

**Written Justification for  
Hidalgo County Precinct 1 Wellness, Activity, and Community Center (WACC)  
ARPA-24-121-358**

**Prepared By:**

Erica Espinosa  
Maria Elena Cortez

**Date:**

May 3, 2024

**Description of Harm or Need**

The COVID-19 pandemic has not only affected the populations worldwide due to the morbidity and mortality associated with the disease but has also acted as a physical, mental, and social contagion. It produced a harmful effect on physical, social, and mental health in many ways and few were spared from the destructive outcomes of the pandemic. In addition, home isolation, restricted physical activities, limited social interaction, and financial recession made the situation worse for school-aged groups with obesity remaining the leading health issue in school-aged children worldwide.<sup>1</sup> The pandemic continues to pose challenges to society. Hidalgo County Precinct 1 residents, too, are faced with the same challenges as these disruptions have yet to be alleviated. Hidalgo County Precinct 1 is situated in the eastern part of Hidalgo County and accounts for roughly 31% of the county's population, with approximately 281,318 residents who face significant health disparities and economic challenges that were exacerbated by the COVID-19 pandemic. The reality is that the lack of physical activity has greatly impacted our overall community health. As per the Hidalgo County Precinct 1 Health Disparities Report, diabetes remains a prevalent chronic health concern throughout Hidalgo County, with rates significantly surpassing both the US and Texas averages. Hidalgo County reports an average diabetes prevalence of 18%, which is nearly eight percentage points higher than the national average of 10.9% and the Texas average of 11.5%. The Precinct 1 17.82 percentage falls slightly below the County average. Additionally, prevalence of coronary heart disease is reported at 6.4% in the US while Hidalgo County has a 6.75% and Precinct 1 at 6.94%<sup>2</sup> (Attachment A). Additionally, the lack of recreational and social spaces within the precinct contributes to harbor feelings of isolation and disconnection among residents, further emphasizing the need for a centralized location where community members can come

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<sup>1</sup>

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC10332375/#:~:text=Absenteeism%2C%20substance%20abuse%2C%20sleep%20disorders,and%20social%20contagion%20for%20children.>

<sup>2</sup> Hidalgo County Precinct 1 Health Disparities Report

together, engage in meaningful activities, and access vital resources. This data clearly demonstrates the need for action to implement strategies that will encourage and promote health outcomes and leverage health equity now and in the years to come. High rates of chronic illnesses, limited access to healthcare, and socioeconomic barriers compounded by COVID-19 have created a pressing need for facilities and programs that promote holistic wellness, foster community resilience, and empower individuals to lead healthy, fulfilling lives.

Currently, Hidalgo County Precinct 1 does not have a public facility, where the most vulnerable populations can attend to mitigate the mental and physical effects caused by the pandemic. It is the intention of Hidalgo County Precinct 1 to develop active systems that will promote and encourage healing by providing a safe space for all residents to actively participate in their health journey. To begin, Hidalgo County Precinct 1 will develop a recreation center, the Wellness, Activity, and Community Center (WACC), located at 1901 N. Bridge Ave., Weslaco, TX 78599, to address physical, mental and emotional health disparities and provide equitable access to resources and support services for residents. This facility will provide learning, growing and developmental opportunities for residents to equip them with the proper instruments and support long-term health goals.

In the Final Rule, Treasury recognizes the connection between neighborhood built environment and physical health outcomes and has clarified that investments in recreation facilities is an eligible use for disproportionately impacted communities as these facilities promote physical activity that may improve health outcomes.<sup>3</sup> Hidalgo County Precinct 1 intends to utilize this opportunity to build a recreation facility that will enhance the quality of life for its residents.

LMISD by Place: Weslaco city

GEOID	4877272
NAME	Weslaco city
PLACE_TYPE	Incorporated City/Town
STATE	48
STUSAB	TX
LOW	12,260.00
LOWMOD	19,620.00
LMMI	26,485.00
LOWMODUNIV	37,965.00
LOWMOD_PCT	51.68
UCLOWMOD	
UCLOWMOD_P	0.00

<sup>3</sup> Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4373

## Justification of a Capital Expenditure

Regular physical activity is one of the most important things we can do for our health. Being physically active can improve brain health, help manage weight, reduce the risk of disease, strengthen bones and muscles, and improve the ability to engage in day to day activities. A significant bonus is that everyone can experience the health benefits of physical activity as age, abilities, ethnicity, shape or size do not matter. Regular physical activity can also help with the management of existing chronic conditions and diabetes.<sup>4</sup> Hidalgo County Precinct 1 aims to get on board with the national initiative, “Active People, Healthy Nation,” led by the CDC to help 27 million Americans become more physically active by 2027, and construct a recreation facility that is conveniently located and accessible to all residents. As per the Center for Disease Control (CDC), making your community more activity-friendly can also help improve the local economy, increase employment opportunities, support neighborhood revitalization, and reduce health care costs.<sup>5</sup> The proposed investment in a Precinct 1 recreation facility represents a strategic allocation of ARPA funds to address the urgent mental and physical needs of its residents thereby supporting long-term well-being and resilience of its residents. By leveraging federal funding to construct a recreation facility that promotes public health, fosters community engagement, and facilitates economic development, the project will yield significant returns on investment in the form of improved health outcomes, enhanced social cohesion, and sustainable economic growth. Moreover, the allocation of resources towards the construction and operation of the center aligns with the principles of equity and inclusion, ensuring that all residents have equitable access to essential resources and opportunities for growth and development. As such, the proposed expenditure represents a prudent and impactful use of ARPA funds to address the immediate and long-term needs of Hidalgo County Precinct 1, positioning the community for a brighter and more resilient future.

The proposed project aims to establish a recreation facility designed to promote physical and mental well-being while fostering community engagement and cohesion. Personnel costs will also be included to ensure center implementation and operation. The center will offer a diverse range of programming tailored to individuals of all ages and abilities, including fitness classes, recreational activities, wellness workshops, and social events in collaboration with partners that include but not limited to the Hidalgo County Health and Human Services, City of Weslaco, Hidalgo County Juvenile Justice Center and Weslaco ISD (See Attachment B). By addressing critical mental and physical needs, the proposed center will serve as a beacon of hope

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<sup>4</sup> <https://www.cdc.gov/physicalactivity/basics/pa-health/index.htm>

<sup>5</sup> <https://www.cdc.gov/physicalactivity/activepeoplehealthynation/everyone-can-be-involved/government.html>

and opportunity, enriching the lives of individuals and strengthening the fabric of the community.<sup>6</sup> The increased access to exercise and physical activity would greatly support a reduction in health-related upward trends.

### **Comparison of the Proposed Capital Expenditure Against Alternatives**

Hidalgo County has reviewed the different options for the recreation facility and has gathered data to compare and recommend the best option for this investment. In making the best decision, several options were taken into consideration including retrofitting, leasing, and new construction. The most superior alternative will leverage costs and optimize long-term service outcomes.

To begin, Hidalgo County Precinct 1 is proposing a 25,000 square foot facility strategically located on county owned property which is near to its residents and/or easily traveled to and will accommodate the needs of all residents. After reviewing the data, new construction is the best option for this project.

#### **Retrofitting -**

As per the Director of Facilities Management, the county currently does not have a facility that meets the needs for this project.

#### **Leasing -**

When researching locations near the proposed property, 1901 N. Bridge Ave., Weslaco, TX 78599, it was difficult to locate any properties that met the 25,000 square foot target. In an attempt to meet US Treasury guidelines, we are including listings that were the strongest matches for comparison. Listings ranged from 11,930 square feet to 19,025 square feet with a cost range from \$1,200,000 to \$5,414,929. Although these listings are fully leased buildings, they provide sufficient information to facilitate both comparison and benefits. The properties provide approximately 50 - 75% of the area needed to fully implement and operate a recreation center with the exception of retrofitting to bring the buildings up to code and implement building specifications for a wellness, activity and community center which are preliminarily estimated at \$5 million (Attachment C).

Building 1, located at 2990 N Texas Blvd, Weslaco, TX, 78599, is 11,930 square feet and is listed at \$1,200,000. This is less than half of the space needed to implement this project and does not include the costs to retrofit, which would have a total cost of \$6,200,000 (Attachment D).

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<sup>6</sup> United States Census Data 2020

Building 2, located at 818 E Expressway 83, Weslaco, TX, 78599, is 16,100 square feet and is listed at \$5,414,929. This is approximately 60% of space needed; however, it is still under construction. The total estimated cost to retrofit would be \$10,414,929 (Attachment E).

Building 3, located at 1002 W Expressway 83, Weslaco, TX, 78596, is 19,025 square feet and is listed at \$3,895,000. Although this building meets 76% of the space needed to implement and operate the proposed recreation center, the total cost to prepare this building would be \$8,895,000 (Attachment F).

With listings not meeting the desired square footage and ranging in preliminary costs from \$6.2 million to \$8.8 million, leasing would not be the best alternative in comparison to new construction as the new construction estimate comes in at \$6,387,485 (Attachment G) and will produce over 30 years of service outcomes.

### **New Construction -**

Hidalgo County has partnered with B2Z Engineering to assist with a preliminary estimated cost of \$6,387,485 (Attachment G) for the construction of a state of the art and up to code recreation facility to be located on property already owned by Hidalgo County, 1901 N. Bridge Ave., Weslaco, TX 78599, which is a cost savings for the project. Furthermore, many entities such as the WIC Clinic, Housing Authority, Juvenile Center and Weslaco ISD campuses are in close proximity, which will make this facility accessible, convenient, and nearest the most vulnerable populations who are still in need of physical and mental health support services exacerbated by COVID-19. As per the Final Rule, physical environment and amenities in the community influence a person's level of physical activity and reduce the level and risk of chronic diseases.<sup>7</sup> As such, this facility will provide equitable outcomes for all residents by promoting healthier living environments.

The proposed project for a recreation facility, the Hidalgo County Precinct 1 Wellness, Activity, and Community Center, aligns with the objectives of ARPA funding by addressing the ongoing impacts of the COVID-19 pandemic, promoting public health and well-being, fostering community resilience and cohesion, supporting emergency response efforts, facilitating economic development initiatives, providing essential healthcare services and resources, and offering premier fitness facilities for residents to enjoy. Through strategic planning, inclusive design, and targeted programming, the center will serve as a dynamic hub for holistic wellness, social connection, and community empowerment, enriching the lives of individuals and strengthening the fabric of Hidalgo County Precinct 1.

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<sup>7</sup> Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4372



# HIDALGO COUNTY PCT. 1

## HEALTH DISPARITIES REPORT

January 2024

### Background

Precinct 1 is situated in the eastern part of Hidalgo County and extends northward to the bordering county of Willacy, eastward to the county line with Cameron County, and southward to Mexico. This precinct accounts for roughly 31% of the county's population, with approximately 281,318 residents residing within its boundaries. Precinct 1 encompasses a total of twelve (12) zip codes, with eight (8) zip codes entirely falling within its jurisdiction, while the remaining four (4) are shared with adjacent precincts.

Precinct 1 encompasses 8 Independent School Districts, varying in size from 3A to 6A programs, which serve the educational needs of the community. Additionally, two County clinics are situated within Precinct 1, with one located in Weslaco and the other in Elsa, Texas. These clinics offer a comprehensive range of healthcare services to residents.

Furthermore, Weslaco, Texas, is home to the Knapp Medical Center, which provides patients with access to cutting-edge diagnostic services and advanced treatment technologies, contributing significantly to healthcare delivery within the precinct.

Figure 1 illustrates the geographical delineation of Precinct 1 into three distinct zones:

Zone 1 includes the cities of Mercedes, Weslaco, and Progreso, comprising four dedicated zip codes: 78570 for Mercedes, 78579 for Progreso, and 78596 & 78599 for Weslaco. The total population in Zone 1 is estimated to be around 142,261 residents.

Zone 2 encompasses two specific zip codes: 78537, representing approximately 45,000 residents in the Donna, Texas area, and 78516, encompassing the cities of Alamo and San Juan, although only Alamo falls within Precinct 1. Zone 2 has an estimated population of about 70,000 residents.

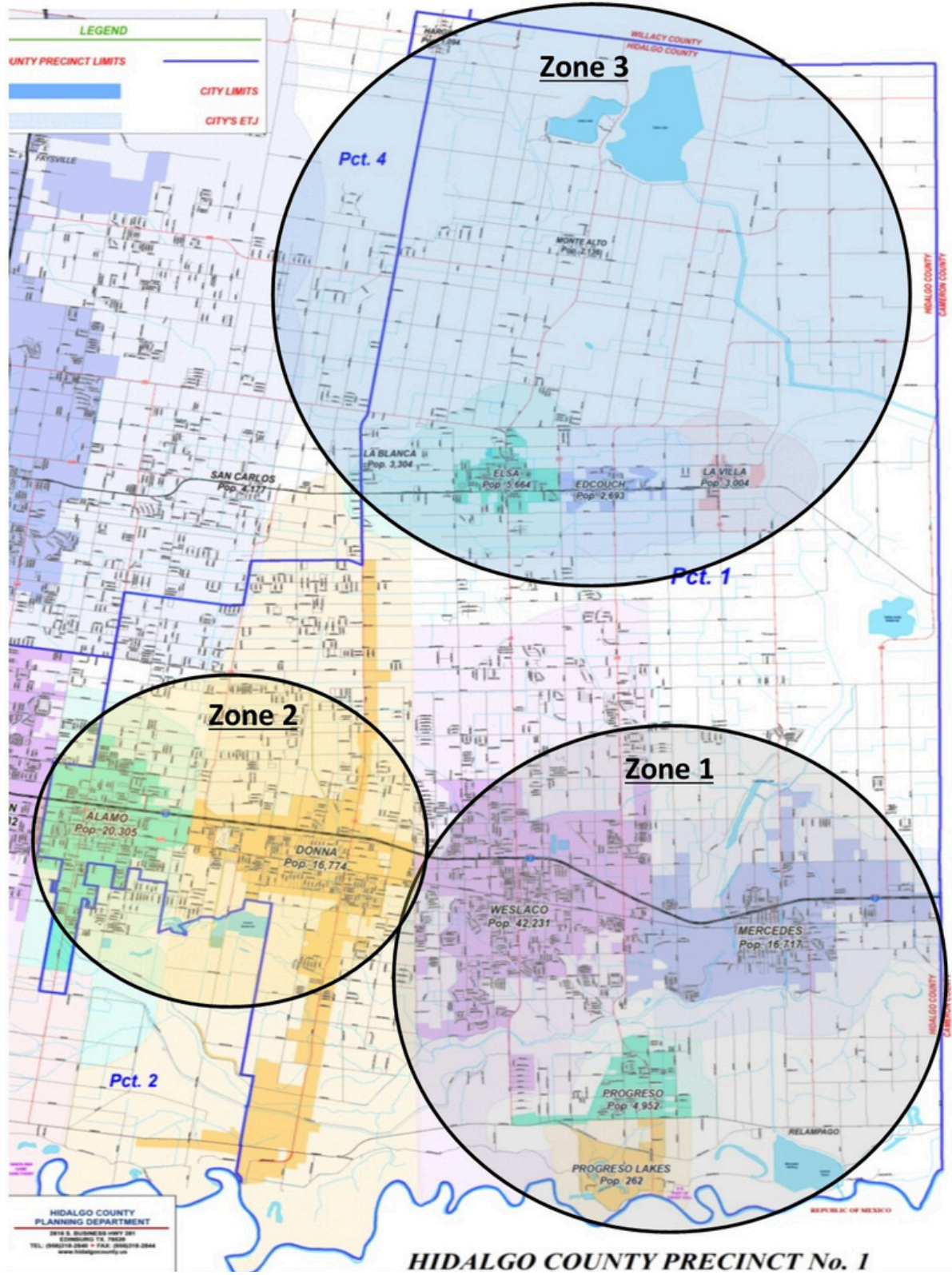
Zone 3 covers the largest land area in Precinct 1 and includes the cities of Monte Alto, Edcouch, Elsa, and La Villa. It also shares areas with surrounding precincts such as Edinburg and La Blanca. Zone 3 is home to roughly 35,000 residents within Hidalgo County.

Community and zip code profiles were created using data from the Centers for Disease Control and Prevention (CDC) Places 2020 survey in conjunction with the 2020 US Census.

# HIDALGO COUNTY PCT. 1 HEALTH DISPARITIES REPORT



Figure 1. Hidalgo County Precinct No. 1, Zones



# HIDALGO COUNTY PCT. 1

## HEALTH DISPARITIES REPORT



### ZONE 1

**Table 1. Hidalgo County Precinct No. 1, Zone 1 Health Disparities Data**

Zip	Pop.	City	% of Pop.	Persons with Hearing Dif.	Adults with Cancer	Adults with Diabetes	Adults who experienced a Stroke	Adults who experienced Coronary Heart Disease	Adults with Arthritis	Adults with Kidney Disease
78570	32841	Mercedes	3.58%	3.10%	4.10%	18.60%	3.80%	7.20%	19.40%	4.10%
78579	5562	Progreso	0.61%	1.90%	3.40%	13.10%	2.50%	4.70%	14.20%	2.80%
78596	68984	S Weslaco	7.52%	4.30%	4.80%	16.80%	3.60%	7.10%	19.40%	3.80%
78599	34874	N Weslaco	3.80%	2.70%	NI	NI	NI	NI	NI	NI

Zone 1 is subdivided into four distinct ZIP codes:

78570 is dedicated to the Mercedes area and accommodates approximately 3.58% of the county's population, totaling around 32,800 residents.

The city of Weslaco is divided by two zip codes: 78596 in the south, representing 7.52% of the county's population or roughly 69,000 residents, and 78599 in the northwest Lagoon area, encompassing 3.8% of the county's population or roughly 34,000 residents.

The 78579 area code is designated for the Progreso area, with the lowest population in Zone 1, accounting for 0.61% of the county's population or just over 5,500 residents.

Areas of concern within Zone 1 include hearing difficulties, with 3.6% of the US population reporting such difficulties and Texas slightly below at 3.3%. Although most of Zone 1 falls below both state and national averages, 78596 in Southwest Weslaco stands out with a rate of 4.3%, one percentage point higher.

Regarding diabetes, which affects approximately 10.9% of the US population and 11.5% of the Texas population, Zone 1 reports significantly higher rates across all three zip codes, ranging from +2% to -7% compared to the US average.

# HIDALGO COUNTY PCT. 1

## HEALTH DISPARITIES REPORT



### ZONE 1

**Table 2. Hidalgo County Precinct No. 1, Zone 1 Health Disparities Data Cont.**

Zip	Pop.	City	% of Pop.	Children with a Disability 2017-21	Adults with Disability Living in Poverty	Poor Mental Health: 14+ days	Poor Physical Health: 14+ Days	Adults ever Diagnosed with Depression	Families Living Below Poverty Level
78570	32841	Mercedes	3.58%	3.80%	37.50%	20.00%	17.00%	20.70%	24.30%
78579	5562	Progreso	0.61%	11.50%	35.10%	17.10%	12.10%	18.50%	47.20%
78596	68984	S Weslaco	7.52%	5.00%	31.50%	17.90%	15.00%	19.40%	22.60%
78599	34874	N Weslaco	3.80%	4.60%	24.60%	NI	NI	NI	23.20%

Between 2017 and 2021, 4.4% of children in the US and Texas reported living with a disability. However, within Zone 1, only one zip code, 78570, fell below the state and national average. Conversely, the 78579 ZIP code in Progreso, Texas, reported a prevalence almost three times higher than the state and national average, at 11.5%.

Furthermore, all four zip codes within Zone 1 exhibited rates of adults with disabilities living in poverty that were above the state average of 22%. Of particular concern is ZIP code 78570 in Mercedes, Texas, with a prevalence of 15.5% points higher than the state average, averaging at 37.5%.

Similarly, the Mercedes area also showed a 7% increase in residents reporting poor physical health for 14 or more days a year. This is notably higher than the state average of 10%, with zip code 78570 reporting 17% of its population experiencing poor physical health for 14 or more days annually.

# HIDALGO COUNTY PCT. 1

## HEALTH DISPARITIES REPORT



### ZONE 2

**Table 3. Hidalgo County Precinct No. 1, Zone 2 Health Disparities Data**

Zip	Pop.	City	% of Pop.	Persons with Hearing Dif.	Adults with Cancer	Adults with Diabetes	Adults who Experienced a Stroke	Adults who Experienced Coronary Heart Disease	Adults with Arthritis	Adults with Kidney Disease
78516	56942	Alamo / San Juan	6.21%	3.00%	4.80%	17.60%	3.90%	7.70%	20.30%	4.10%
78537	45120	Donna	4.92%	3.60%	4.50%	19.50%	4.20%	8.10%	20.90%	4.40%

The ZIP code 78516 is divided between two cities, Alamo in Precinct 1 and San Juan in Precinct 2, with a total population of approximately 56,942 residents, half of whom reside within Precinct 1.

Within Zone 2, notable concerns arise regarding the elevated rates of diabetes. The 78537 zip code encompassing Donna, Texas, reports a diabetes prevalence of 19.5%, significantly surpassing both the Texas average of 11.5% and the US average of 10.9%. Similarly, the 78516 area code has a diabetes prevalence of 17.6%, indicating a substantial burden within this region.

Furthermore, both zip codes in Zone 2 exhibit increased rates of adults who have experienced stroke, exceeding the US average of 3.5%. Additionally, adults residing within Zone 2, Precinct 1, report higher rates of arthritis compared to the national average of 24.4%. The zip code covering Donna, Texas, falls slightly below the national average at 20.9%, while the Alamo/San Juan area reports a prevalence of 20.3% among adults experiencing arthritis.

# HIDALGO COUNTY PCT. 1

## HEALTH DISPARITIES REPORT



### ZONE 2

**Table 4. Hidalgo County Precinct No. 1, Zone 2 Health Disparities Data Cont.**

Zip	Pop.	City	% of Pop.	Children with a Disability 2017-21	Adults with Disability Living in Poverty	Poor Mental Health: 14+ days	Poor Physical Health: 14+ Days	Adults ever Diagnosed with Depression	Families Living Below Poverty Level
78516	56942	Alamo / San Juan	6.21%	4.40%	41.00%	19.50%	16.60%	20.50%	23.70%
78537	45120	Donna TX	4.92%	4.10%	39.40%	20.60%	18.00%	21.20%	38.40%

Residents of Precinct 1 express significant concerns regarding both physical and mental health. Notably, in the 78516 area encompassing Alamo/San Juan, there is a notable increase in poor mental health days, with 19.5% of the population reporting 14 or more days of poor mental health annually, nearly double the state average of 10%. Additionally, there is almost a 50% increase in residents experiencing poor physical health for 14 or more days a year, with 16.60% of the population reporting such days, which is more than 3.5% higher than the state average of 13%.

This pattern is also observed among adults diagnosed with depression. Both zip codes in question report rates above the US national average of 18%, with the 78516 area in Alamo/San Juan at 20.5% and the 78537 zip code in Donna, Texas, at 21.20% of its population having been diagnosed with depression at some point.

# HIDALGO COUNTY PCT. 1

## HEALTH DISPARITIES REPORT



### ZONE 3

**Table 5. Hidalgo County Precinct No. 1, Zone 3 Health Disparities Data Cont.**

Zip	Pop.	City	% of Pop.	Persons with Hearing Dif.	Adults with Cancer	Adults with Diabetes	Adults who Experienced a Stroke	Adults who Experienced Coronary Heart Disease	Adults with Arthritis	Adults with Kidney Disease
78538	10698	Monte Alto	1.17%	2.50%	3.80%	18.70%	3.70%	7.00%	18.80%	4.10%
78542	80837	NE Edinburg	8.81%	2.70%	3.10%	15.00%	2.90%	5.30%	15.20%	3.20%
78543	10188	Elsa	1.11%	4.90%	4.20%	18.70%	3.70%	7.10%	19.30%	4.10%
78549	1095	Hargill	0.12%	6.10%	4.90%	23.80%	5.20%	10.00%	24.10%	5.40%
78558	979	La Blanca	0.11%	3.30%	3.70%	18.60%	3.50%	6.50%	18.50%	3.90%
78562	3198	La Villa	0.35%	7.40%	3.00%	15.60%	2.90%	5.60%	15.00%	3.30%

Zone 3 is divided into 6 zip codes, accommodating approximately 60,000 residents. Situated in the northeast section of Hidalgo County, Zone 3 encompasses the towns of Monte Alto, Edcouch, Elsa, Hargill, La Blanca, La Villa, and parts of Northeast Edinburg.

Health disparities are pronounced within Zone 3, particularly regarding hearing disabilities. While the state and national average for hearing disabilities is 3.3%, areas of greatest concern within Precinct 1, Zone 3, are Hargill and La Villa, with rates exceeding double the national average at 6.10% and 7.4%, respectively.

Diabetes remains a persistent issue throughout Hidalgo County and Deep South Texas. Notably, within Precinct 1, Zone 3, Hargill reports a diabetes prevalence of 23.8% among adults, more than double the national average of 10.9% and the Texas average of 11.5%. Although none of the six zip codes fall below the state and national average for diabetes, Hargill reports a significantly higher percentage of its population living with this disease.

Additionally, Hargill, Texas, shows elevated rates of stroke and coronary heart disease, with 5.2% and 10% of the population affected, respectively, approximately 65% above the state or national average rates of 3.5% and 6.75% for these conditions.

# HIDALGO COUNTY PCT. 1

## HEALTH DISPARITIES REPORT



### ZONE 3

**Table 6. Hidalgo County Precinct No. 1, Zone 3 Health Disparities Data Cont.**

Zip	Pop.	City	% of Pop.	Children with a Disability 2017-21	Adults with Disability Living in Poverty	Poor Mental Health: 14+ Days	Poor Physical Health: 14+ Days	Adults ever Diagnosed with Depression	Families Living Below Poverty Level
78538	10698	Monte Alto TX	1.17%	5.00%	29.30%	20.90%	17.60%	21.30%	26.20%
78542	80837	NE Edinburg TX	8.81%	5.20%	27.90%	20.00%	15.10%	20.60%	25.00%
78543	10188	Elsa TX	1.11%	9.90%	31.80%	18.50%	16.20%	19.50%	18.60%
78549	1095	Hargill TX	0.12%	22.50%	100.00%	20.80%	20.80%	21.20%	55.20%
78558	979	La Blanca TX	0.11%	NI	NI	19.60%	16.80%	20.30%	8.60%
78562	3198	La Villa TX	0.35%	9.70%	34.70%	19.20%	15.10%	18.90%	22.30%

Zone 3, particularly in Hargill, Texas (zip code 78549), exhibits notable statistics concerning children with disabilities and adults with disabilities living in poverty. Hargill reports 22.5% of its child population living with a disability, which is more than four times higher than the Texas and US averages of 4.4%. While none of the six zip codes in Zone 3 fall below this average, Hargill stands notably above.

Additionally, Hargill, Texas, shows that 100% of adults with a disability report living below the poverty line, which is more than four and a half times higher than the state average of 22%. Again, while none of the six zip codes fall below the state average, the 100% rate in Hargill is of significant concern.

Regarding mental health, residents of Zone 3 in Precinct 1 report poor mental health days at almost double the national average of 10%. The highest rate is observed in the Monte Alto, Texas area at 20.90%, while the lowest is reported in the Elsa, Texas area at 18.5%.

Similarly, poor physical health days are prevalent across all six zip codes in Zone 3, with none falling below the 13% US average. The highest incidence is seen in Hargill, Texas, at 20.8%, while the lowest is noted in La Villa, Texas, and Northeast Edinburg at 15.10%.

When examining adults ever diagnosed with depression, the rates fall closer to the national average of 18% across all six zip codes, with Hargill, Texas, reporting the highest percentage at 21.2%.

# HIDALGO COUNTY PCT. 1

## HEALTH DISPARITIES REPORT



### Conclusion

Diabetes remains a prevalent chronic health concern throughout Hidalgo County, with rates significantly surpassing both the US and Texas averages. Hidalgo County reports an average diabetes prevalence of 18%, which is nearly eight (8) percentage points higher than the national average of 10.9% and the Texas average of 11.5%.

Within Precinct 1 of Hidalgo County, the diabetes prevalence falls slightly below the county average at 17.82%. However, specific areas within Precinct 1, such as the town of Hargill, Texas, exhibit alarmingly high diabetes rates. Hargill reports a diabetes prevalence of 23.8%, highlighting a major health concern within this community.

In the United States, the prevalence of coronary heart disease among adults is reported at 6.4%. Hidalgo County, on average, exhibits a slightly higher prevalence, with 6.75% of its population experiencing coronary heart disease. Within Precinct 1, the average prevalence is even higher, at 6.94% of the population.

Of particular concern is the Hargill, Texas area, where 10% of the population is exhibiting coronary heart disease. This elevated rate underscores the need for targeted interventions and healthcare initiatives to address cardiovascular health disparities in this specific community.

Based on the 2020 CDC Places Survey, Hidalgo County demonstrates a lower prevalence of adults with arthritis compared to the national average of 24.4%. Specifically, the county averages at 18.45% of its population reporting arthritis, which is 4% lower than the national average.

Within Precinct 1, the arthritis prevalence is slightly higher than the county average, standing at 18.65%. Notably, the highest prevalence is observed in the 78549 zip code, which encompasses Hargill, Texas. This area ranks just under the US average, with an arthritis prevalence of 24.10%, highlighting a localized health concern that warrants targeted public health interventions.



## Hidalgo County Health and Human Services Department

1304 South 25<sup>th</sup> Avenue • Edinburg, Texas 78542  
Tel: 956 383 6221

Iván Meléndez, M.D., M.B.A.  
*Public Health Authority / Chief Physician*

Eduardo "Eddie" Olivarez  
*Chief Administrative Officer*

To Whom it May Concern:

Please accept this correspondence as a letter of support and encouragement on the project development and construction of the **Precinct 1 Wellness, Activity & Community Center (WACC)**, to be located at 1901 North Bridge, Weslaco, TX. This exciting venture would be a Precinct wide project which would provide a centralized location to promote advancements in various healthcare and wellness delivery systems. The focus would be to develop and encourage a healthier community and the expansion of healthcare / wellness training to our residents. The importance of integrating public health and wellness in one venue would tremendously elevate the Precinct's capacity to enhance the quality of life for its residents. The Precinct in partnership with its various community partners would greatly promote confidence within our residents.

The goal of this project is to focus on "harm reduction" in our community and promote public health education and wellness within a secure environment. Data has shown that the Rio Grande Valley has the highest levels of obesity and diabetes in the state of Texas. The goal will be to enhance the quality of life for the residents of the Precinct via increased access to exercise, public health education, and wellness promotion in the area.

Additionally, this facility would serve as a Public Health Emergency Response hub in the event of large-scale vaccination programs and / or provide shelter during natural weather events. The partnership with Hidalgo County Emergency Management, Hidalgo County Health & Human Services, and the City of Weslaco has been established and proven to be tremendously successful as demonstrated during the COVID-19 pandemic.

The reality is that the Rio Grande Valley, particularly the Weslaco area, is one of the fastest growing areas in Texas. With this conclusion in mind, it is important to encourage these visionary projects which will greatly improve the health and wellness of our community for generations to come.

Respectfully Submitted,

Eduardo Olivarez,  
Chief Administrative Officer  
Hidalgo County Health & Human Services Department

# City of Weslaco

*"The City on the Grow"*



Adrian Gonzalez, Mayor  
Adrian Farias, Mayor Pro-Tem, District 4  
Greg Kerr, Commissioner, At-Large  
Israel Gonzalez, Jr., Commissioner, At-Large  
Josh Pedraza, Commissioner, District 1  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

May 3, 2024

Dear Hidalgo County Precinct 1,

I am writing to express our wholehearted support for the proposed construction of the Precinct 1 Wellness, Activity & Community Center (WACC), to be located at 1901 North Bridge, Weslaco, TX 78599. This commendable initiative promises to be a cornerstone for community enrichment and personal development.

Representatives of Precinct 1, the WACC is primarily intended to host a variety of educational programs that cater to both current students and adult learners. The scope of these programs, as discussed in our preliminary meetings, encompasses practical training in vital areas such as economic development—including job fairs—and community health initiatives. Additionally, the facility is poised to offer indispensable services during emergencies, functioning as a shelter and warming center and also serve as an extension of our Health Dept. (administration of vaccines efforts) and Health Clinic.

The alignment of these programs with our core mission—to empower our community members with the skills necessary to thrive in an ever-evolving job market and to secure better employment opportunities—is unequivocal. We believe that the acquisition of such skills is imperative for navigating the complexities of the modern era.

We are in favor of any endeavor that advances education and vocational training. In anticipation of the detailed program outline, we are eager to explore potential collaborative ventures where the City of Weslaco would play an integral role.

We appreciate your consideration of our support and look forward to the positive impact the WACC will have on our community. Should you need additional information, please feel free to contact my office.

Sincerely,

A handwritten signature in blue ink, appearing to be "Adrian Gonzalez", written over a light blue circular stamp.

Adrian Gonzalez, Mayor  
City of Weslaco



# JUDGE MARIO E. RAMIREZ, JR. JUVENILE JUSTICE CENTER

May 6, 2024

Dear Hidalgo County Precinct 1,

As the Director and Chief Juvenile Probation Officer for Hidalgo County I cannot express how excited I am for the news of the proposed construction of the Precinct 1 Wellness, Activity Community Center (WACC), to be located at 1901 North Bridge, Weslaco, TX 78599. Our support for this is 100% because of the needs of the community and what this project once completed can do to help fulfill these needs.

We have all heard the saying, "Idle hands are the devil's workshop" and thus keeping our children busy with educational extracurricular activities has proven by reliable research studies to keep them out of juvenile justice system. Two major goals of our juvenile probation department is to not only encourage family participation in activities, but to also assist the parents with learning skills and pair them with resources that will better equip them in the future.

This facility will offer not only educational resources but vocational and social skills training as well, which can assist us in reaching these goals but most importantly may even help to divert juveniles and adults from entering the criminal justice system or in some cases returning to it. A local governmental agency that is vested in the community and its well-being sends a loud "We care about you" message back to the people who reside in the area.

We look forward to seeing this project come to fruition and the introduction of it to the city of Weslaco. The impact, seen from the eyes of the Hidalgo County Juvenile Probation Department, will be a positive one for all.

Sincerely,

A handwritten signature in black ink, appearing to read "Maryann Denner".

Maryann Denner, MSCJ

Luis M. Singleterry  
Judge, 92<sup>nd</sup> D.C.

Fernando Mancias  
Judge, 93<sup>rd</sup> D.C.

J.R. "Bobby" Flores  
Judge, 139<sup>th</sup> D.C.

Rose Guerra Reyna  
Judge, 206<sup>th</sup> D.C.

Marla Cuellar  
Judge, 275<sup>th</sup> D.C.

Mario E. Ramirez, Jr.  
Juvenile Overseer  
Judge, 332<sup>nd</sup> D.C.

Noe Gonzalez  
Administrative  
Judge, 370<sup>th</sup> D.C.

Letty Lopez  
Judge, 389<sup>th</sup> D.C.

Keno Vasquez  
Judge, 398<sup>th</sup> D.C.

Israel Ramon, Jr.  
Judge, 430<sup>th</sup> D.C.

Renee Rodriguez-  
Betancourt  
Judge, 449<sup>th</sup> D.C.

Joe Ramirez  
Judge, 464<sup>th</sup> D.C.

Ysmael D. Fonseca  
Judge, 476<sup>th</sup> D.C.

Richard Cortez  
County Judge

Maryann Denner, MSCJ  
Director/Chief Juvenile  
Probation Officer

Ricardo "Rick" Guerrero, Jr.  
Budget Manager II

1001 N. Doolittle Rd.  
P.O. Box 267  
Edinburg, Texas 78542  
(956) 587-6200  
Fax (956) 318-2950

Board of Trustees  
Jaclyn Sustaita, President  
Isidoro Nieto, Vice President  
Dr. Jaime Rodriguez, Secretary



Benjamin Castillo, Trustee  
Armando Cuellar, Trustee  
Marcos De Los Santos, Trustee  
Jesse Treviño, Trustee

OFFICE OF THE SUPERINTENDENT. DR. RICHARD RIVERA  
319 W. 4th Street • Weslaco, Tx • 78596 • (956) 969-6500 • rrivera@wisd.us

May 7, 2024

Dear Hidalgo County Precinct 1

I am writing to express our wholehearted support for the proposed construction of the Precinct 1 Wellness, Activity & Community Center (WACC), to be located at 1901 North Bridge, Weslaco, TX 78599. This commendable initiative promises to be a cornerstone for community enrichment and personal development.

Representatives of Precinct 1, the WACC is primarily intended to host a variety of educational programs that cater to both current students and adult learners. The scope of these programs, as discussed in our preliminary meetings, encompasses practical training in vital areas such as economic development—including job fairs—and community health initiatives. Additionally, the facility is poised to offer indispensable services during emergencies, functioning as a shelter and warming center and also serve as an extension of our Health Dept. (administration of vaccines efforts) and Health Clinic.

The alignment of these programs with our core mission—to empower our community members with the skills necessary to thrive in an ever-evolving job market and to secure better employment opportunities—is unequivocal. We believe that the acquisition of such skills is imperative for navigating the complexities of the modern era.

We are in favor of any endeavor that advances education and vocational training. In anticipation of the detailed program outlines, we are eager to explore potential collaborative ventures wherein the Weslaco Independent School District (WISD) could play an integral role.

We appreciate your consideration of our support and look forward to the positive impact the WACC will have on our community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Rivera", is written over a light blue horizontal line.

Dr. Richard Rivera  
Superintendent of Schools

## Attachment C

**HIDALGO COUNTY PRECINCT 1 HEALTH AND WELLNESS**

Thursday, May 9, 2024

Renovation of a 25,000 sf Building

Cost Estimate



DESCRIPTION	UNITS	COST /LF / SF		ESTIMATE
	SF	QTY	COST	
PROTOCOL ASSESSMENT				\$ 15,000.00
ABATEMENT/REMEDICATION (ALLOWANCE)				\$ 350,000.00
DEMOLITION OF INTERIOR				\$ 175,000.00
PARTIAL DEMO OF FOUNDATION				\$ 50,000.00
SITE WORK/PARKING				\$ 322,000.00
EXTERIOR VENEER				\$ 150,000.00
EXTERIOR WINDOWS AND DOORS				\$ 105,000.00
INSULATION/DRYWALL				\$ 150,000.00
INTERIOR FINISHES				\$ 220,000.00
ELECTRICAL				\$ 275,000.00
PLUMBING				\$ 175,000.00
MECHANICAL - HVAC				\$ 450,000.00
FLOOR COVERINGS (includes hardwood flooring)				\$ 375,000.00
GRAPHICS ALLOWANCE				\$ 60,000.00
FOLDABLE PARTITIONS				\$ 500,000.00
FIRE SPRINKLER				\$ 200,000.00
FIRE ALARM				\$ 35,000.00
LANDSCAPE/IRRIGATION (ALLOWANCE)				\$ 45,000.00
FINAL CLEAN UP				\$ 15,000.00
FF&E - SPORTS EQUIPMENT				\$ 300,000.00
CONTRACTOR FEE				\$ 75,000.00
<b>NEW CONSTRUCTION TOTAL +</b>	25,000	1	\$ 161.68	<b>\$ 4,042,000.00</b>
Owners Contingency (6% minimum)				\$242,520.00
Estimated and Currently Anticipated Soft Cost				\$ 716,050.00
<b>PROJECT TOTAL</b>	25,000	1	\$ 200.02	<b>\$ 5,000,570.00</b>
ESTIMATED SOFT COSTS *	UNITS	COST / LF / SF		ESTIMATE
Architectural & Engineering	1			\$ 200,000.00
Project / Construction Management Services	1			\$ 275,000.00
Construction Material Testing (Est 2.5%)	1			\$ 101,050.00
IT, Data, Access Control	1			\$ 125,000.00
Regulatory (RAS by Architect)	1			\$ 15,000.00
<b>ESTIMATED SOFT COSTS TOTAL</b>				<b>\$ 716,050.00</b>

\*This estimated cost of work represents B2Z's judgement as to the price likely to be submitted by the contractor when bidding or negotiating the contract sum. B2Z has no control over that price and cannot guarantee it.

*Please figure a 8% yearly cost escalation.*

+ This estimate **does not** include the cost of a diesel generator estimated at \$500,000.00



Attachment D

## 2990 N Texas Blvd | 2990 N Texas Blvd

11,930 SF | 100% Leased | Office Building | Weslaco, TX 78599 | \$1,200,000 (\$101/SF)

[Office Space](#) / [Texas](#) / [Weslaco](#) / [2990 N Texas Blvd, Weslaco, TX 78599](#)



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**2990 N Texas Blvd | 2990 N Texas Blvd**

11,930 SF | 100% Leased | Office Building | Weslaco, TX 78599 | \$1,200,000 (\$101/SF)



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### 2990 N Texas Blvd | 2990 N Texas Blvd

11,930 SF | 100% Leased | Office Building | Weslaco, TX 78599 | \$1,200,000 (\$101/SF)



## INVESTMENT HIGHLIGHTS

Heavy Daytime Traffic

Lots of Parking

## EXECUTIVE SUMMARY

Building is a total of 11,930 square

other 4530 square feet is

Message



## 2990 N Texas Blvd | 2990 N Texas Blvd

11,930 SF | 100% Leased | Office Building | Weslaco, TX 78599 | \$1,200,000 (\$101/SF)

### PROPERTY FACTS

Sale Type	Investment	
Property Type	Office	▼
Building Size	11,930 SF	
Building Class	C	
Year Built	2001	
Price	\$1,200,000	
Price Per SF	\$101	
Percent Leased	100%	
Building Height	1 Story	
Typical Floor Size	7,400 SF	
Building FAR	0.15	
Land Acres	1.82 AC	
Zoning	CO	

### ABOUT 2990 N TEXAS BLVD WESLACO, TX 78599

Office building located in Hidalgo County. The property sits on 1.82 acres. Zoning is set currently at CO.

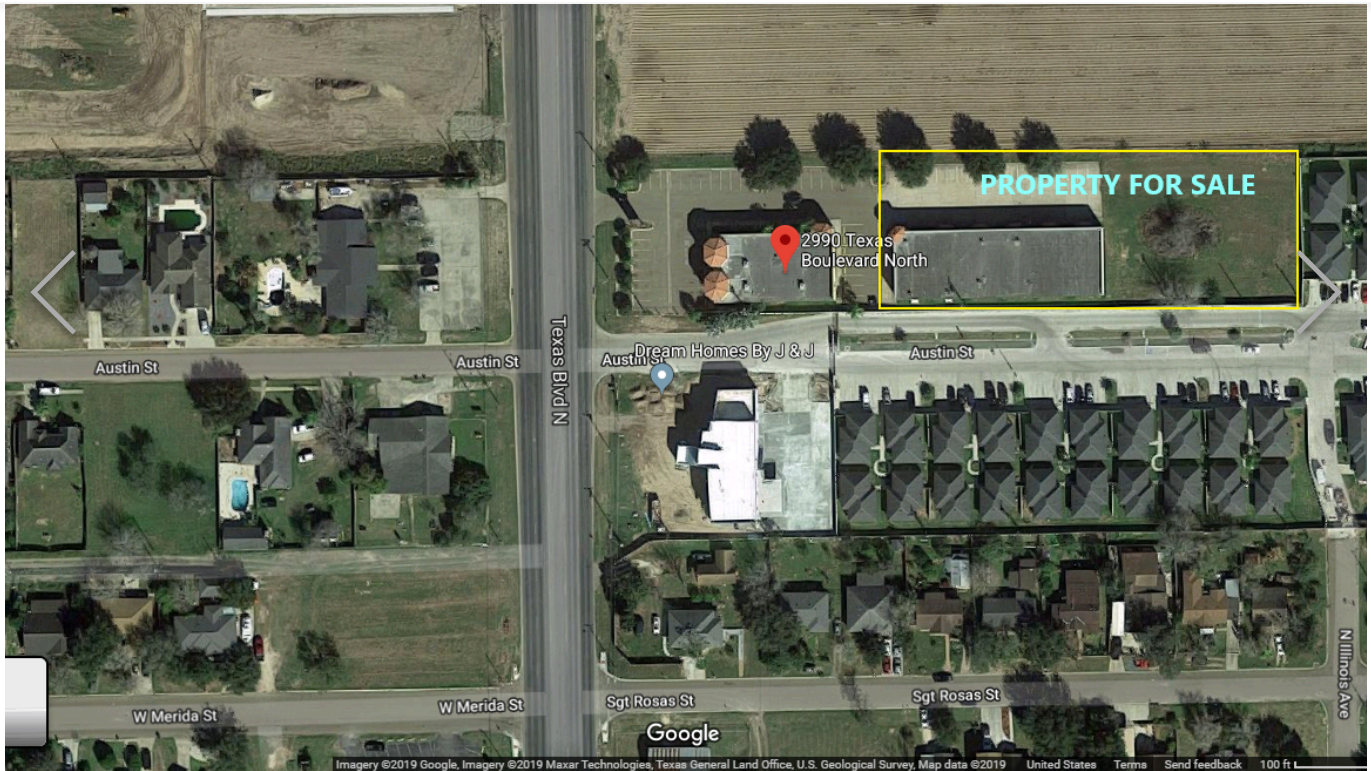
AERIAL MAP

Message



## 2990 N Texas Blvd | 2990 N Texas Blvd

11,930 SF | 100% Leased | Office Building | Weslaco, TX 78599 | \$1,200,000 (\$101/SF)



### TRANSPORTATION

AIRPORT

McAllen International	24 min drive	18.1 mi
Valley International	33 min drive	25.5 mi

### PROPERTY TAXES

Parcel Number	<b>A1311-02-000-000A-00</b>	Improvements Assessment	<b>\$972,975</b>
Land Assessment	<b>\$396,500</b>	Total Assessment	<b>\$1,369,475</b>

Message



## 2990 N Texas Blvd | 2990 N Texas Blvd

11,930 SF | 100% Leased | Office Building | Weslaco, TX 78599 | \$1,200,000 (\$101/SF)

[More public record information on 2990 N Texas Blvd, Weslaco, TX 78599](#)

The [Donna/Weslaco/Mercedes Office Property](#) at 2990 N Texas Blvd, [Weslaco](#), TX 78599 is currently available. Contact Aguilera Real Estate Holdings, LLC for more information.

### OFFICE PROPERTIES IN NEARBY NEIGHBORHOODS

[Donna/Weslaco/Mercedes Office Space](#)

[Downtown McAllen Office Space](#)

[East McAllen Office Space](#)

[Airport District Office Space](#)

### NEARBY LISTINGS

[1402 E 8th St, Weslaco TX](#)

[910 E 8th St, Weslaco TX](#)

[505 Angelita Dr, Weslaco TX](#)

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## 2990 N Texas Blvd | 2990 N Texas Blvd

11,930 SF | 100% Leased | Office Building | Weslaco, TX 78599 | \$1,200,000 (\$101/SF)

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# CALIBER COLLISION | 15 YR ABSOLUTE NET LEASE | 818 E Expressway 83

16,100 SF | Retail Building | Weslaco, TX 78596 | \$5,414,929 (\$336/SF) | 6.35% Cap Rate

[Retail Buildings](#) / [Texas](#) / [Weslaco](#) / [818 E Expressway 83, Weslaco, TX 78596](#)

## CALIBER COLLISION

*America's Largest Collision Repair Company*



Call

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# CALIBER COLLISION | 15 YR ABSOLUTE NET LEASE | 818 E Expressway 83

16,100 SF | Retail Building | Weslaco, TX 78596 | \$5,414,929 (\$336/SF) | 6.35% Cap Rate



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## CALIBER COLLISION | 15 YR ABSOLUTE NET LEASE | 818 E Expressway 83

16,100 SF | Retail Building | Weslaco, TX 78596 | \$5,414,929 (\$336/SF) | 6.35% Cap Rate



### INVESTMENT HIGHLIGHTS

15 Year Absolute Net Lease (Zero Landlord Responsibilities)  
Featuring 10% Rental Increases Every 5 Years throughout the Initial Term and Options.

Caliber Collision is the Nation's Largest Collision Repair provider, with more than 1,700 Convenient Locations in 40 States - and Growing.

Directly Across Lowe's and near Numerous other National Retailers including Walmart Supercenter, H-E-B, Academy Sports, Tractor Supply, TJ Maxx, etc

Brand New 2024 Construction.

Dominant Leadership: Hellman & Friedman, Private Equity Firm with Over \$25 Billion of Total Assets, is the Majority Owners after Merger.

Significant Tax Benefits - Subject Property Qualifies for Tax Savings via Accelerated Depreciation and Cost Segregation.

### EXECUTIVE SUMMARY

Brand New 2024 Construction | Along Interstate-2 | Near Numerous Auto Dealerships and Auto Service Centers | Densely Populated Area |

Directly Across from Lowe's | Qualifies for Accelerated Depreciation | Recession-Resistant Concept

Message



# CALIBER COLLISION | 15 YR ABSOLUTE NET LEASE | 818 E Expressway 83

16,100 SF | Retail Building | Weslaco, TX 78596 | \$5,414,929 (\$336/SF) | 6.35% Cap Rate

Year Built	2024
Construction Status	Under Construction
Price	\$5,414,929
Price Per SF	\$336
Cap Rate	6.35%
NOI	\$343,848
Tenancy	Single
Building Height	1 Story
Building FAR	0.20
Land Acres	1.87 AC

## MAJOR TENANTS

TENANT	SF OCCUPIED	RENT/SF	LEASE TYPE	LEASE END
Caliber Collision	16,100 SF	-	Triple Net	Jun 2039

## LINKS

[CLICK HERE TO VIEW PROPERTY WEBSITE AND DOWNLOAD FULL MARKETING PACKAGE](#)

[MAP](#) [TRAFFIC](#)













Message



CALIBER COLLISION | 15 YR ABSOLUTE NET LEASE | 818 E Expressway 83  
16,100 SF | Retail Building | Weslaco, TX 78596 | \$5,414,929 (\$336/SF) | 6.35% Cap Rate



### NEARBY MAJOR RETAILERS

Message



**CALIBER COLLISION | 15 YR ABSOLUTE NET LEASE | 818 E Expressway 83**  
 16,100 SF | Retail Building | Weslaco, TX 78596 | \$5,414,929 (\$336/SF) | 6.35% Cap Rate

### PROPERTY TAXES

Parcel Number	<b>W3800-00-040-0000-04</b>	Improvements Assessment	<b>\$1,097,785</b>
Land Assessment	<b>\$2,597,918</b>	Total Assessment	<b>\$3,695,703</b>

Listing ID: 31030274

Date on Market: 2/23/2024

Last Updated: 5/13/2024

Address: 818 E Expressway 83, Weslaco, TX 78596

[More public record information on 818 E Expressway 83, Weslaco, TX 78596](#)

The [Donna/Weslaco/Mercedes Retail Property](#) at 818 E Expressway 83, [Weslaco](#), TX [78596](#) is currently available. Contact The Mansour Group of Marcus & Millichap for more information.

### RETAIL PROPERTIES IN NEARBY NEIGHBORHOODS

- [Downtown McAllen Retail Buildings](#)
- [East McAllen Retail Buildings](#)
- [Donna/Weslaco/Mercedes Retail Buildings](#)

### NEARBY LISTINGS

- [2602 N Texas Blvd, Weslaco TX](#)
- [229 S Texas Ave, Mercedes TX](#)
- [209 N Westgate Dr, Weslaco TX](#)
- [626 E Interstate 2, Weslaco TX](#)
- [1002 W Expressway 83, Weslaco TX](#)
- [350 Westgate dr, Weslaco TX](#)

Message



# CALIBER COLLISION | 15 YR ABSOLUTE NET LEASE | 818 E Expressway 83

16,100 SF | Retail Building | Weslaco, TX 78596 | \$5,414,929 (\$336/SF) | 6.35% Cap Rate

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## Tractor Supply Company - NNN | 1002 W Expressway 83

19,025 SF | Retail Building | Weslaco, TX 78596 | \$3,895,000 (\$205/SF) | 5.66% Cap Rate

[Retail Space](#) / [Texas](#) / [Weslaco](#) / [1002 W Expressway 83, Weslaco, TX 78596](#)



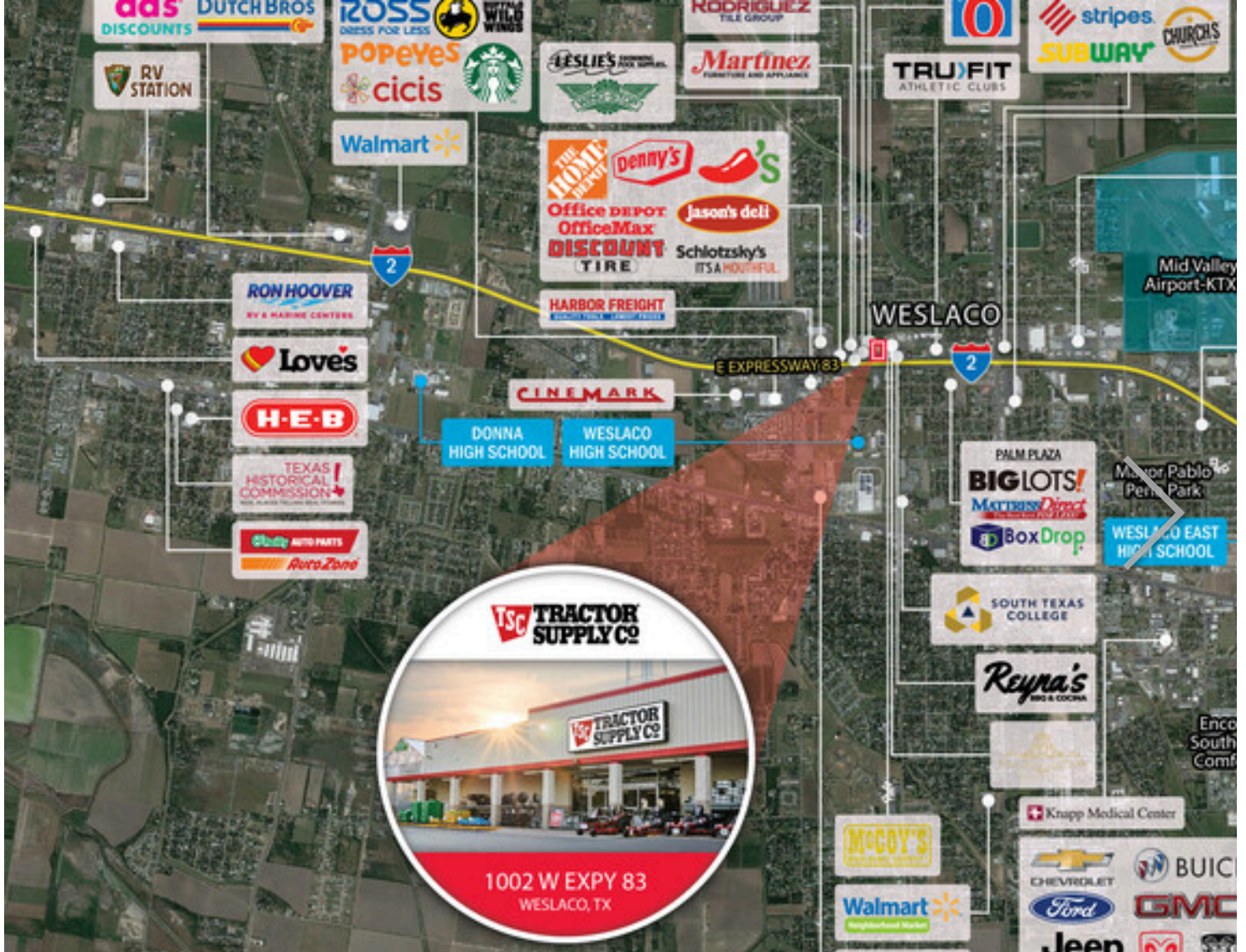
Call

Message



# Tractor Supply Company - NNN | 1002 W Expressway 83

19,025 SF | Retail Building | Weslaco, TX 78596 | \$3,895,000 (\$205/SF) | 5.66% Cap Rate



Message



# Tractor Supply Company - NNN | 1002 W Expressway 83

19,025 SF | Retail Building | Weslaco, TX 78596 | \$3,895,000 (\$205/SF) | 5.66% Cap Rate



## INVESTMENT HIGHLIGHTS

Message



## Tractor Supply Company - NNN | 1002 W Expressway 83

19,025 SF | Retail Building | Weslaco, TX 78596 | \$3,895,000 (\$205/SF) | 5.66% Cap Rate

Primary 2 - Dense Border town trade Area- International Traffic

Early Lease Extension for Primary Term- Rent Bumps every 5 Years- Zero LL Duties- No Options

Supply well below market Long Term Upside- Monument Signage

Border City of Tax-Free State- Tremendous International Daytime Traffic- Synergistic Retailer

### EXECUTIVE SUMMARY

The Snyder Carlton National Net Lease Team is pleased to offer to investors a rare opportunity to acquire a single tenant NNN leased Tractor Supply in Weslaco, TX. Tractor Supply Company (NASDAQ: TSCO), has an investment grade credit rating from S&P of "BBB", operates over 2,100 locations across 49 States, has annual sales exceeding \$14 billion, and is ranked 291 on the Fortune 500 List. The triple net lease has over 7.5 years remaining in the primary term, a 7% rent increase in 2027 and no landlord responsibilities, providing passive cash flows for years to come. The tenant has successfully operated at this location for over 21

years and has consistently been ranked a top 20% store in both Texas and nationwide according to CreditIntell. The subject property comprises a 19,025 SF building on a 3-acre lot, is positioned along US-83 Frontage Road (26,200 VPD) and prospers from excellent visibility and accessibility from US-83 which sees over 65,100 VPD. Nearby retailers include The Home Depot, Lowe's Home Improvement, Walmart Supercenter, Hobby Lobby, Academy Sports + Outdoors, H-E-B, McDonald's, Starbucks, Chick-fil-A, Raising Cane's, Whataburger, Wendy's, Taco Bell and more.

Message



### Tractor Supply Company - NNN | 1002 W Expressway 83

19,025 SF | Retail Building | Weslaco, TX 78596 | \$3,895,000 (\$205/SF) | 5.66% Cap Rate

Building Class	C
Year Built	2002
Price	\$3,895,000
Price Per SF	\$205
Cap Rate	5.66%
NOI	\$220,404
Tenancy	Single
Building Height	1 Story
Building FAR	0.15
Land Acres	3.00 AC
Opportunity Zone	Yes <a href="#">i</a>
Zoning	CO
Parking	88 Spaces (4.63 Spaces per 1,000 SF Leased)

MAP TRAFFIC



Message



# Tractor Supply Company - NNN | 1002 W Expressway 83

19,025 SF | Retail Building | Weslaco, TX 78596 | \$3,895,000 (\$205/SF) | 5.66% Cap Rate



## NEARBY MAJOR RETAILERS


Message



## Tractor Supply Company - NNN | 1002 W Expressway 83

19,025 SF | Retail Building | Weslaco, TX 78596 | \$3,895,000 (\$205/SF) | 5.66% Cap Rate

### PROPERTY TAXES

Parcel Number	<b>T0080-00-000-0002-00</b>	Improvements Assessment	<b>\$825,478</b>
Land Assessment	<b>\$1,829,716</b>	Total Assessment	<b>\$2,655,194</b>

Listing ID: 30791891

Date on Market: 1/26/2024

Last Updated: 5/13/2024

Address: 1002 W Expressway 83, Weslaco, TX 78596

#### [More public record information on 1002 W Expressway 83, Weslaco, TX 78596](#)

The [Donna/Weslaco/Mercedes Retail Property](#) at 1002 W Expressway 83, [Weslaco, TX 78596](#) is currently available. Contact Colliers for more information.

#### RETAIL PROPERTIES IN NEARBY NEIGHBORHOODS

[Donna/Weslaco/Mercedes Retail Space](#)

#### NEARBY LISTINGS

[2602 N Texas Blvd, Weslaco TX](#)

[209 N Westgate Dr, Weslaco TX](#)

[626 E Interstate 2, Weslaco TX](#)

[818 E Expressway 83, Weslaco TX](#)

[350 Westgate dr, Weslaco TX](#)

[1006 E Interstate 2, Donna TX](#)

[7209 N Mile 6 Rd, Weslaco TX](#)

[2990 N Texas Blvd, Weslaco TX](#)

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## Tractor Supply Company - NNN | 1002 W Expressway 83

19,025 SF | Retail Building | Weslaco, TX 78596 | \$3,895,000 (\$205/SF) | 5.66% Cap Rate

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**HIDALGO COUNTY PRECINCT 1 HEALTH AND WELLNESS**

Thursday, May 9, 2024

All New Construction of a 25,000 sf Metal Building

Cost Estimate



DESCRIPTION	UNITS	COST / LF / SF		ESTIMATE
25,000sf METAL BUILDING	SF	QTY	COST	
FOUNDATION/SITEWORK				\$ 691,600.00
PARKING LOT				\$ 450,000.00
METAL BUILDING STRUCTURE				\$ 924,200.00
EXTERIOR VENEER				\$ 150,000.00
EXTERIOR WINDOWS AND DOORS				\$ 105,000.00
INSULATION/DRYWALL				\$ 175,000.00
ELECTRICAL				\$ 500,000.00
PLUMBING				\$ 350,000.00
MECHANICAL - HVAC				\$ 450,000.00
FLOOR COVERINGS (GYM FLOORS)				\$ 375,000.00
GRAPHICS ALLOWANCE				\$ 60,000.00
FOLDABLE PARTITIONS				\$ 430,000.00
FIRE SPRINKLER				\$ 200,000.00
FIRE ALARM				\$ 40,000.00
LANDSCAPE/IRRIGATION (ALLOWANCE)				\$ 45,000.00
FINAL CLEAN UP				\$ 15,000.00
FF&E - SPORTS EQUIPMENT				\$ 300,000.00
CONTRACTOR FEE				\$ 95,000.00
<b>NEW CONSTRUCTION TOTAL +</b>	25,000	1	\$ 214.23	<b>\$ 5,355,800.00</b>
Owners Contingency (5% minimum)				\$267,790.00
Estimated and Currently Anticipated Soft Cost				\$ 763,895.00
<b>PROJECT TOTAL</b>	25,000	1	\$ 255.50	<b>\$ 6,387,485.00</b>
ESTIMATED SOFT COSTS *	UNITS	COST / LF / SF		ESTIMATE
Architectural & Engineering	1			\$ 200,000.00
Project / Construction Management Services	1			\$ 275,000.00
Geotechnical Services	1			\$ 15,000.00
Construction Material Testing (Est 2.5%)	1			\$ 133,895.00
IT, Data, Access Control	1			\$ 125,000.00
Regulatory (RAS by Architect)	1			\$ 15,000.00
<b>ESTIMATED SOFT COSTS TOTAL</b>				<b>\$ 763,895.00</b>

\*This estimated cost of work represents B2Z's judgement as to the price likely to be submitted by the contractor when bidding or negotiating the contract sum. B2Z has no control over that price and cannot guarantee it.

**Please figure a 8% yearly cost escalation.**