



# SOUTH POINT PLAZA

Shopping Center

1311 W EXPRESSWAY 83  
WESLACO, TX 78596



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# Tenant Map | 1311 W. EXPRWY 83 Weslaco, TX 78596



## Key Legend



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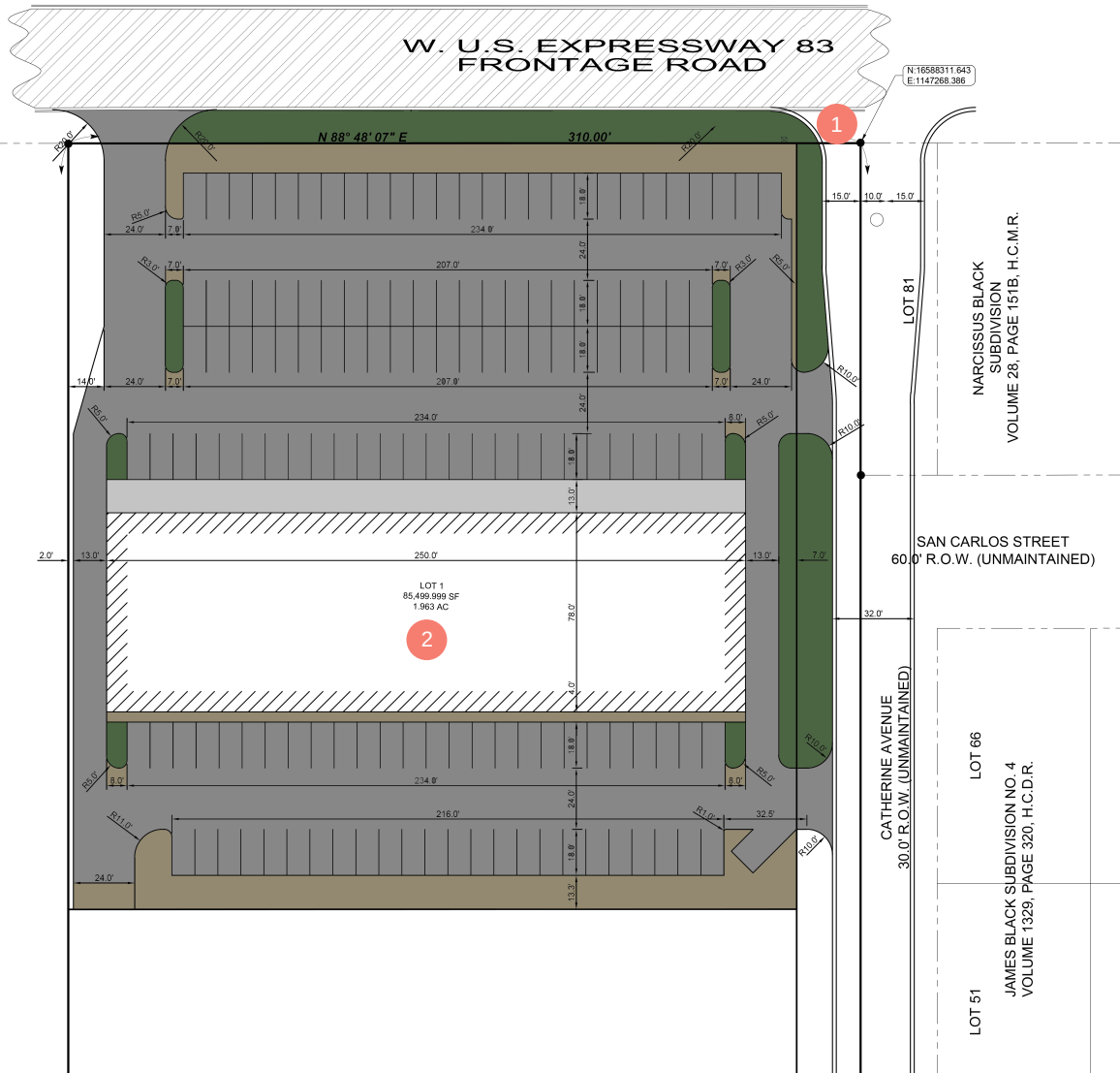


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① (Site) 85,500 Sq. Ft.

② 20,000 Sq. Ft.

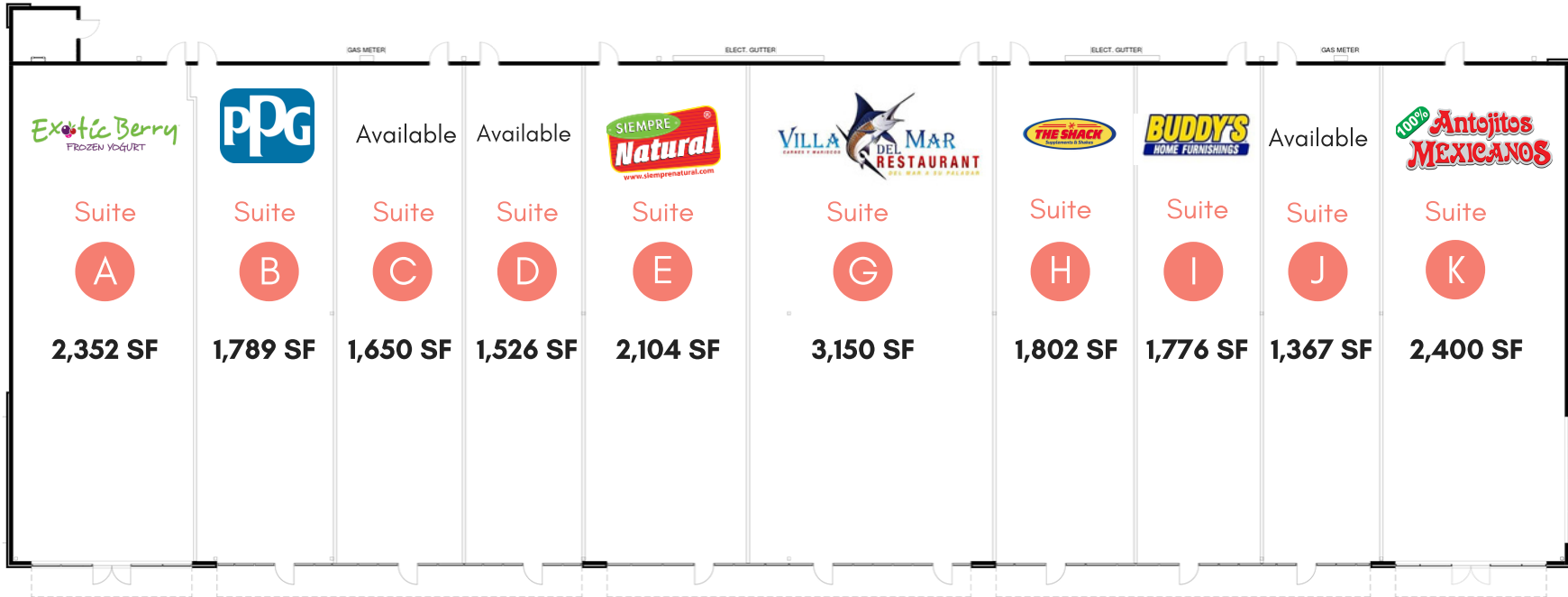
Total Approx. Construction:

85,500 Sq. Ft.

Parking Provided:

149 Spaces

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## TERMS

	Description
Asking rent	\$21 + NNN inline; \$24 -28 + NNN end cap
NNN	\$4.80/ SF
Delivery Condition	Grey Shell
Tenant Improvement	\$20.00/ SF
Minimum Term	5 Years



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	12,392	60,242	110,070
Avg. HH Income	\$47,662	\$53,976	\$46,564

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## PROJECTED HIGHLIGHTS

- + Seeking high-quality restaurants and retail users
- + Ground up development with nice finishes and design.
- + Outstanding exposure with high visibility from W. Expressway 83
- + New Catherine Road to be constructed along with the project.
- + Expected Delivery summer 2019.



## LOCATION HIGHLIGHTS

- + Located along Expressway 83
- + Retailer in the area include: Ross, McCoy's, Home Depot.
- + Restaurants in the area include: Chick-Fil-A, Denny's, Chili's, Buffalo Wild Wings, Starbucks, Wing Stop.

## TOP RETAILERS IN THE AREA

