

# VALLEY CROSSING

4,000 SF  
AVAILABLE  
FOR LEASE

715 E EXPRESSWAY 83  
WESLACO, TX 78599



## PROPERTY OVERVIEW

178,594 SF GROSS LEASABLE AREA

### AVAILABLE SPACE

- 4,000 SF
- 1,600 SF

### LEASE RATE

-Please contact Broker.

### ESTIMATED NNN'S

-CAM:	\$1.79 PSF
Insurance:	\$0.66 PSF
Tax:	\$2.48 PSF
<b>Total</b>	<b>\$4.93 PSF</b>

### PROPERTY HIGHLIGHTS

- Located in Weslaco, TX, an established border town located in the Rio Grande Valley
- Freeway visible power center along Interstate 2/ E Expressway 83, the main road network serving commuters from McAllen to Harlingen, two major cities within the larger Rio Grande Valley
- Prominent location at main & main provides ample exposure

### TRAFFIC COUNTS

- Interstate 2/E Expressway 83: 77,887 VPD
- Texas Blvd: 31,308 VPD
- N Paseo Del Norte: 6,734 VPD

### NEARBY RETAILERS



# SITE PLAN

4,000 SF & 1,600 SF AVAILABLE

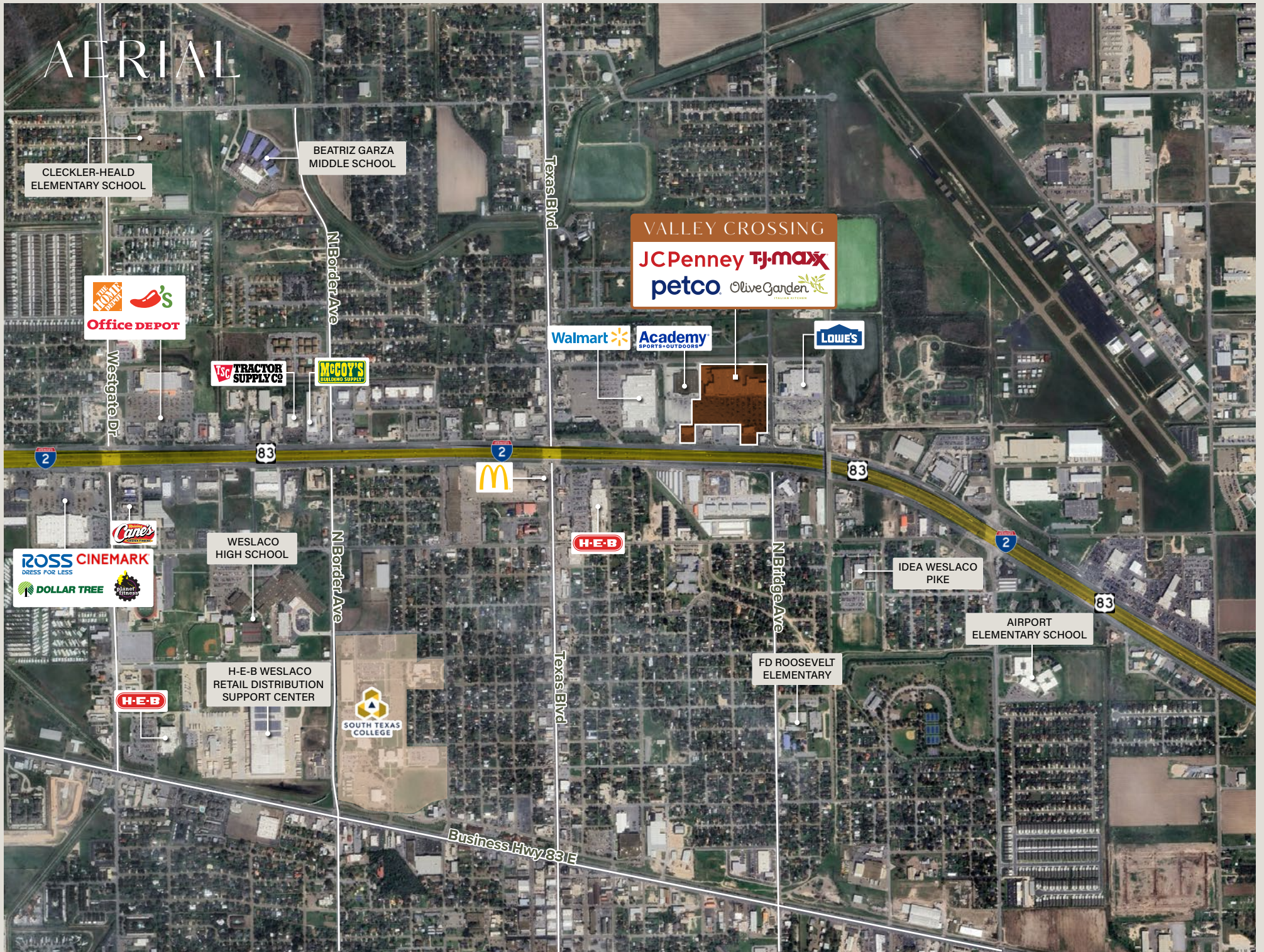


	TENANT NAME	SIZE
100	Visonworks	3,500 SF
200	GameStop	1,465 SF
<b>400</b>	<b>Available</b>	<b>1,600 SF</b>
500	AT&T	3,375 SF
<b>665</b>	<b>Available</b>	<b>4,000 SF</b>
675	BHS Physicians	7,800 SF
715	JCPenney	103,366 SF

	TENANT NAME	SIZE
801	Olive Garden	8,013 SF
801A	Susana's Cakery	1,600 SF
801B	La Loncheria	1,250 SF
809	Feldman's (Spec's)	5,000 SF
815	T.J.Maxx	25,000 SF
821	Petco	12,625 SF



# AERIAL



CLECKLER-HEALD  
ELEMENTARY SCHOOL

BEATRIZ GARZA  
MIDDLE SCHOOL

Office DEPOT

TRACTOR  
SUPPLY CO

MCCOY'S  
OUTDOOR SUPPLY

VALLEY CROSSING  
JC Penney TJ-maxx  
petco Olive Garden

Walmart

Academy  
SPORTS+OUTDOORS

LOWE'S

83

McDonald's

2

83

2

ROSS CINEMARK  
DRESS FOR LESS  
DOLLAR TREE  
Planet Fitness

WESLACO  
HIGH SCHOOL

H-E-B

N Bridge Ave

IDEA WESLACO  
PIKE

83

AIRPORT  
ELEMENTARY SCHOOL

H-E-B

H-E-B WESLACO  
RETAIL DISTRIBUTION  
SUPPORT CENTER

SOUTH TEXAS  
COLLEGE

Texas Blvd

FD ROOSEVELT  
ELEMENTARY

Business Hwy 83 E

# AERIAL

Texas Blvd

Walmart

Academy  
SPORTS+OUTDOORS

E Ballard St

AVAILABLE  
1,600 SF

AVAILABLE  
4,000 SF

JCPenney

T.J. maxx

petco

LONGHORN  
STEAKHOUSE

CHUCK E. CHEESE'S

Olive Garden

LOWE'S

N Bridge Ave

2

83

I-2/EXPWY. 83 (7,887 VPD)

83

2



# FLOOR PLAN

SUITE 665



665

VALLEY CROSSING SHOPPING CENTER  
 665 E EXPRESSWAY 83  
 WESLACO, TEXAS  
 +/- 4,000 SF  
 Former Mattress Firm Location

SUITE	TENANT NAME	SIZE
665	Available	4,000 SF

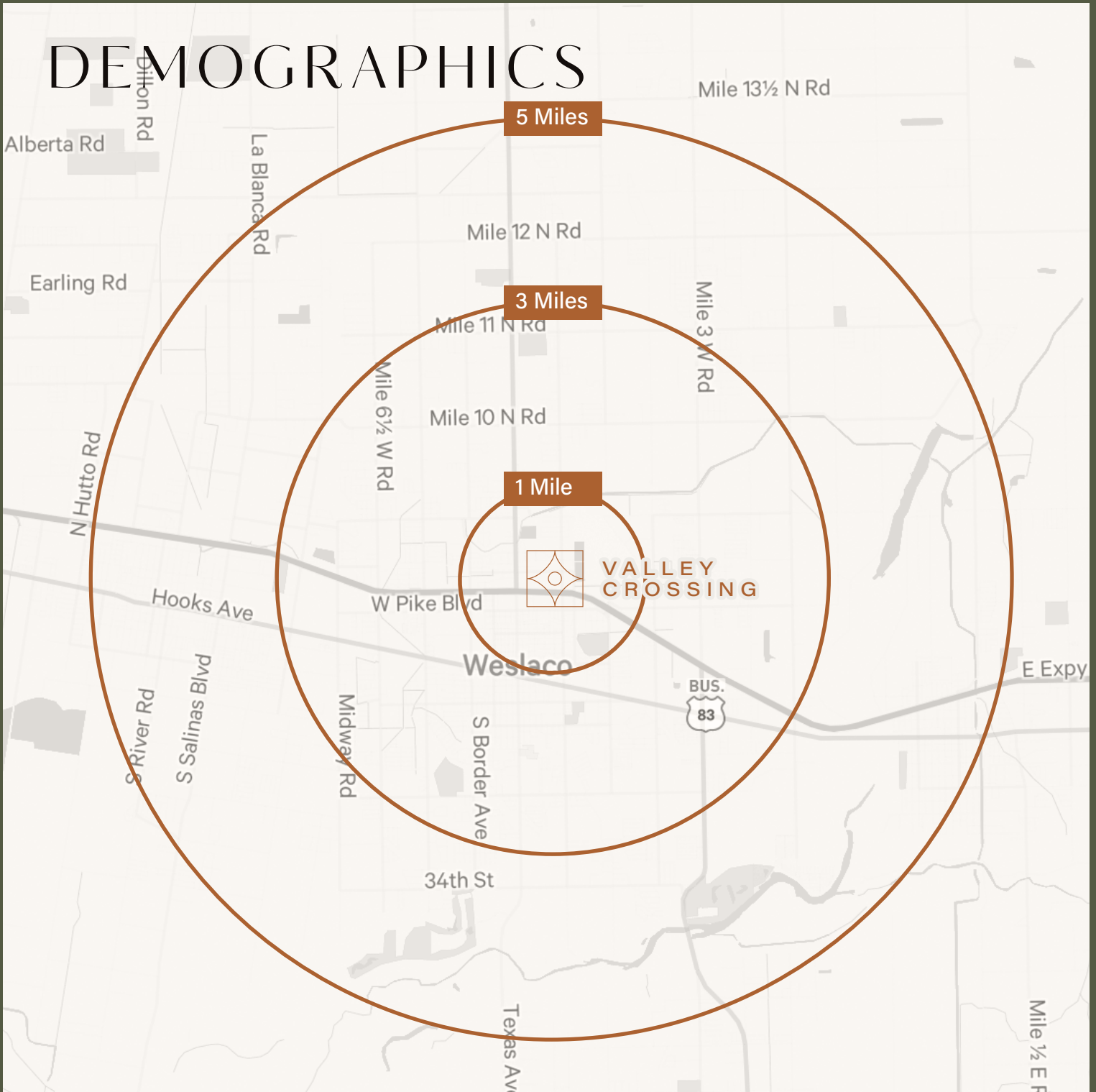
# AVAILABILITIES



# TENANTS



# DEMOGRAPHICS



8,728  
Population (1 Mile)

12,639  
Daytime Population (1 Mile)

\$61,180  
Avg. HH Income (1 Mile)

54,928  
Population (3 Miles)

61,152  
Daytime Population (3 Miles)

\$72,040  
Avg. HH Income (3 Miles)

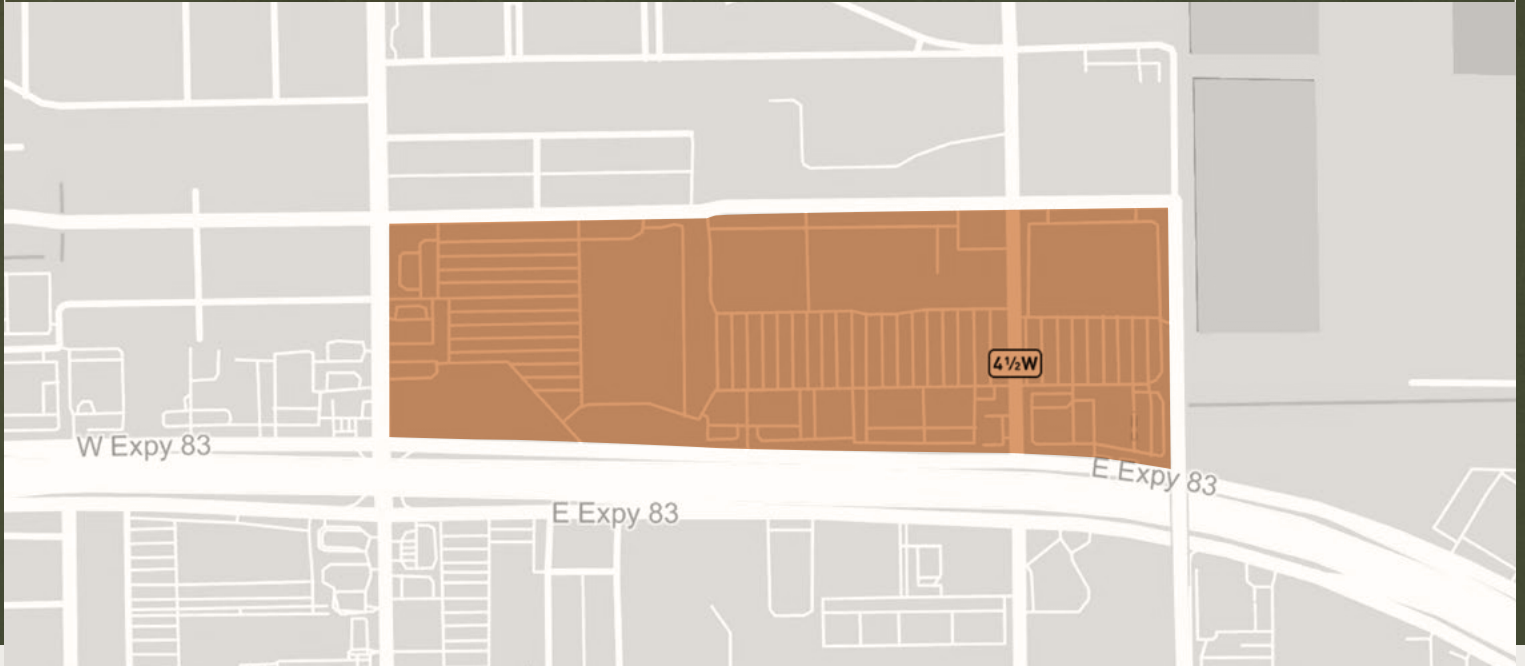
109,475  
Population (5 Miles)

110,809  
Daytime Population (5 Miles)

\$68,123  
Avg. HH Income (5 Miles)

# VALLEY CROSSING

PLACER AI DATA



## METRICS

**10.4M**  
Visits

**38 MIN**  
Avg. Dwell Time

**2.15**  
Visits/sq ft

**492.5K**  
Panel Visits

**4.8M**  
Size - sq ft

**+5.7%**  
Visits YoY

**642.1K**  
Visitors

**+8.3%**  
Visits Yo2Y

**16.15**  
Visit Frequency

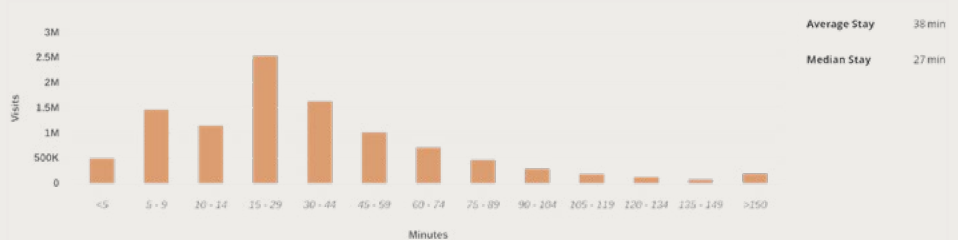
## VISITS TREND

DAILY | VISITS | JUL 1ST, 2024- JUN 30TH, 2025



## VISIT DURATION

VISITS | JUL 1ST, 2024- JUN 30TH, 2025



## DAILY VISITS

VISITS | JUL 1ST, 2024- JUN 30TH, 2025



# VALLEY CROSSING



4,000 SF & 1,600 SF  
AVAILABLE

**THOMAS TYNG**  
Senior Vice President  
+1 210 841 3222  
thomas.tyng@cbre.com

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



# 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.*

2-10-2025



**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. **An owner’s agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
--	-------------	-------	-------

Designated Broker of Firm	License No.	Email	Phone
---------------------------	-------------	-------	-------

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
---------------------------------------	------