

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



88,024
2023 POPULATION
3 MILE RADIUS



73,881
2023 DAYTIME POPULATION
3 MILE RADIUS



\$75,767
2023 AVERAGE INCOME
3 MILE RADIUS



110,423 VPD
I-2 / US 83

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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 - 7,487 SF

FUTURE OPPORTUNITIES (PHASE II)

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

TRAFFIC COUNT

I-2/US 83: 110,423 VPD
S Ware Rd: 39,026 VPD
(TXDot 2022)

AREA TRAFFIC GENERATORS



Patricia Rodriguez
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Phase I Site Plan



147,825 VPD



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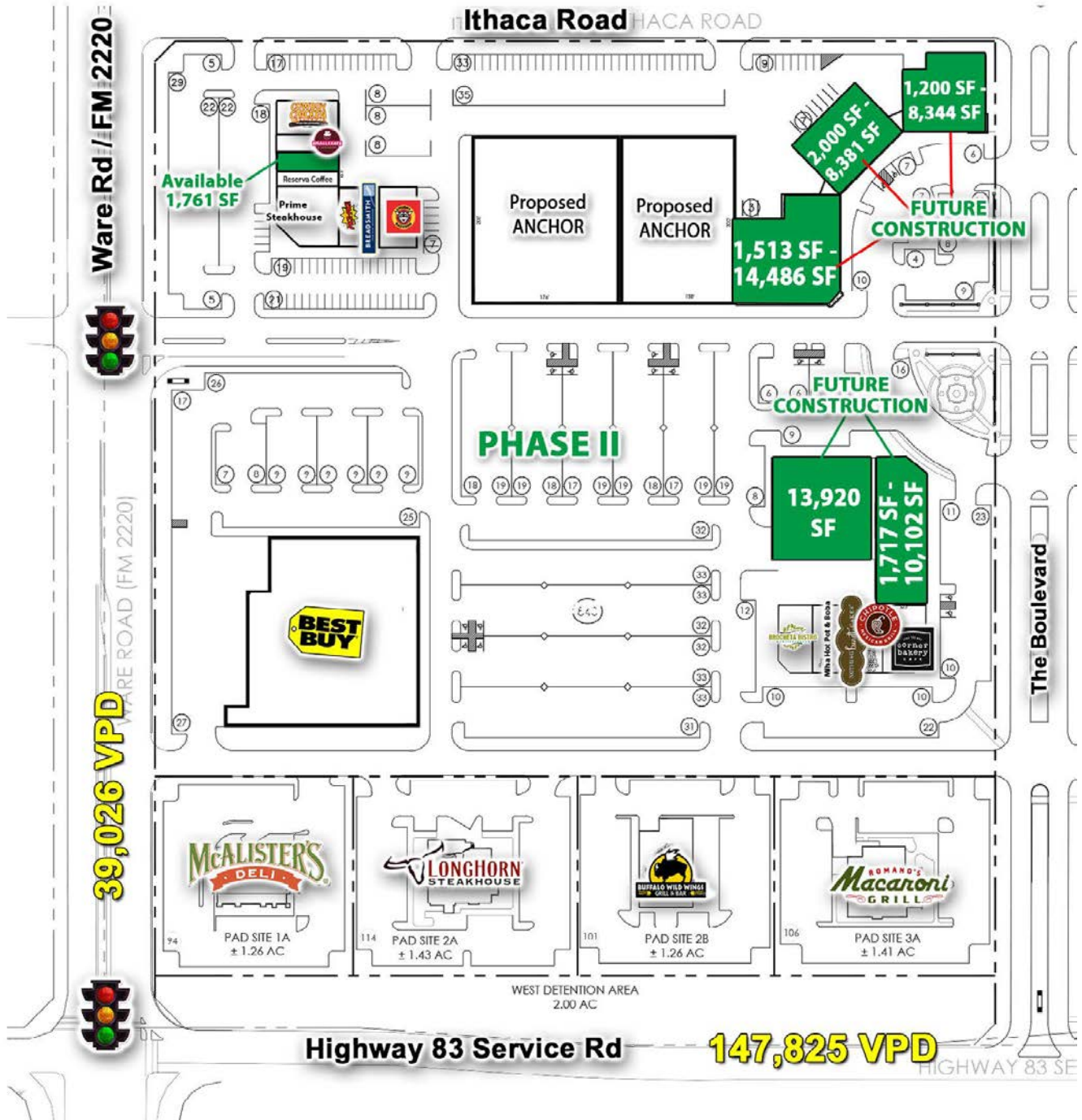
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Phase II Site Plan



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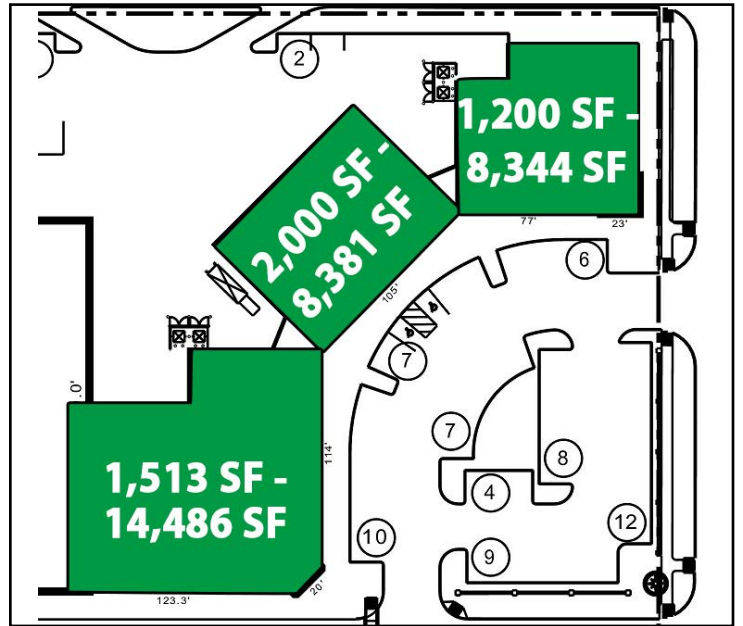
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Phase II Site Plan

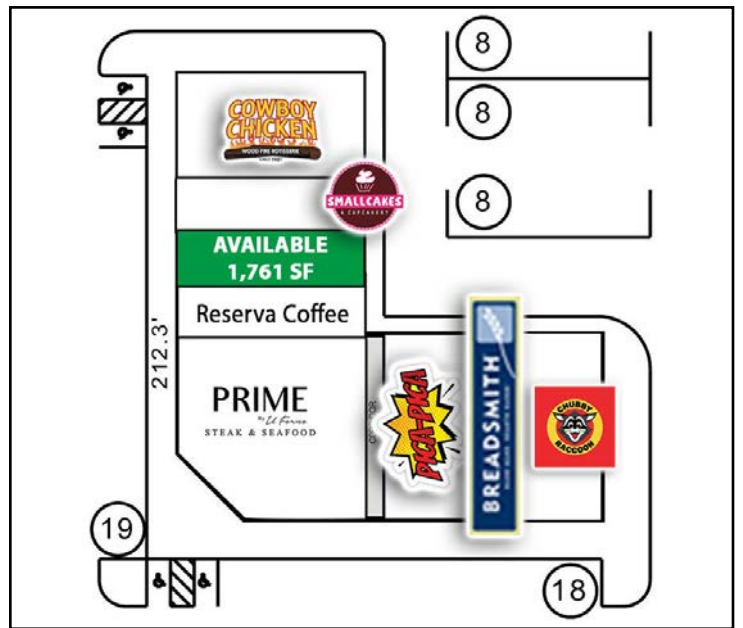
Shops B



Shops C



Shops F



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Palms Crossing

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



aerial photography provided by videalty.com



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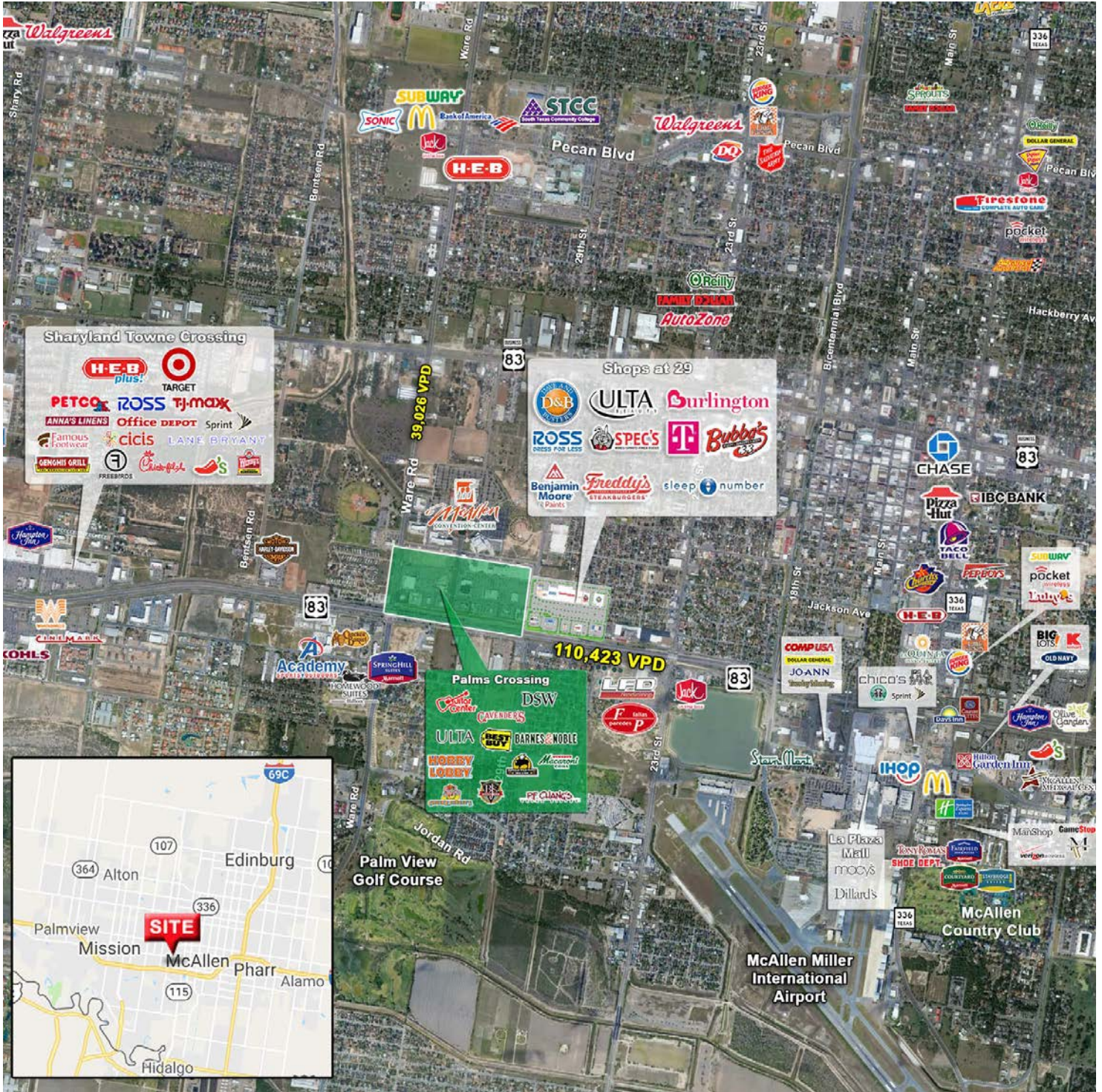


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