



CROSSWIND LANDING

SMALL TOWN BIG FUTURE

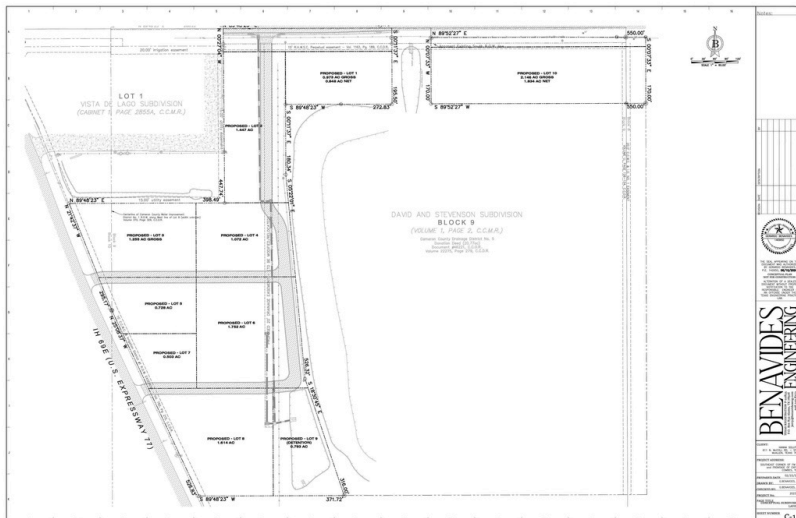
Project Summary / Crosswind Landing

21469 US-77 Frontage Road, Harlingen, TX 78550

Crosswind Landing is a premier retail development located at the high-traffic intersection of Interstate 69E and FM 508 in Combes, Texas, just minutes from Harlingen. This shovel-ready project features 822 feet of direct frontage along Interstate 69E, providing outstanding visibility and exposure to regional traffic.

This development offers a unique opportunity to purchase commercial pad sites and lease retail space ranging from 1,200 SF to 17,500 SF, now in the planning and pre-leasing phases.

Positioned in a high-growth corridor with convenient freeway access, Crosswind Landing is designed to attract national brands, local retailers, and service providers seeking a strategic location in the Rio Grande Valley.



Key Highlights:

- 822 feet of Interstate 69E frontage
- Shovel-ready pad sites available for sale
- Retail space for lease: 1,200 SF – 17,500 SF
- Excellent access via FM 508 and Interstate 69
- 8-minute drive to Valley International Airport
- Located in a rapidly growing market near Harlingen, TX

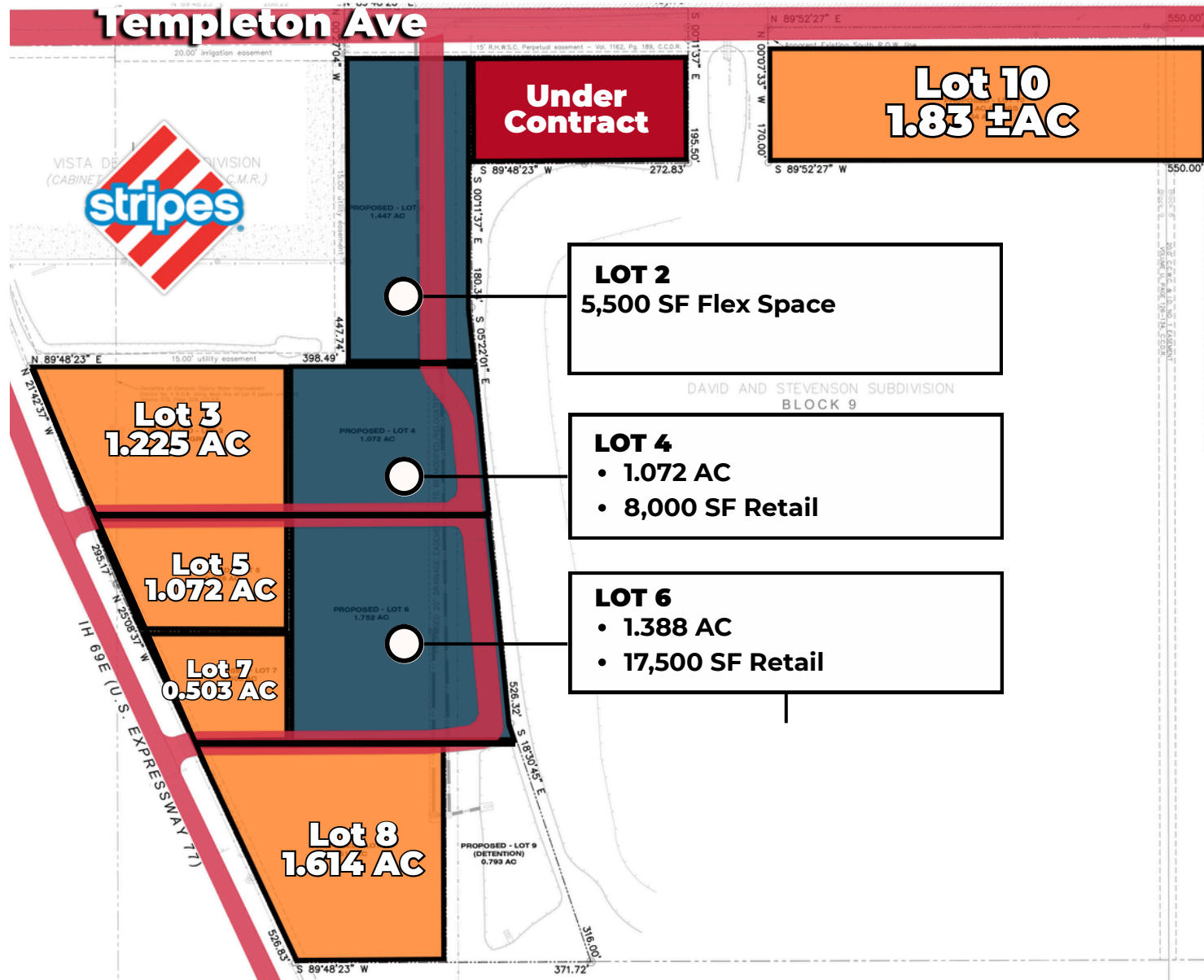
MASTER PLAN



AVAILABLE

FOR SALE

LOT 3	1.255 ±AC
LOT 5	0.729 ±AC
LOT 7	0.503 ±AC
LOT 8	1.614 ±AC
LOT 10	1.83 ±AC



 **CROSSWIND LANDING**

NOW PRE-LEASING



NOW PRE-LEASING RETAIL

- BUILD TO SUIT AVAILABLE
- 1,200 SF - 17,500 SF AVAILABLE FOR LEASE
- END CAP DRIVE THRU AVAILABLE



MASTER PLAN



NOW AVAILABLE



PROPERTY HIGHLIGHTS

Crosswind Landing is a premier retail development located at the high-traffic intersection of Interstate 69E and FM 508 in Combes, Texas just minutes from Harlingen. This shovel-ready project offers a unique opportunity to acquire commercial pad sites for sale, with future leasable retail space currently in planning and pre-leasing stages.

Positioned in a rapidly growing area with strong visibility and convenient freeway access, Crosswind Landing is designed to attract national tenants, local retailers, and service providers seeking a strategic regional location.

PLACER AI VISITOR COUNTS



2.29 M

**CURRENT ANNUAL VISITS
FROM LOVES TRUCK STOP, ROAD
RANGER AND STRIPES**



209.4K VISITS



670.5K VISITS



481.2K VISITS



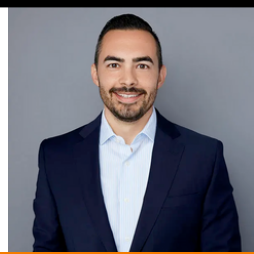
932.2K VISITS

LAST 12 MONTHS

***Visits: The extrapolated number of visits at the property.**



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