

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



87,533
2021 POPULATION
3 MILE RADIUS



83,827
2021 DAYTIME POPULATION
3 MILE RADIUS



\$61,758
2021 AVERAGE INCOME
3 MILE RADIUS



147,825 VPD
I-2 / US 83

WASHINGTON
PRIME GROUP™

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PROPERTY OVERVIEW

With almost a half-million square feet of retail space, Palms Crossing is a center-piece retail project for the entire Rio Grande Valley. Built in 2007, this site features big box anchors, specialty retailers, and a range of great restaurants - all in an inviting, open-air atmosphere conveniently located adjacent to the McAllen Convention Center and Civic Center.

PHASE 1

2nd Gen Retail	1,200 SF - 3,480 SF
2nd Gen Restaurant	1,540 SF
2nd Gen Restaurant	2,500 SF
Inline Space	6,000 SF - 15,000 SF

FUTURE OPPORTUNITIES (PHASE II)

- Small Shop and Junior Box Spaces
- 1,200 SF & up!

TRAFFIC COUNT

I-2/US 83: 147,825 VPD
S Ware Rd: 33,079 VPD
(TXDot 2018)

AREA TRAFFIC GENERATORS



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Did You Know...

Facts about McAllen, TX and metropolitan area

- Consumer base draw of over 10 million people in a 200-mile radius
- Bi-National metropolitan area
- McAllen is represented by 40 of Americas top 100 retailers
 - serves an immediate market population of 1.8 million
- Hidalgo Bridge Northbound border crossing traffic:
 - 647,000 trucks
 - Over 4.4 million cars with 9 million passengers
 - Over 2 million pedestrians (*Texas state comptroller's office 2018*)
- #2 in Texas per capita retail sales (*Texas state comptroller's office 2017*)
- #2 in Texas in Actual retail sale per household (*Texas state comptroller's office 2017*)
- Ranked 5th among the best cities for doing business (*Texas EDC*)
- Rio Grande Valley has a combined population of 1,370,632
- 18 million visitors a year
- Monterrey is a 3 hour drive from McAllen and is home to the highest number of millionaires per capita in Central America
- \$3.2 billion in retail sales a year
 - 1/3 is spent by foreign visitors
- Highest retail sales tax revenue in the region (*Texas state Comptroller's Office*)
- Leader in job and wage growth forecasted over the next 20 years for the State of Texas (*The Perryman Group, 2016*)
- Top 10 Biggest Boomtowns in America (*Magnifying Money*)
- Fastest Growing Region in America
 - 5th Largest Texas metropolitan statistical area in 2015 (*Mission Chamber of Commerce 2018*)
- Average sales equals \$920 per square foot
- Leakage/Surplus index by Major Store Type

	Potential	Estimated Sales	Surplus/Leakage
• Store Type			
• Furniture & Home Furnishing Store	10,210,790	48,252,864	4.7
• Electronics & Appliance Stores	8,885,870	58,490,798	6.6
• Food & Beverage Stores	66,989,370	143,468,501	2.1
• Health & Personal Care Stores	33,232,291	65,687,562	2.0
• Clothing & Clothing Accessories Stores	23,177,597	291,636,604	12.6
• Sporting Goods, Hobby, Book & Music Stores	7,316,102	80,604,806	11.0
• General Merchandise Stores	66,051,621	190,522,363	2.9
• Miscellaneous Store Retailers	12,869,233	13,647,105	1.1
• Foodservice & Drinking Places	65,806,476	215,212,441	3.3
• Total	451,586,786	1,731,434,699	3.8

SURPLUS/LEAKAGE INDEX KEY

1.0 = equilibrium, meaning that demand and sales in the area being analyzed are in balance.

.80 = demand exceeds sales by 20%, meaning that consumers are leaving the area being analyzed.

1.2 = sales exceed demand by 20%, meaning that consumers are coming from outside the area being analyzed.

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Phase I Site Plan



147,825 VPD



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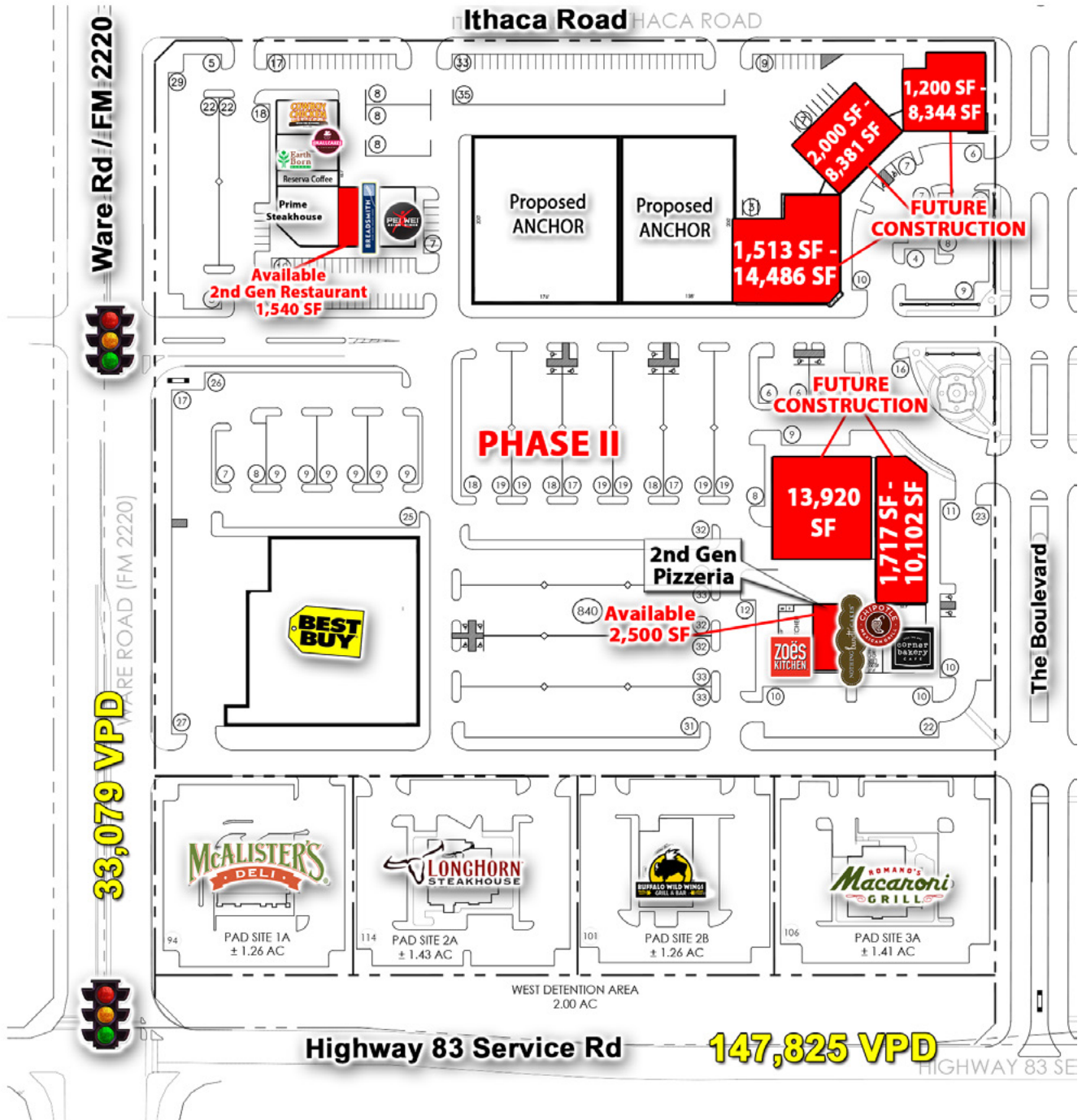
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Phase II Site Plan



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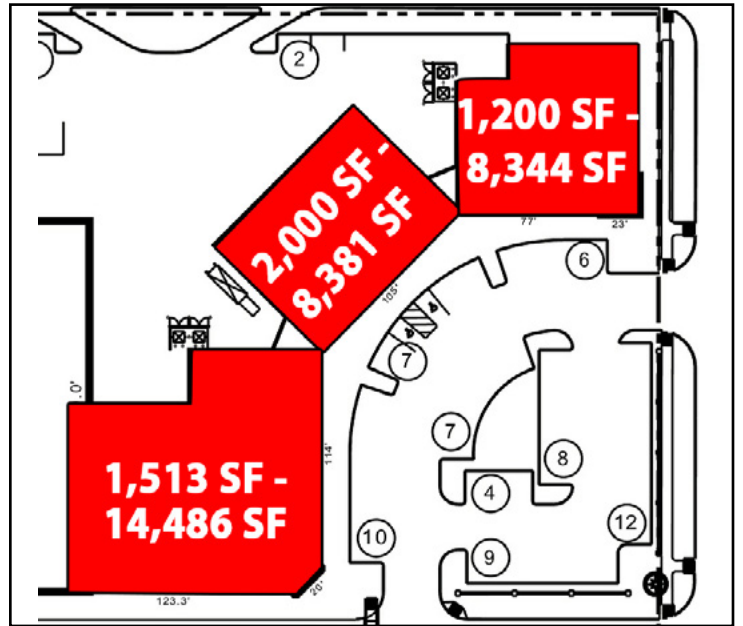
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Phase II Site Plan

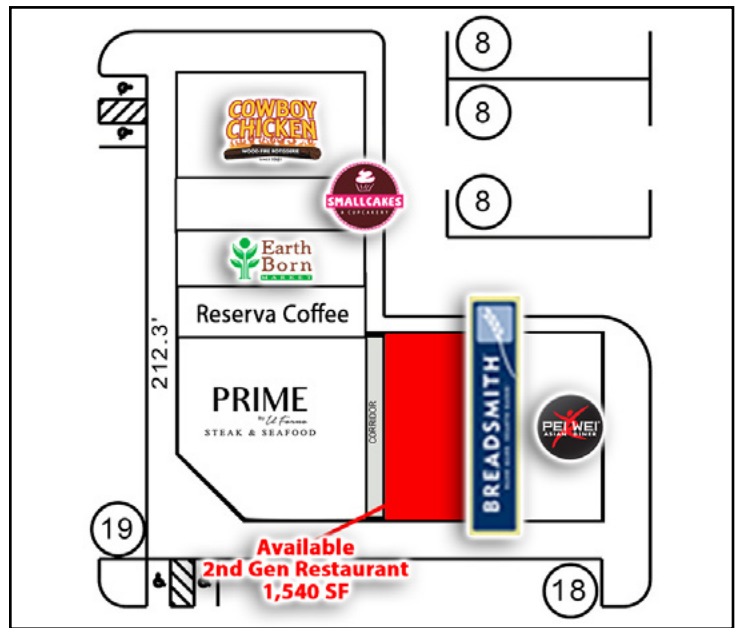
Shops B



Shops C



Shops F



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Palms Crossing

NWC EXPRESSWAY 83 & WARE RD
3300 EXPRESSWAY 83 | MCALLEN, TX 78501



aerial photography provided by videalty.com



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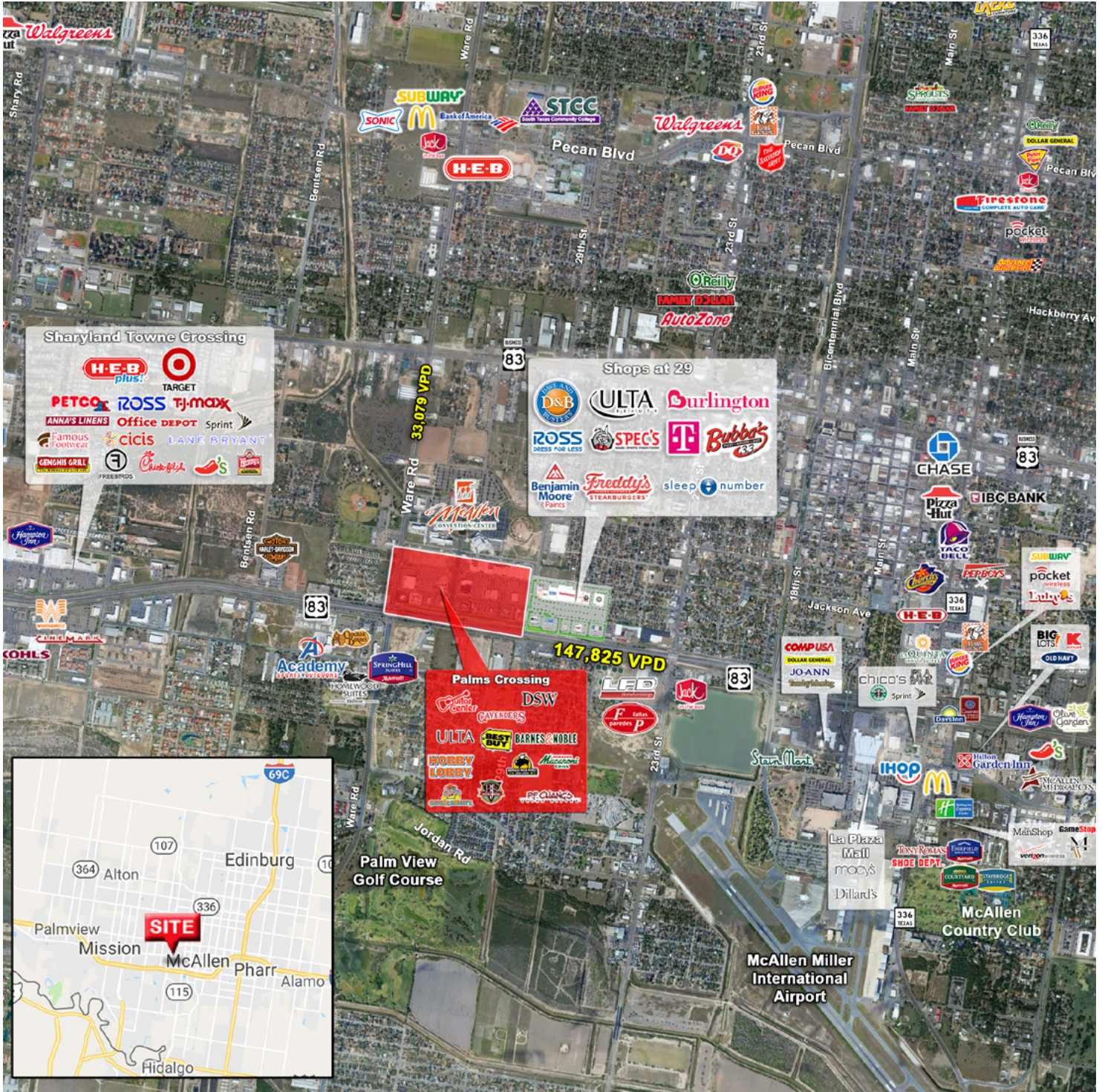


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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

Reliance Retail LLC or Texas RS LLC dba RESOLUT RE	603091 or 9003183	leads@resolutre.com	512.474.5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date