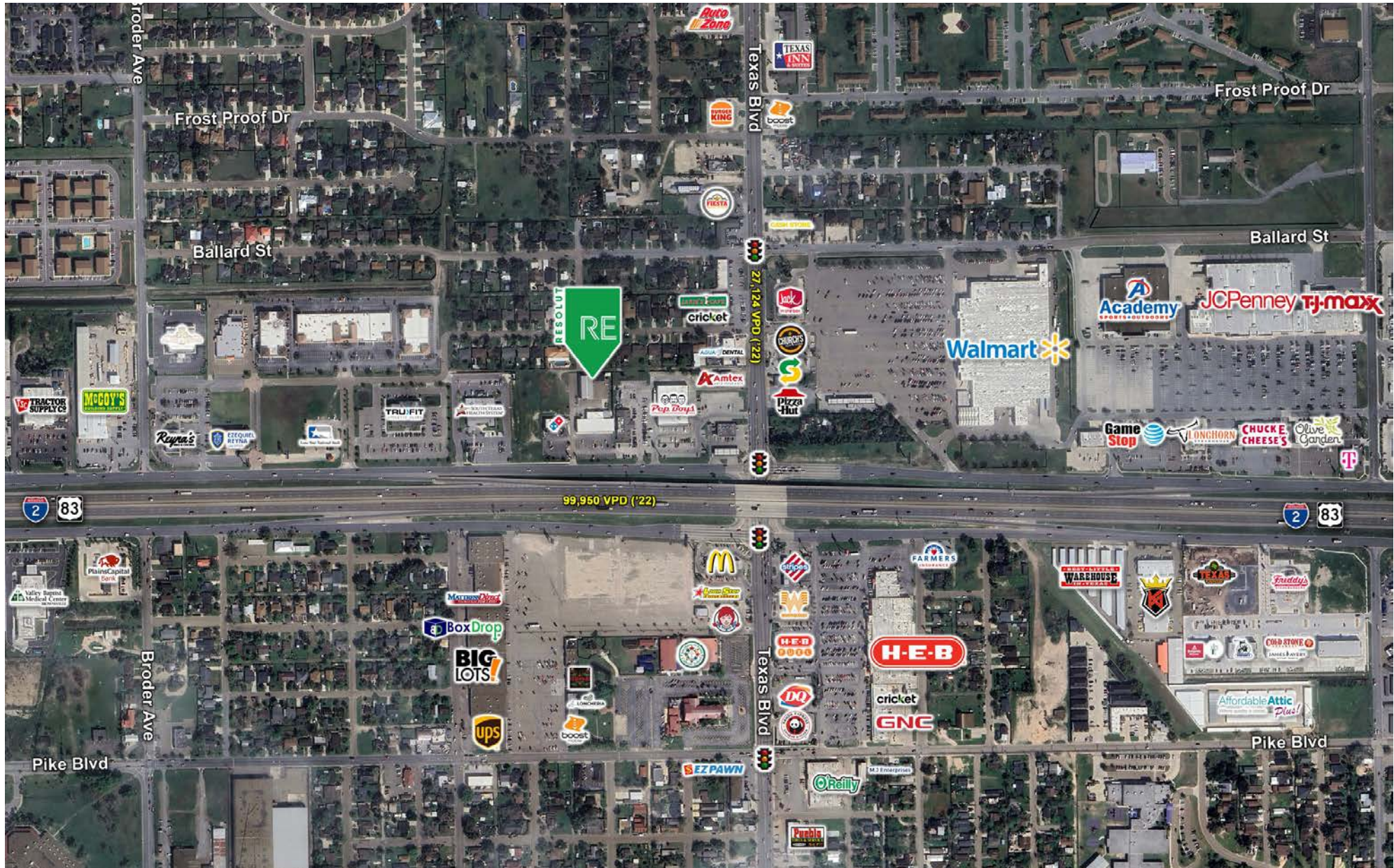
RESOLUT RE is pleased to present NORTHTOWN PLAZA, a multi-tenant retail center situated on Expressway 83 in the city of Weslaco, which is part of the McAllen metro area, the fourth-largest metro in Texas. The property consists of two buildings occupying a total of 1.57 acres - a 5,000 square foot gym located at the rear of the property and a 13,080 square foot, six-suite building situated on the frontage of Expressway 83 - a prime location in a highly coveted retail corridor.

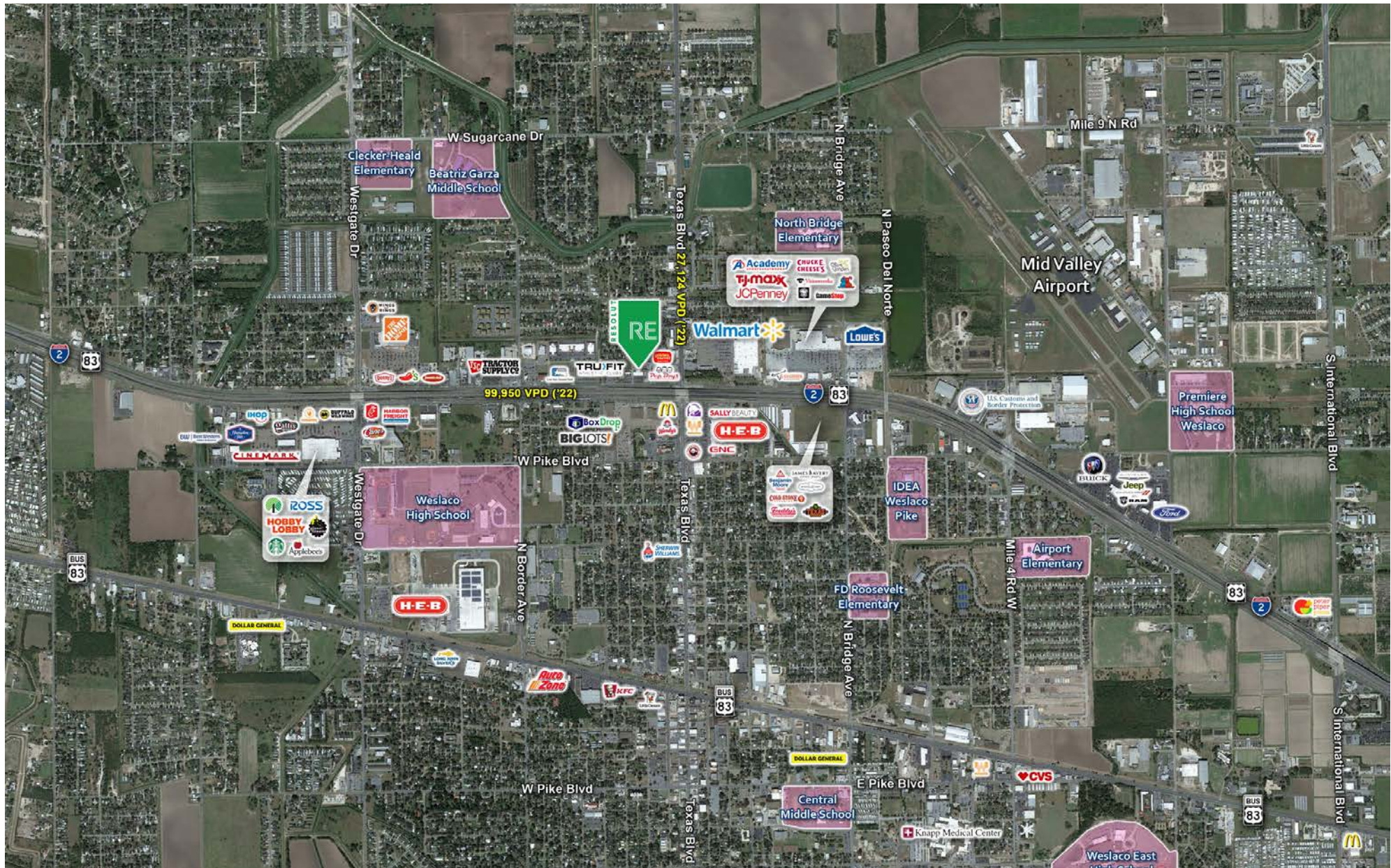
Currently, the property is occupied by four tenants on gross leases with no options, providing upside and flexibility including the rear 5,000 square foot cross fit gym on a month-to-month lease. The 3 vacancies are actively being marketed for lease. The property presents enormous opportunity for investors to reposition the asset and while still generating income - this can include restructuring leases, increasing rents to market rate, attracting new tenants, and making improvements to the property. An investor can aim for both short-term returns and short-term value growth.

Economic Development Corporation of Weslaco | Façade Renovation and Improvements Grant

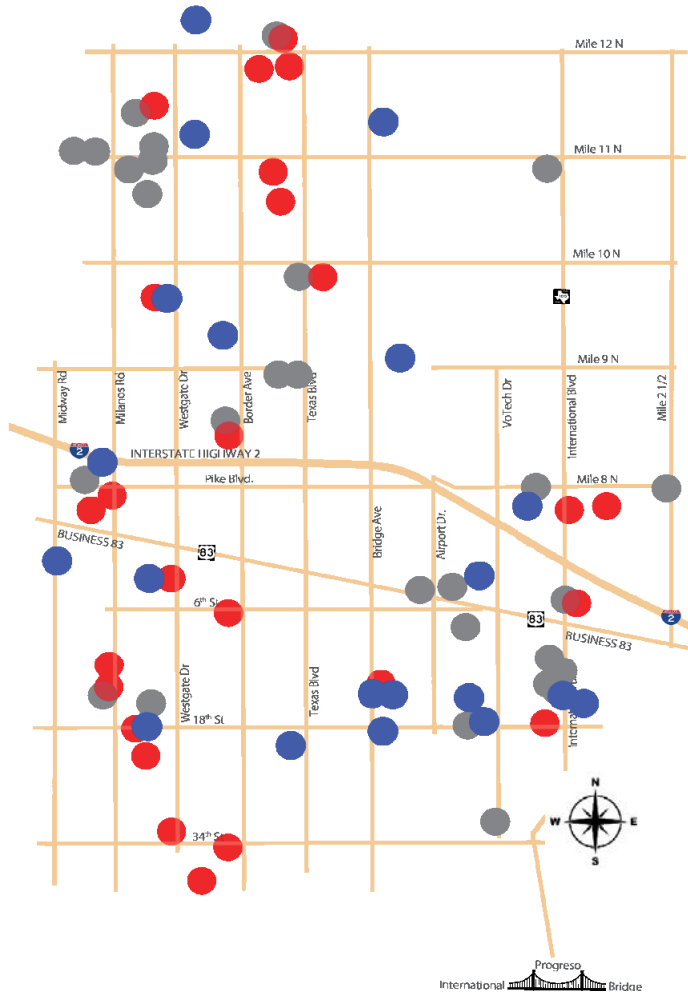
"The purpose of the Façade Renovation and Improvements Policy is to beautify Weslaco's retail and commercial operations by encouraging the restoration and improvements of commercial property through financial incentives."







area
RESIDENTIAL DEVELOPMENTS



The image represents annual permits received by the City of Weslaco showing consistent & sustainable growth.

FY 2022-2023 ●

Acres	331.28
Lots	870
Single Family	514
Apartments	1,515

FY 2021-2022 ●

Acres	458.94
Lots	1,172
Single Family	782
Apartments	1,906

FY 2020-2021 ●

Acres	598.75
Lots	1,542
Single Family	1,038
Apartments	964

6,719

Residential Permits Issued

3 Year Total for Single & Multi Family

1. 11 Lots / 17.15 Acres / Single Family
2. 19 Lots / 12.90 Acres / Single Family
3. 7 Lots / 20 Acres / Single Family
4. 157 Lots / 33.97 Acres / Single Family
5. 95 Lots / 53.13 Acres / Single Family
6. 18 Lots / 2.35 Acres / Townhomes
7. 80 Lots / 42.18 Acres / 320 Apartments
8. 19 Lots / 6.76 Acres / 76 Apartments
9. 80 Lots / 27.5 Acres / 320 Apartments
10. 56 Lots / 20.30 Acres / 224 Apartments
11. 12 Lots / 10.48 Acres / Single Family
12. 102 Lots / 22.88 Acres / Single Family
13. 8 Lots / 12.16 Acres / Single Family
14. 4 Lots / 4 Acres / Single Family
15. 58 Lots / 22.76 Acres / 232 Apartments
16. 63 Lots / 22.76 Acres / 252 Apartments
17. 18 Lots / 24.45 Acres / Single Family
18. 58 Lots / 19.45 Acres / Single Family
19. 2 Lots / 1.30 Acres / Single Family
20. 3 Lots / 3.44 Acres / Single Family



BRAD WEIGEL
COMMERCIAL ADVISOR

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Brad Weigel is a leasing and investment sales specialist covering retail and flex properties throughout Central and South Texas ('The Valley'), with a primary focus on shopping and strip centers.

Previous to joining up with RESOLUT RE, he completed his commercial real estate certification at Cornell University and honed his skills over at Marcus & Millichap in the Austin and San Antonio offices, where he advised and represented clients in the sale of retail and flex properties throughout the region. Brad is an advocate of building and sustaining good relationships, while providing a high level of advisory and intel that drives his clients' success.

Born and raised in Wisconsin, Brad went off to study and work in New York City and Los Angeles, and is proud to have made Austin home since 2013. He's a passionate sports fan and is active in sand volleyball, mountain biking, and traveling to Japan with his family.

Brad is also a member of the International Council of Shopping Centers (ICSC).

FOR MORE INFORMATION PLEASE VISIT:

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Patricia Rodriguez has been with RESOLUT RE since 2015 working for the South Texas, El Paso, West Texas, and San Antonio offices. Her participation with different regions of Texas has given her the advantage of gaining extensive knowledge of market research and analysis, leasing/listing activities and great customer service.

As a Commercial Advisor, Patricia's primary focus is on Landlord representation, retail sales and leasing. She also has a financial background, having worked 8 years as a bank manager.

Patricia has a BS in Accounting and is also 100% bilingual in English and Spanish, which is an integral part of servicing her national and international clients.

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