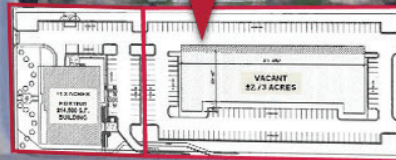


# 2.73 ACRE RETAIL DEVELOPMENT SITE

1324 W EXPRESSWAY 83  
MCALLEN, TX 78501



Future  
Development  
Site



W Expressway 83 - 113,000 VPD



Kirkland's



BIG  
LOTS!



## FOR SALE

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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# PROPERTY SUMMARY

1324 W Expressway 83, McAllen, TX 78501



## PROPERTY DESCRIPTION

Rare opportunity to purchase 2.73 acre retail outparcel across from La Plaza Mall. This parcel is located at the corner of W Expressway 83 and S Main Street with over 450 ft frontage and excellent visibility from West Expressway 83 enjoying over 113,000 vehicles per day. This property is zoned C-3 ideal for Retail, Office, or Hotel development.

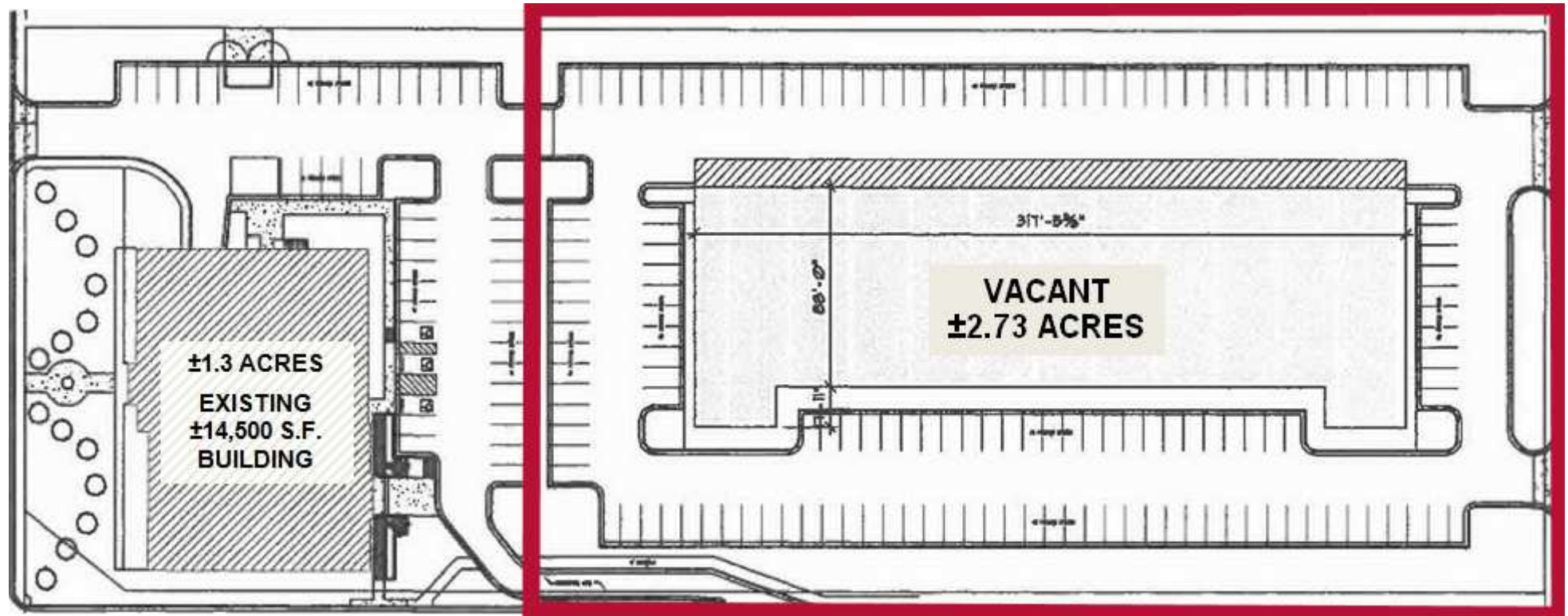
This site is in an excellent location beside Rooms 2 Go and is only 5 minutes from McAllen International Airport and just across the expressway from the La Plaza Mall which includes retailers such as Macy's, Bealls, Dillard's, Foley's, Foley's Home & Children Store, JC Penney, Joe Brand, and Sears. This shopping destination is one of Texas's highest grossing shopping malls attracting both domestic consumers and consumers from across the nearby Mexican border as well.

## OFFERING SUMMARY

Sale Price:	\$3,800,000
Price / SF:	\$31.95
Lot Size:	2.73 Acres
Zoning:	C-3
Market:	Lower Rio Grande Valley
Submarket:	McAllen
Traffic:	113,000 VPD
Frontage:	450 ft

# SITE PLAN

1324 W Expressway 83, McAllen, TX 78501





# NEIGHBORHOOD MAP

1324 W Expressway 83, McAllen, TX 78501





# RETAILER MAP

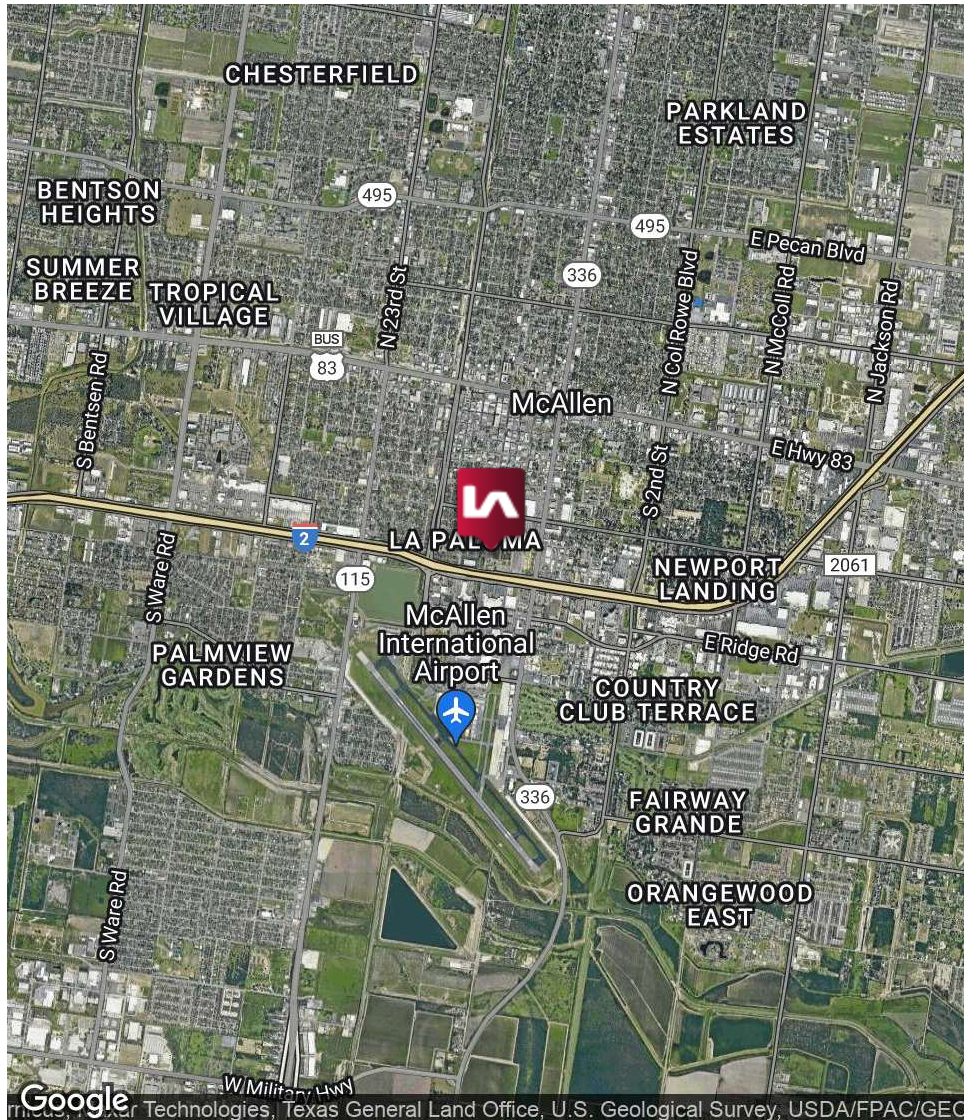
1324 W Expressway 83, McAllen, TX 78501





# LOCATION MAPS

1324 W Expressway 83, McAllen, TX 78501



## LOCATION OVERVIEW

The property is located on W Expressway 83 and S Main Street across from La Plaza Mall and only 5 minutes from McAllen International Airport!

## CITY INFORMATION

City:	McAllen
Market:	Lower Rio Grande Valley
Traffic Count:	113,000
Submarket:	McAllen
Cross Streets:	W Expressway 83 & S Main St



# MARKET DEMOGRAPHICS

1324 W Expressway 83, McAllen, TX 78501

## KEY FACTS



**3.0**  
Average  
Household Size



**35.8**  
Median Age



**\$29,592**  
Average  
Household Income



**25,924**  
Population



**\$1,210**  
Apparel &  
Services



**\$2,251**  
Eating Out



**\$3,212**  
Groceries



**\$3,650**  
Health Care

Drive time of 5 minutes



## KEY SPENDING FACTS

## BUSINESS



**2,243**  
Total  
Businesses



**29,256**  
Total  
Employees

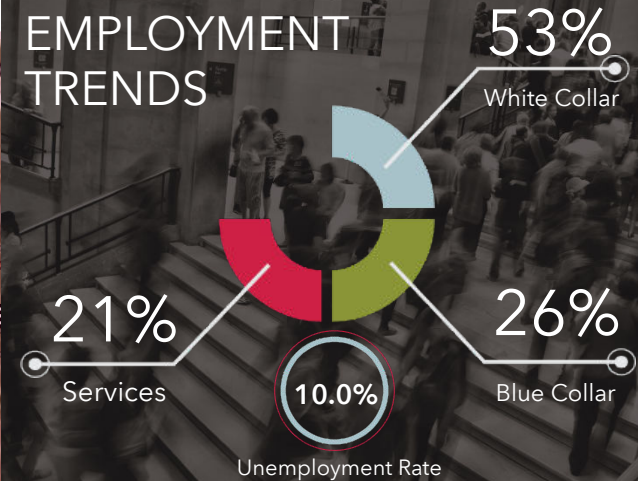


**4,075,090**  
Total Sales

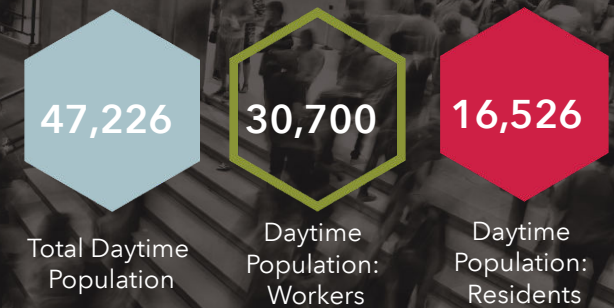
## HOUSING UNITS



## EMPLOYMENT TRENDS



## DAYTIME POPULATION



# MARKET DEMOGRAPHICS

1324 W Expressway 83, McAllen, TX 78501

## KEY FACTS



**3.1**  
Average  
Household Size



**33.4**  
Median Age



**\$41,109**  
Average  
Household Income



**190,488**  
Population



**\$1,440**  
Apparel &  
Services



**\$2,662**  
Eating Out



**\$3,772**  
Groceries



**\$4,254**  
Health Care

Drive time of 10 minutes



## KEY SPENDING FACTS

## BUSINESS



**8,277**  
Total  
Businesses



**95,505**  
Total  
Employees

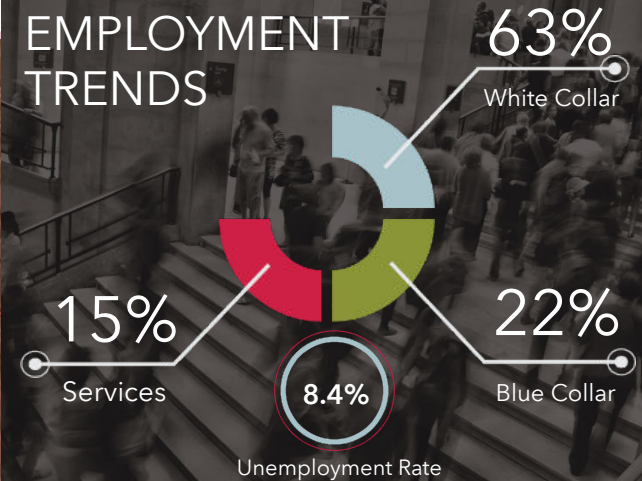


**13,991,405**  
Total Sales

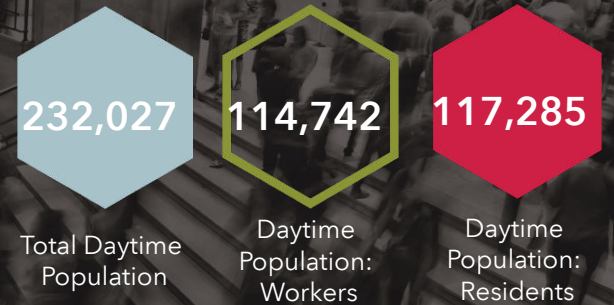
## HOUSING UNITS



## EMPLOYMENT TRENDS



## DAYTIME POPULATION





# MARKET DEMOGRAPHICS

1324 W Expressway 83, McAllen, TX 78501

## KEY FACTS



**3.3**  
Average  
Household Size



**31.9**  
Median Age



**\$45,204**  
Average  
Household Income



**446,584**  
Population



**\$1,509**  
Apparel &  
Services



**\$2,793**  
Eating Out



**\$3,944**  
Groceries



**\$4,487**  
Health Care

Drive time of 15 minutes



## KEY SPENDING FACTS

## BUSINESS



**13,869**  
Total  
Businesses

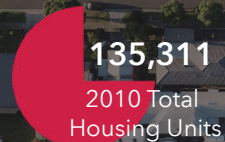


**156,108**  
Total  
Employees

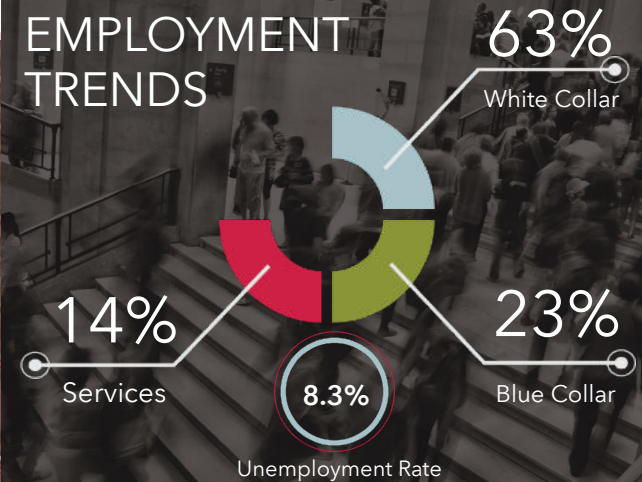


**22,123,837**  
Total Sales

## HOUSING UNITS



## EMPLOYMENT TRENDS



## DAYTIME POPULATION





# BROKERAGE DISCLAIMER

1324 W Expressway 83, McAllen, TX 78501

## INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use. Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of

each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.