

SP2

SOUTH POINT PLAZA 2



1121 W. INTERSTATE HIGHWAY 2 WESLACO, TX 78596

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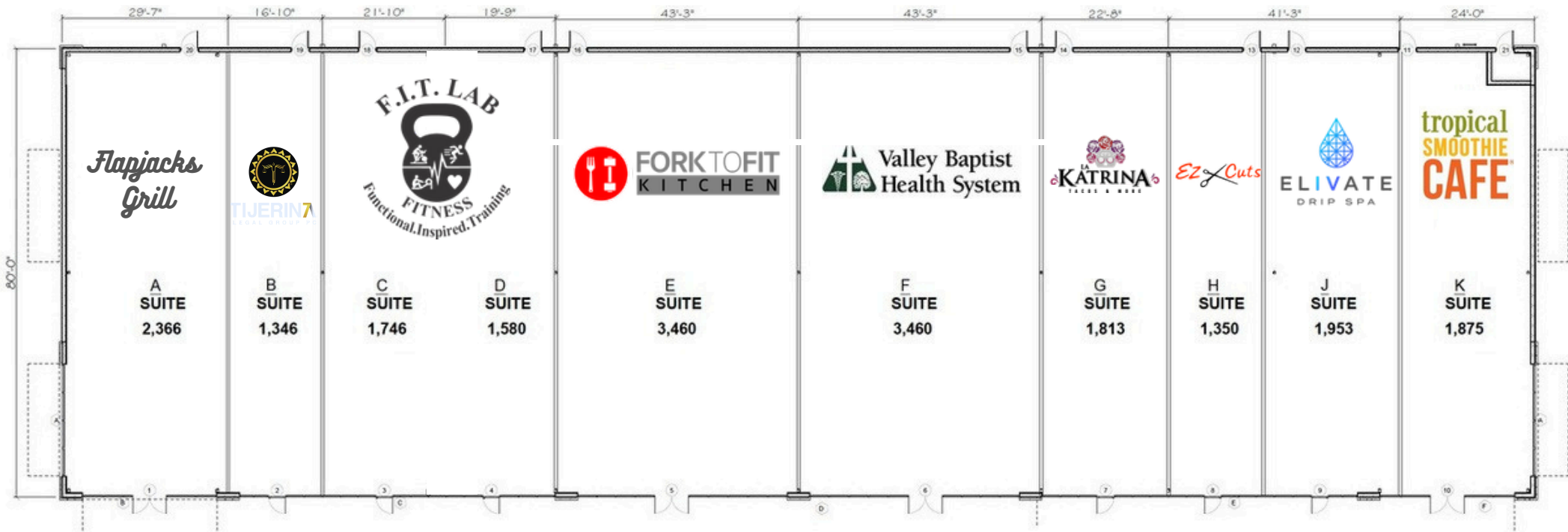
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South Point Plaza 2

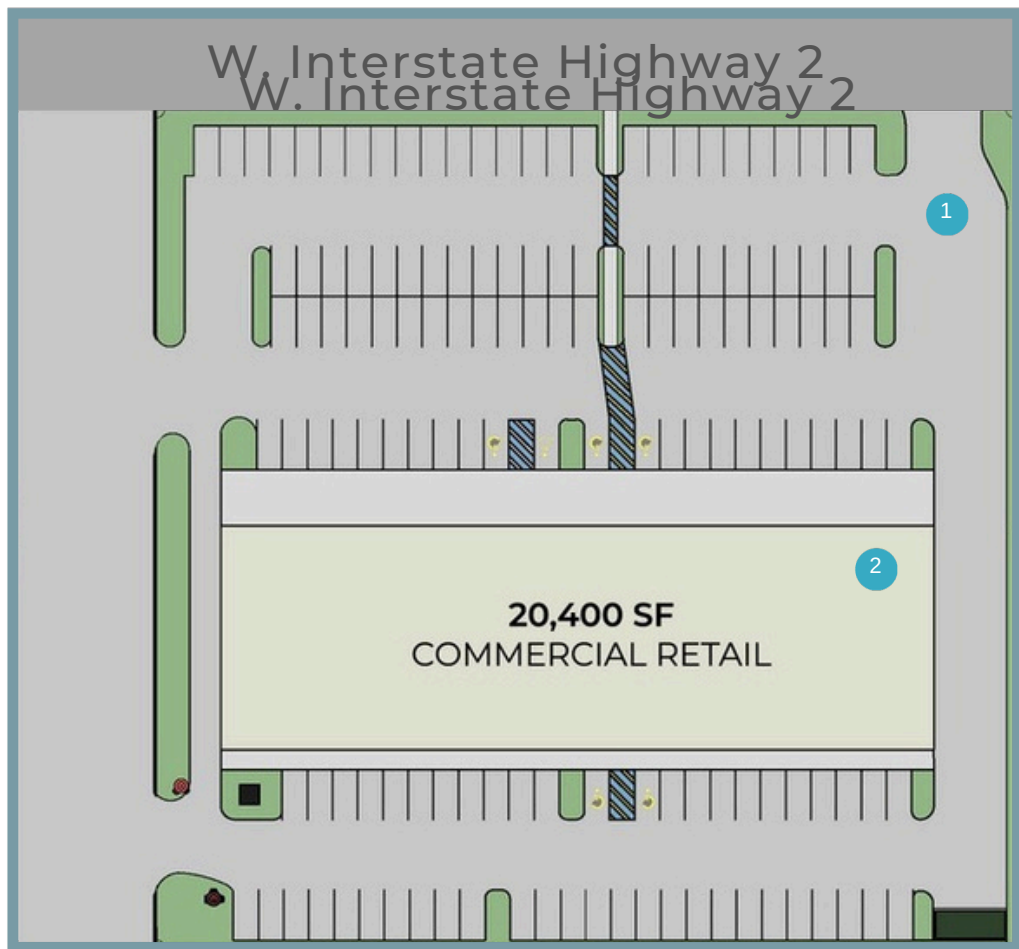
TENANT MAP



SP2

South Point Plaza 2

SITEPLAN OVERVIEW



Key Legend

① (Site) 85,500 SF

② 20,400 Sq. Ft.

Total Approx. Construction:

85,500 Sq. Ft.

Parking Provided:

150 Spaces

SP2

South Point Plaza 2

LOCATION AERIAL

INTERSTATE HIGHWAY 2

Existing Shopping Center

285.00'

LOT 2A
111,346,459 SF
2.556 AC

285.00'

Firefly Ln.

LOT 3
33,145 SF
.76 AC

LOT 2
46,148 SF
1.06 AC

LOT 4
117,673 SF
2.7 AC

Telfair Dr.

20,400 SF
COMMERCIAL RETAIL

LOT 5
118,971 SF
2.73 AC

LOT 6
28,757 SF
0.66 AC

PARCEL A
35,534,646 SF
0.816 AC

LOT 7
35,728 SF
0.82 AC

SP2

SP2

South Point
Plaza 2

PIKE BLVD



South Point Plaza 2

LOCATION AERIAL



South Point Plaza 2



South Point Plaza 2

TERMS & DEMOGRAPHICS

TERMS

Description

Asking rent	\$24 + NNN inline; \$30 + NNN end cap
NNN	\$6/ SF
Delivery Condition	Grey Shell
Tenant Improvement	\$ 30/ SqFt
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

2018 Population
5 Miles



110,070

AVG. HH INCOME
3 MILES



\$53,976

SP2

South Point Plaza 2

LOCATION HIGHLIGHTS

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

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

