

AIRPORT BUSINESS CENTER

1525 E. SIXTH STREET, WESLACO, TX 78596



OFFICE BUILDING FOR LEASE

For More Information:

RANDY SUMMERS, CCIM, CPM

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

Lease Rate: \$15.00 - 15.50 SF/yr
(NNN)

Available SF: 1,600 - 3,200 SF

Lot Size: 0 Acres

Building Size: 9,600

PROPERTY OVERVIEW

This Professional Office Building is located at the corner of Airport Drive and Sixth Street. Suite A-2 is a 1600 SF shell to be built to your specifications. Landlord will provide \$15.00 psf Tenant Finish Allowance. Suite C is a 3200 sf end with drive-thru and is finished out as a pharmacy. This center is located across from Knapp Medical Center Hospital and CVS Pharmacy. Weslaco is the center of the Rio Grande Valley and is an energetic and fast-growing community. This is an excellent facility and within the medical/physician community.

AVAILABLE SPACES

| SPACE | LEASE RATE | SIZE (SF) |
|-----------|---------------|-----------|
| Suite A-2 | \$15.00 SF/yr | 1,600 SF |
| Suite C | \$15.50 SF/yr | 3,200 SF |

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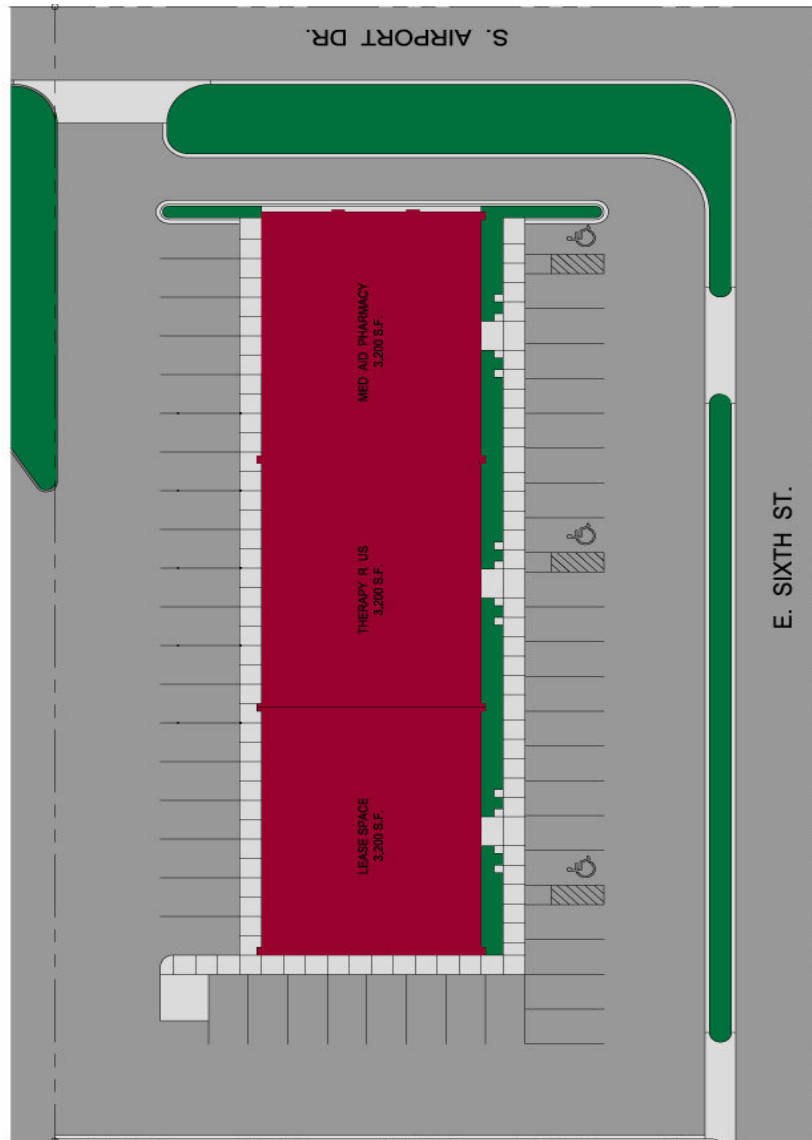
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Site Plan

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WESLACO, TEXAS



AIRPORT MEDICAL CENTER

DAVIS
EQUITY REALTY
OFFICE • RETAIL • INDUSTRIAL
2290 W. Pike #100
Weslaco, TX 78596
www.davisequity.com
Tel. 956-969-8648

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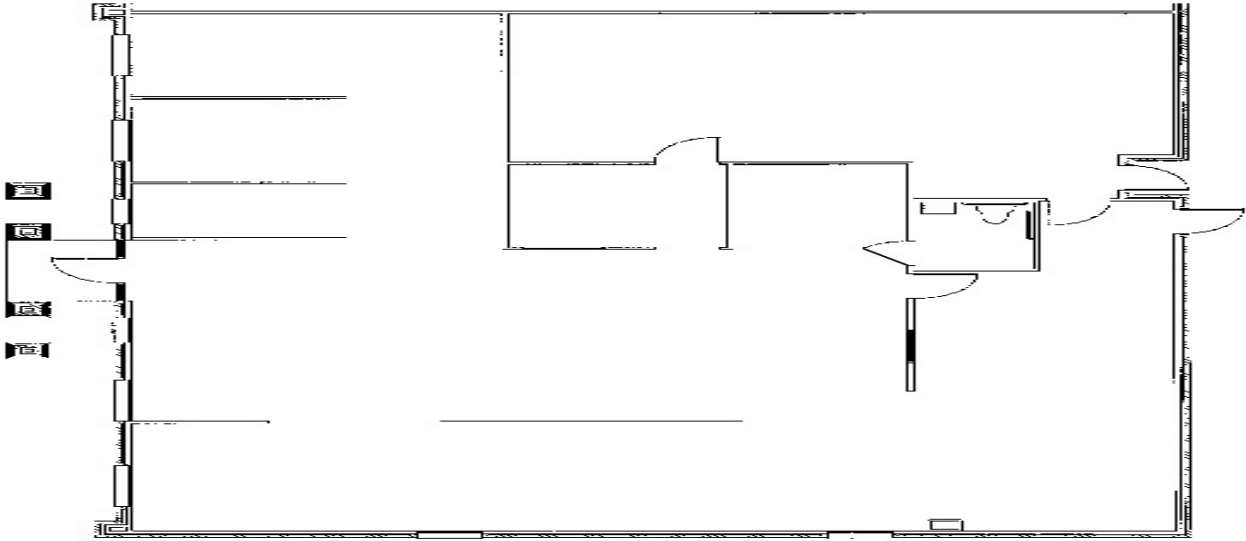
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Lease Space C 3200 SF

AIRPORT MEDICAL - FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|-------------------------|
| Lease Type: | NNN | Lease Term: | 60 months |
| Total Space: | 1,600 - 3,200 SF | Lease Rate: | \$15.00 - \$15.50 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|-----------|------------|---------------|-------------|
| Suite A-2 | Available | 1,600 SF | NNN | \$15.00 SF/yr | - |
| Suite B | - | 3,200 SF | NNN | \$15.00 SF/yr | - |
| Suite C | Available | 3,200 SF | NNN | \$15.50 SF/yr | - |

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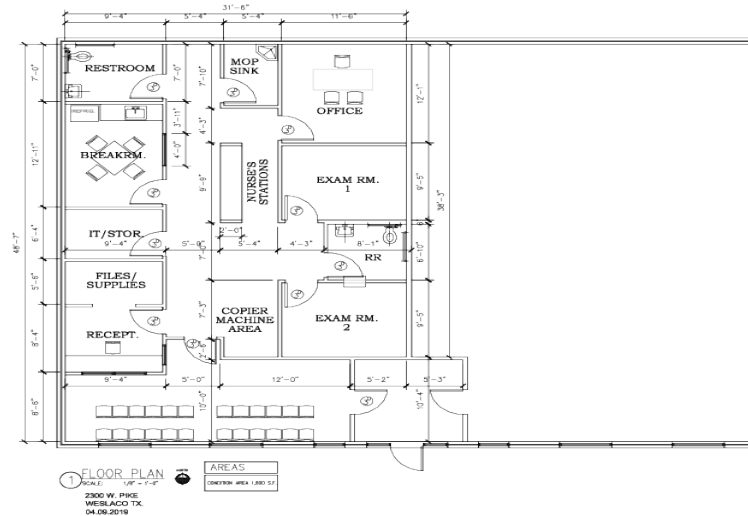
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Lease Space Suite A-2 1600 SF



LEASE INFORMATION

| | |
|--------------|------------------|
| Lease Type: | NNN |
| Total Space: | 1,600 - 3,200 SF |

| | |
|-------------|-------------------------|
| Lease Term: | Minimum 3 years |
| Lease Rate: | \$15.00 - \$15.50 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|-----------|------------|---------------|-------------|
| Suite A-2 | Available | 1,600 SF | NNN | \$15.00 SF/yr | - |
| Suite B | - | 3,200 SF | NNN | \$15.00 SF/yr | - |
| Suite C | Available | 3,200 SF | NNN | \$15.50 SF/yr | - |

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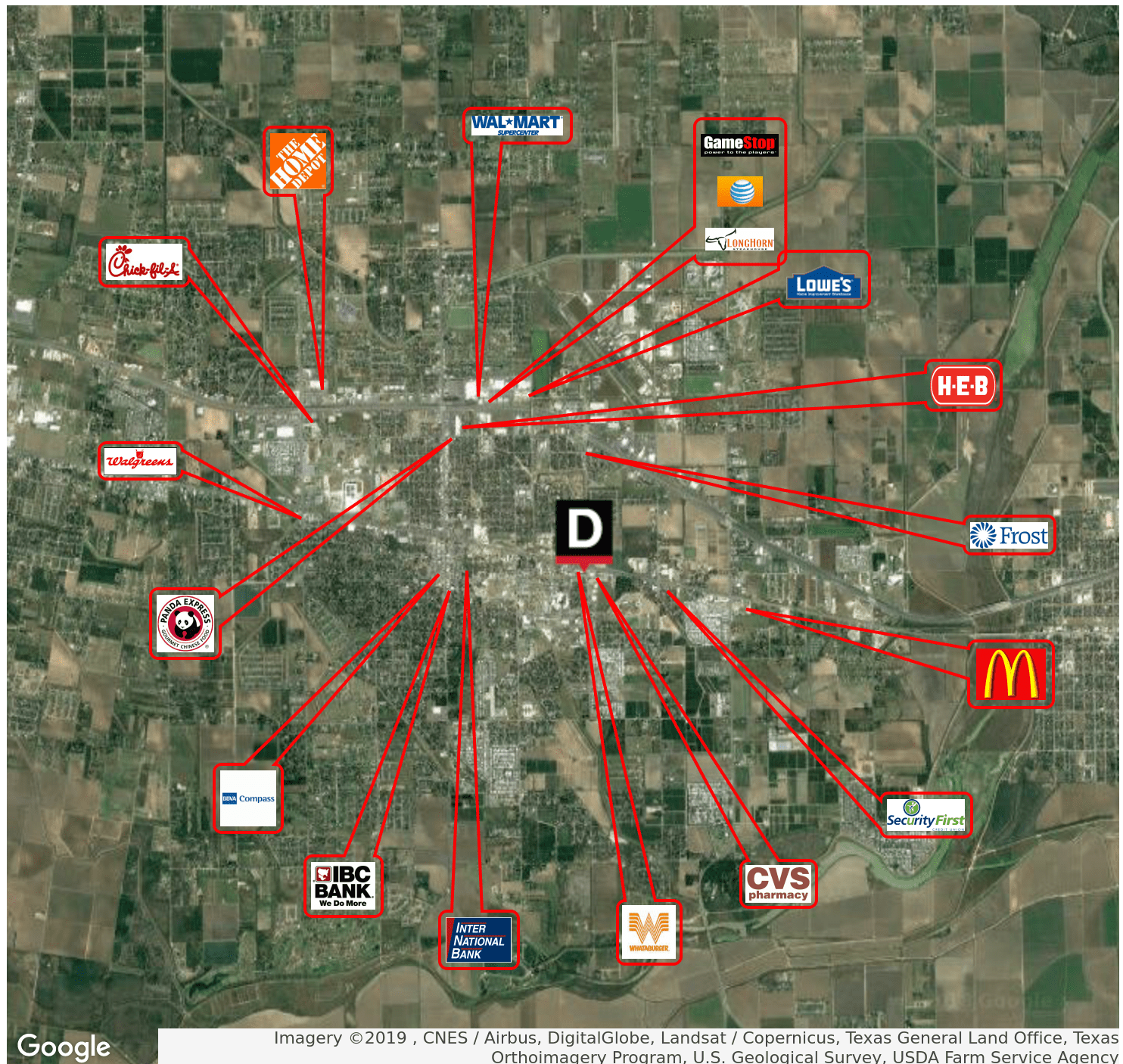
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Retailer Map



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Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|----------|
| Total population | 7,378 | 45,872 | 81,482 |
| Median age | 42.9 | 34.8 | 31.0 |
| Median age (Male) | 43.9 | 34.3 | 30.5 |
| Median age (Female) | 42.4 | 34.7 | 31.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 2,489 | 14,291 | 23,674 |
| # of persons per HH | 3.0 | 3.2 | 3.4 |
| Average HH income | \$40,730 | \$43,731 | \$40,981 |
| Average house value | \$57,828 | \$57,864 | \$61,627 |

** Demographic data derived from 2010 US Census*

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Information About Brokerage Services

Texas law requires all real estate licensees 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 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 coincidental 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.

Davis Equity Realty

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Dale L Davis

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Sales Agent/Associate's Name

License No.

0216551

License No.

License No.

License No.

Email

daled@davisequity.com

Email

Email

Email

(956)969-8648

Phone

(956)969-8648

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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Company Disclosure Statement

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This information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Davis Equity Realty and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

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Property Summary



PROPERTY DESCRIPTION

This Professional Office Building is located at the corner of Airport Drive and Sixth Street. Available for lease are two separate suites. Suite A-2 is a 1,600 sq.ft. shell ready to be finished-out to your specifications. Landlord will provide a \$15.00 psf Tenant Finish Allowance. Suite C is a 3200 Sf unit which was formerly a pharmacy and is still configured in that manner. This center is located across from Knapp Medical Center Hospital to the South and directly across the street to the East is CVS Pharmacy. This is an excellent location. Weslaco is the center of the Rio Grande Valley and is an energetic and fast-growing community. This is an excellent facility within the medical and physician community.

PROPERTY HIGHLIGHTS

- Excellent Location
- Excellent facility within the medical/business community
- Near CVS
- Across from Knapp Medical Center

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