

NEW RETAIL DEVELOPMENT

SHOPS AT N BRIDGE

SWC OF HWY 83 & BRIDGE AVE
WESLACO, TEXAS 78596



Developed by:



MICHAEL FERTITTA, PRINCIPAL | 409.791.6453 | michael@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: 100% LEASED

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

Developed by:



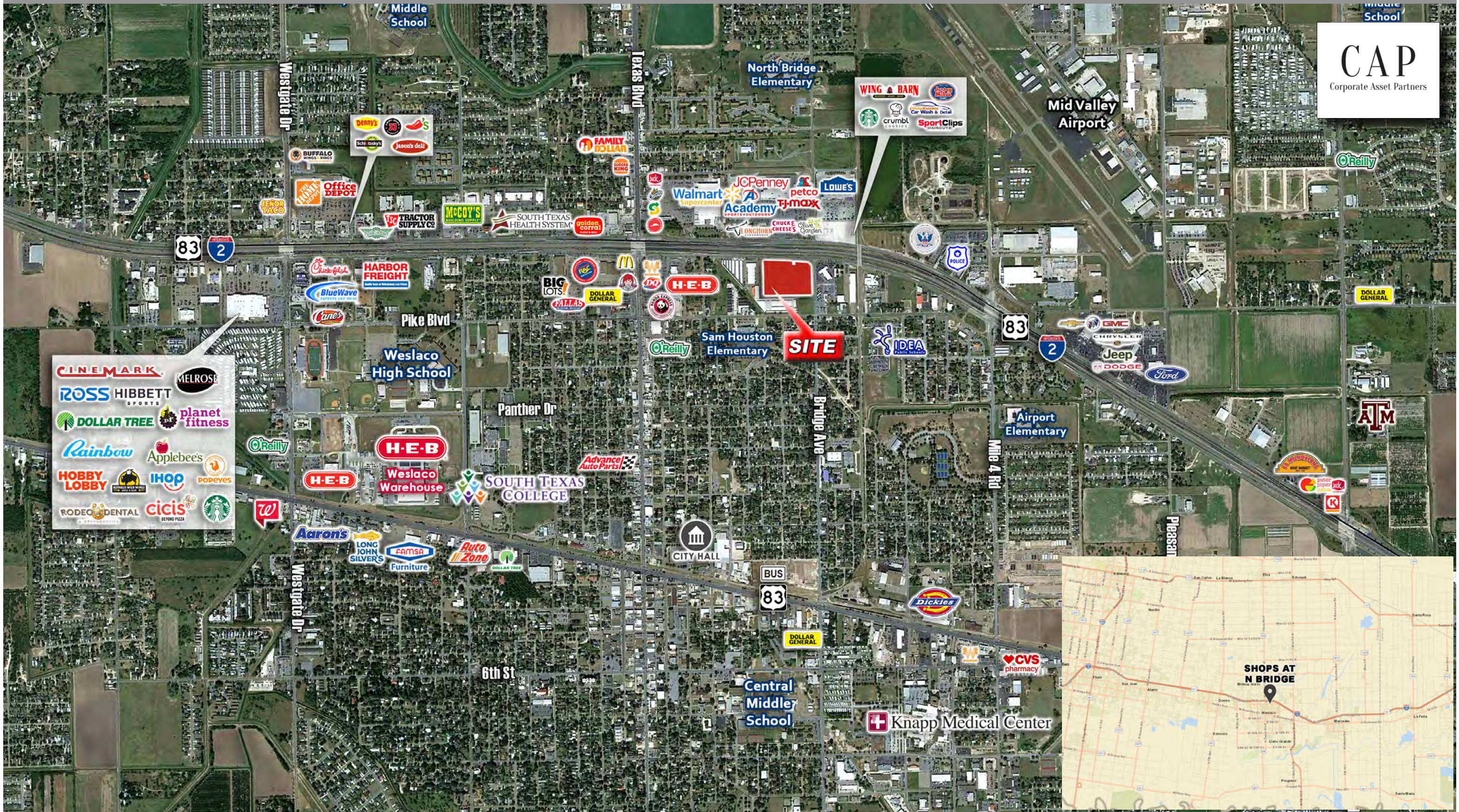
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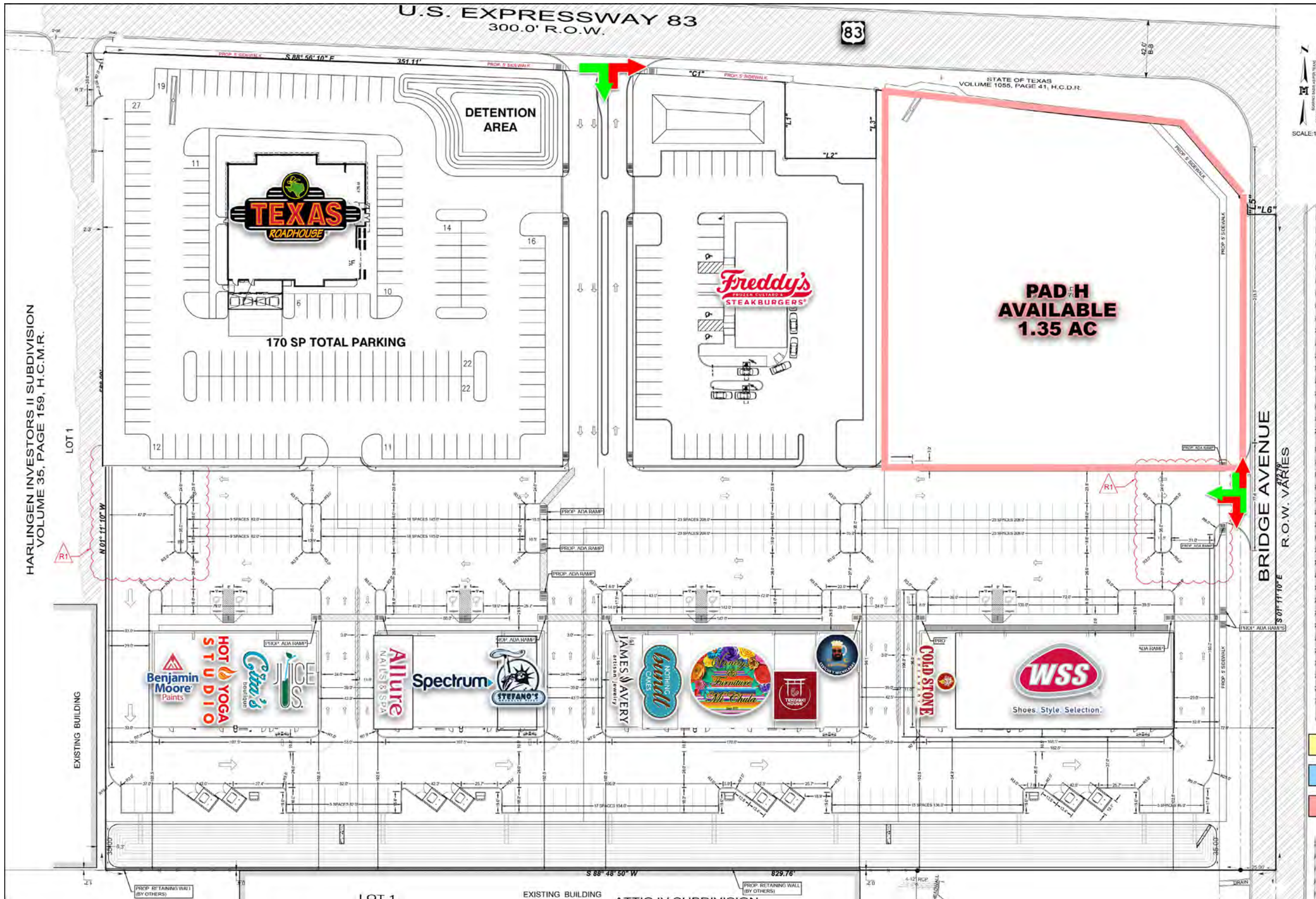
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CINEMARK **MELROSE**
ROSS HIBBETT **SPORTS**
DOLLAR TREE **planet fitness**
Rainbow **Applebee's**
HOBBY LOBBY **IHOP** **POPEYES**
RODEO DENTAL **cicis** **STARBUCKS**





JOB No. 22022

REVISION
DATE BY
MELDEN & HUNT INC.
CONSULTANTS ENGINEERS & SURVEYORS
EDWALL, TX 78041
PH: (850) 384-0044
WWW.MELDENANDHUNT.COM

SCALE: 1" = 30'

STATE OF TEXAS
VOLUME 1055, PAGE 41, H.C.D.R.

BRIDGE AVENUE
R.O.W. VARIES

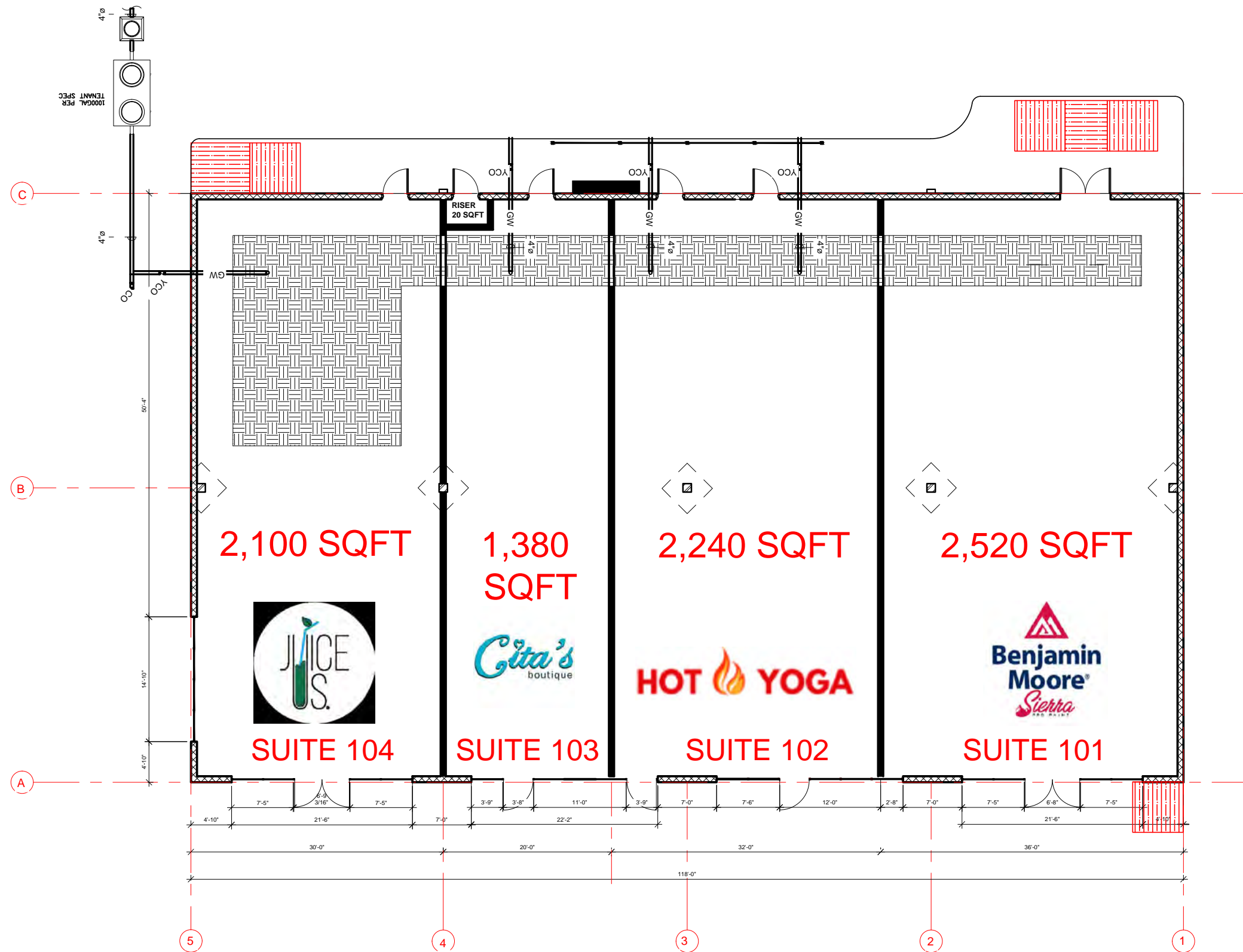
WARRANTY DEED DOCUMENT NO. 1335524, H.C.O.R.

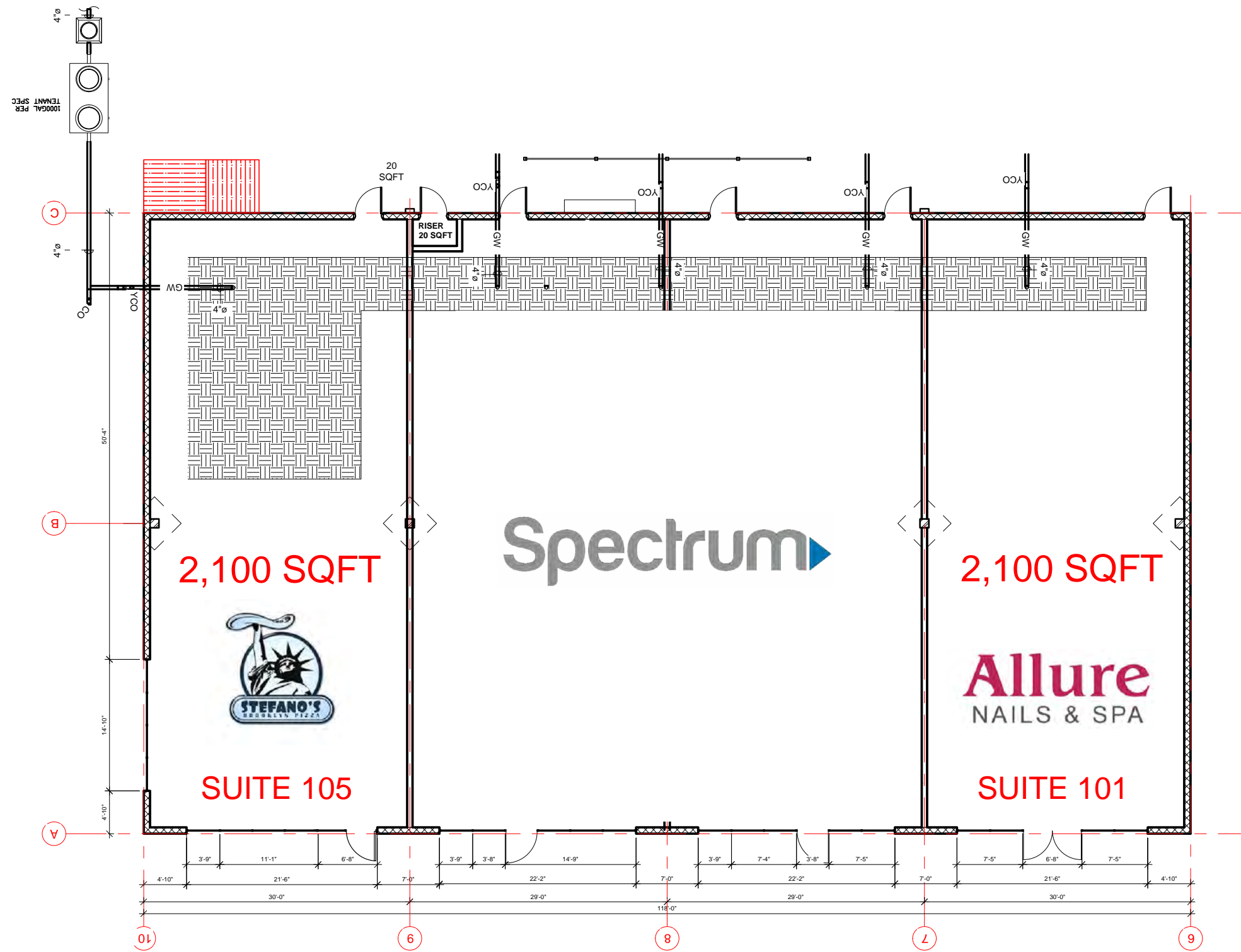
SHOPS AT N BRIDGE
WESLACO, TEXAS
HIDALGO COUNTY

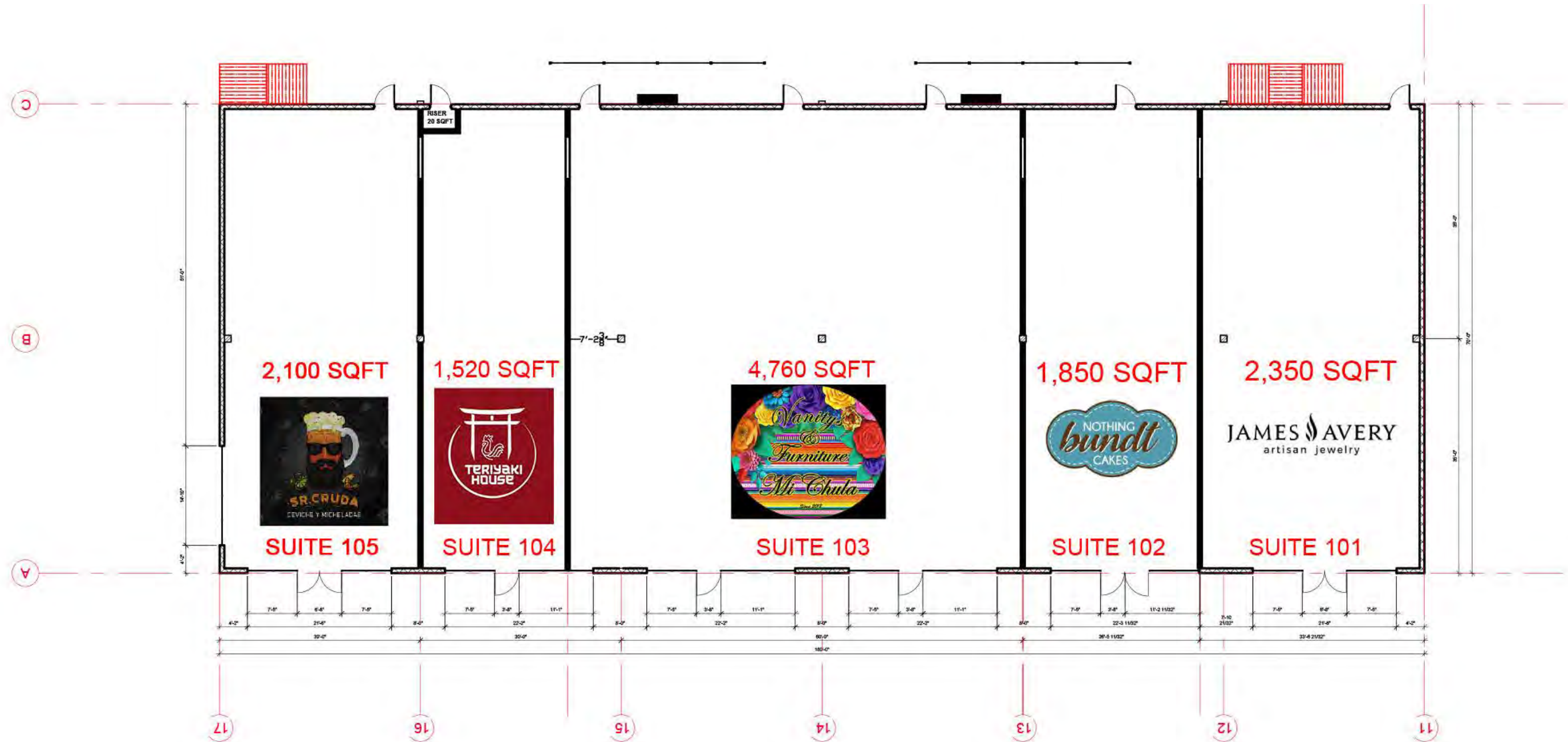
Legend:
 Lease
 Letter of Intent
 Available

HARLINGEN INVESTORS II SUBDIVISION
VOLUME 35, PAGE 159, H.C.M.R.

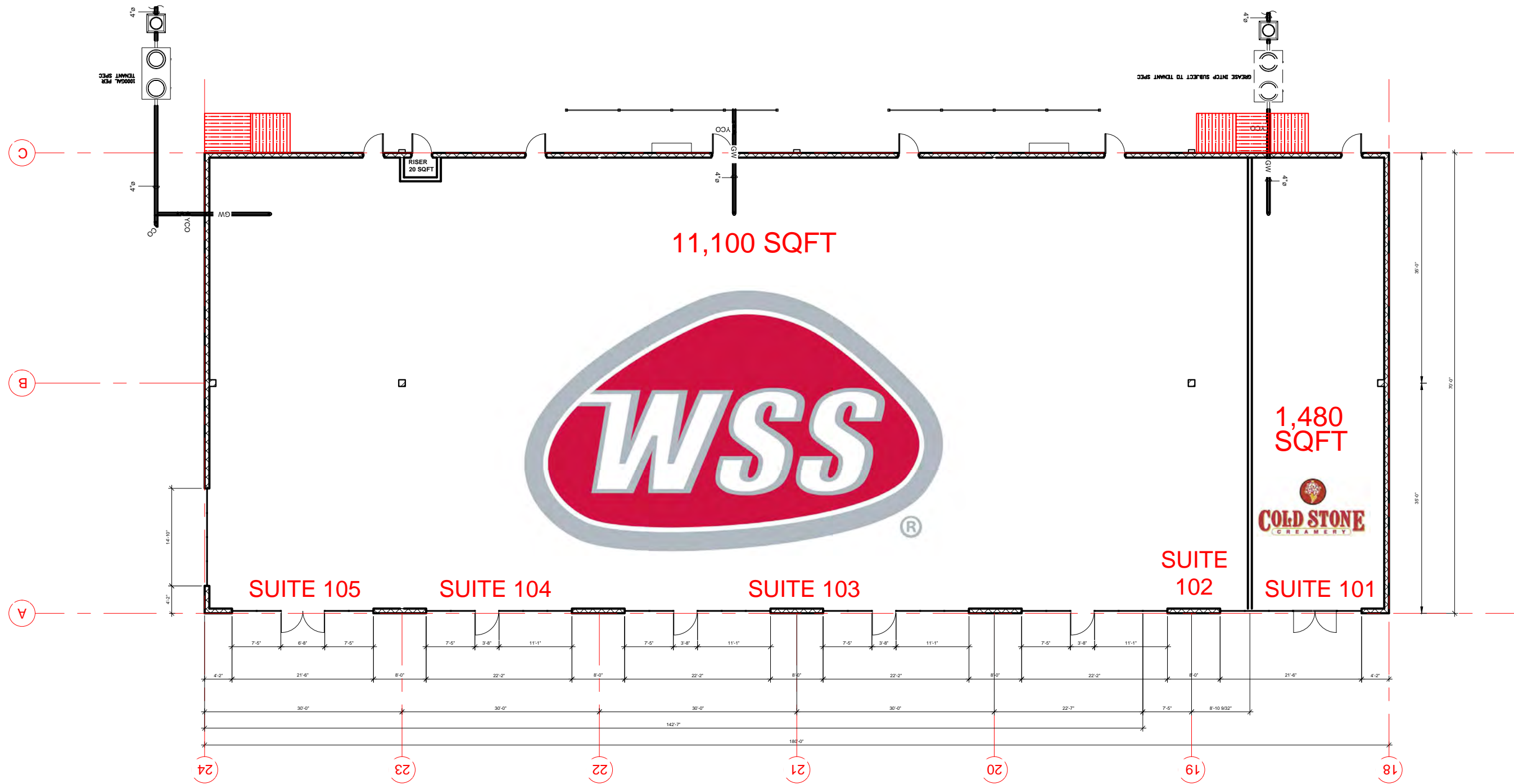
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3 702
1/16" = 1'-0"



4 736
1/16" = 1'-0"

BUILDING A



BUILDING C



BUILDING B



BUILDING D



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CAP
Corporate Asset Partners



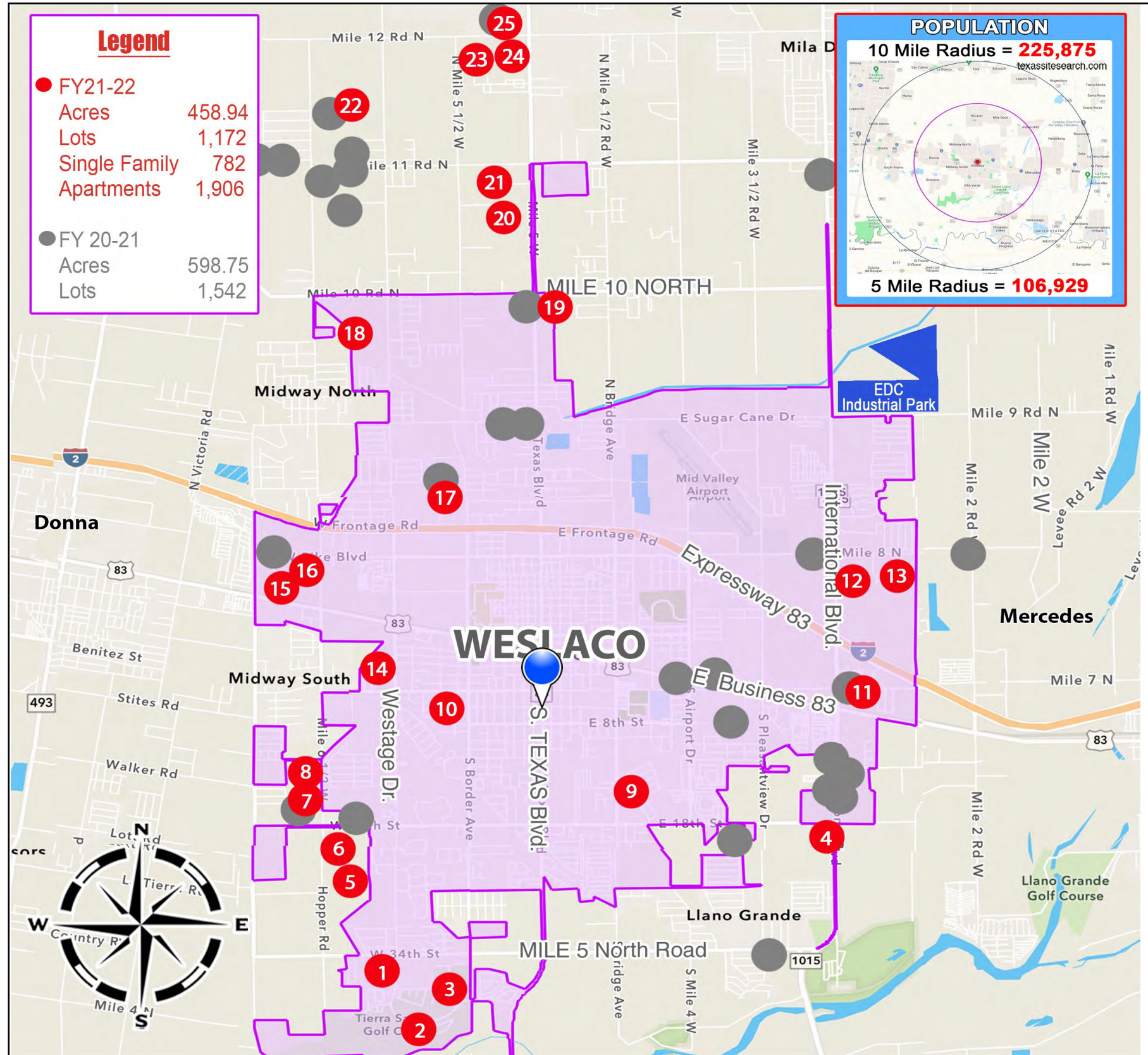


City Permits for Homes & Apartments in
WESLACO
Fiscal Year 2021 to 2022

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





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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Corporate Asset Partners, LLC	9007627	craig@corporateassetpartners.com	210.667.6466
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Joseph Garansuay	471665	craig@corporateassetpartners.com	210.667.6466
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Fertitta	612317	michael@corporateassetpartners.com	409.791.6453
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date