

PALMS CROSSING

NEC EXPRESSWAY 83 & WARE RD
3300 I-2/US 83, McAllen, TX 78501



**FOR
LEASE**

AVAILABLE SPACE
1,036 - 15,000 SF

RATE
Call for Pricing

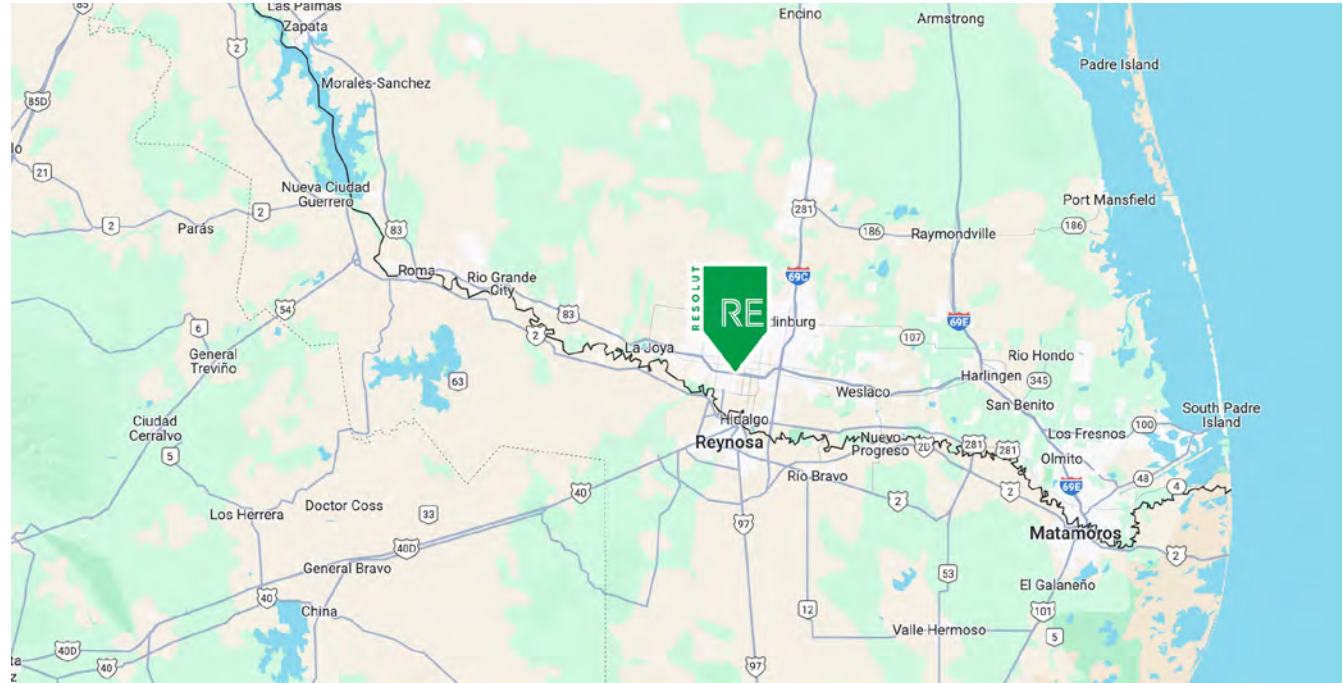
Patricia Rodriguez
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956.412.8800

Ray Kang, CCIM
rkang@resolutre.com
210.471.9757

SHOP. DINE. DISCOVER.

With nearly half a million square feet of shopping and dining, **Palms Crossing is the premier lifestyle destination in the Rio Grande Valley.** Since 2007, it has brought together nationally recognized big-box anchors and a vibrant mix of specialty shops, offering everything from the latest trends to everyday essentials—all in one convenient, stylish location.

Beyond shopping, **Palms Crossing is a place to gather and enjoy.** Visitors can choose from a variety of restaurants, from quick bites to sit-down dining, in an inviting open-air setting. Located next to the **McAllen Convention Center and Civic Center**, it's more than a retail center—it's a hub for shopping, dining, and entertainment at the heart of McAllen.

**AREA TRAFFIC GENERATORS****Patricia Rodriguez**

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DEMOGRAPHIC SNAPSHOT 2025

89,348
POPULATION
3-MILE RADIUS



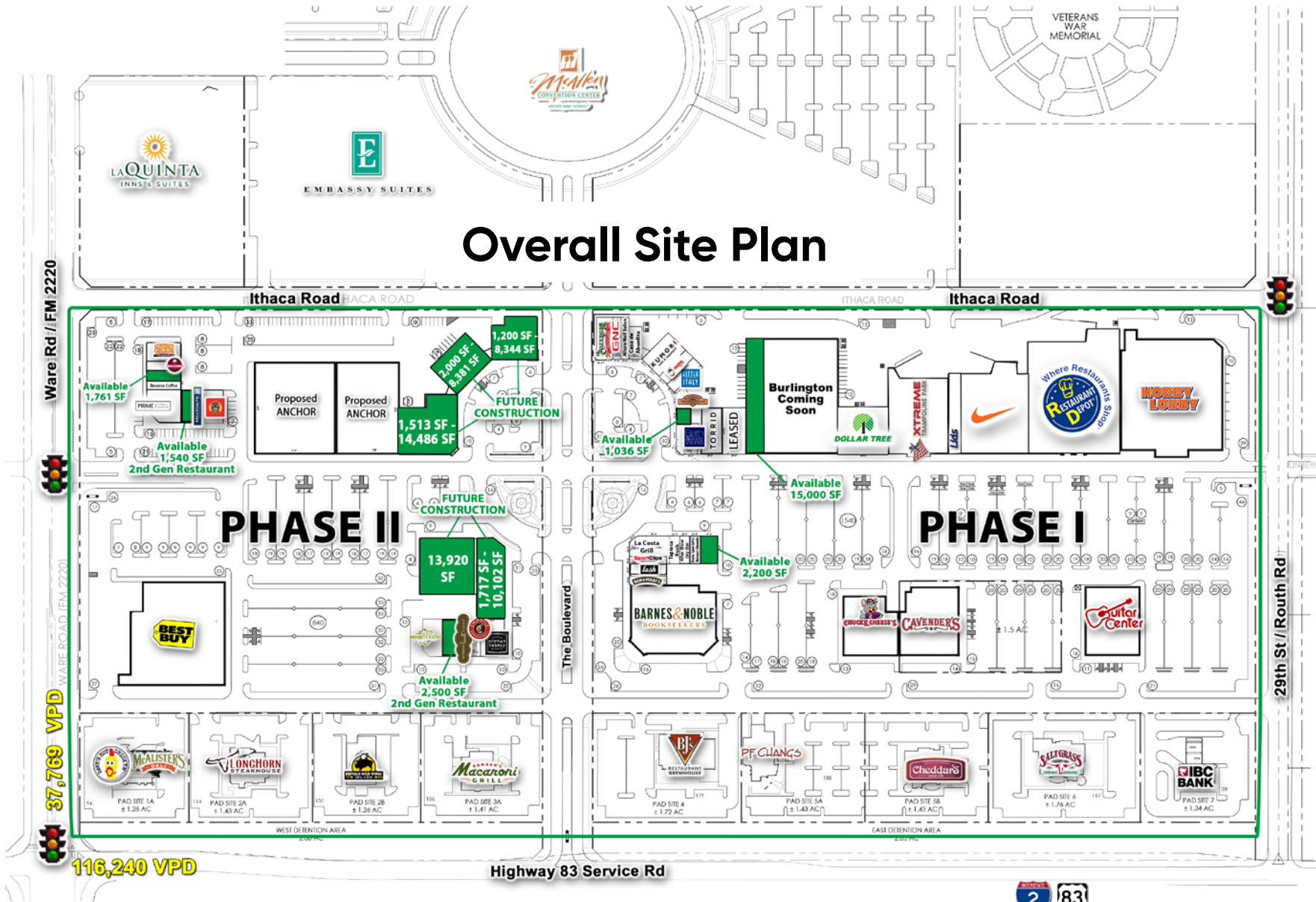
\$81,881
AVG HH INCOME
3-MILE RADIUS



69,648
DAYTIME POPULATION
3-MILE RADIUS

**TRAFFIC COUNTS**

I-2/US 83: 116,240 VPD
S Ware Rd: 37,769 VPD
(TXDot 2024)



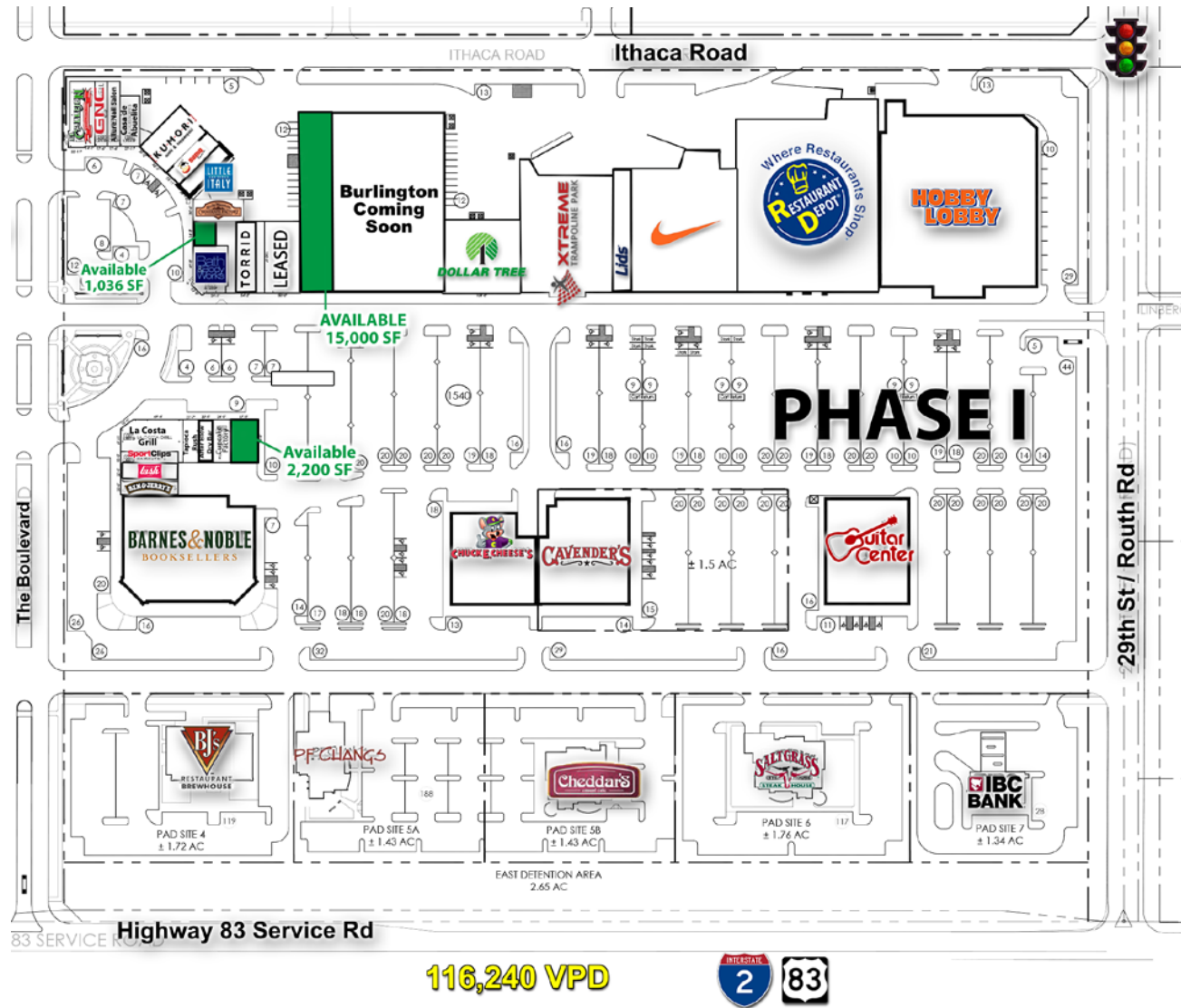








PHASE I - Site Plan





PHASE I





PHASE I



PHASE II

Available 1,761 SF

Available 1,541 SF

2nd Gen Restaurant

Proposed ANCHOR

Proposed ANCHOR

2,000 SF - 8,381 SF

1,200 SF - 8,344 SF

FUTURE CONSTRUCTION

1,513 SF - 14,486 SF

BEST BUY

13,920 SF

1,717 SF - 10,102 SF

Available 2,500 SF

2nd Gen Restaurant

McAlister's Deli

LONGHORN STEAKHOUSE

SOUTHERN WILD WINGS

Macaroni Grill

PAD SITE 1A ± 1.26 AC

PAD SITE 2A ± 1.43 AC

PAD SITE 2B ± 1.26 AC

PAD SITE 3A ± 1.41 AC

WEST DETENTION AREA 2.00 AC

116,240 VPD

Highway 83 Service Rd

Ithaca Road

WARE ROAD (FM 2220)

Ware Rd / FM 2220

The Boulevard

37,769 VPD

HIGHWAY 83 SE



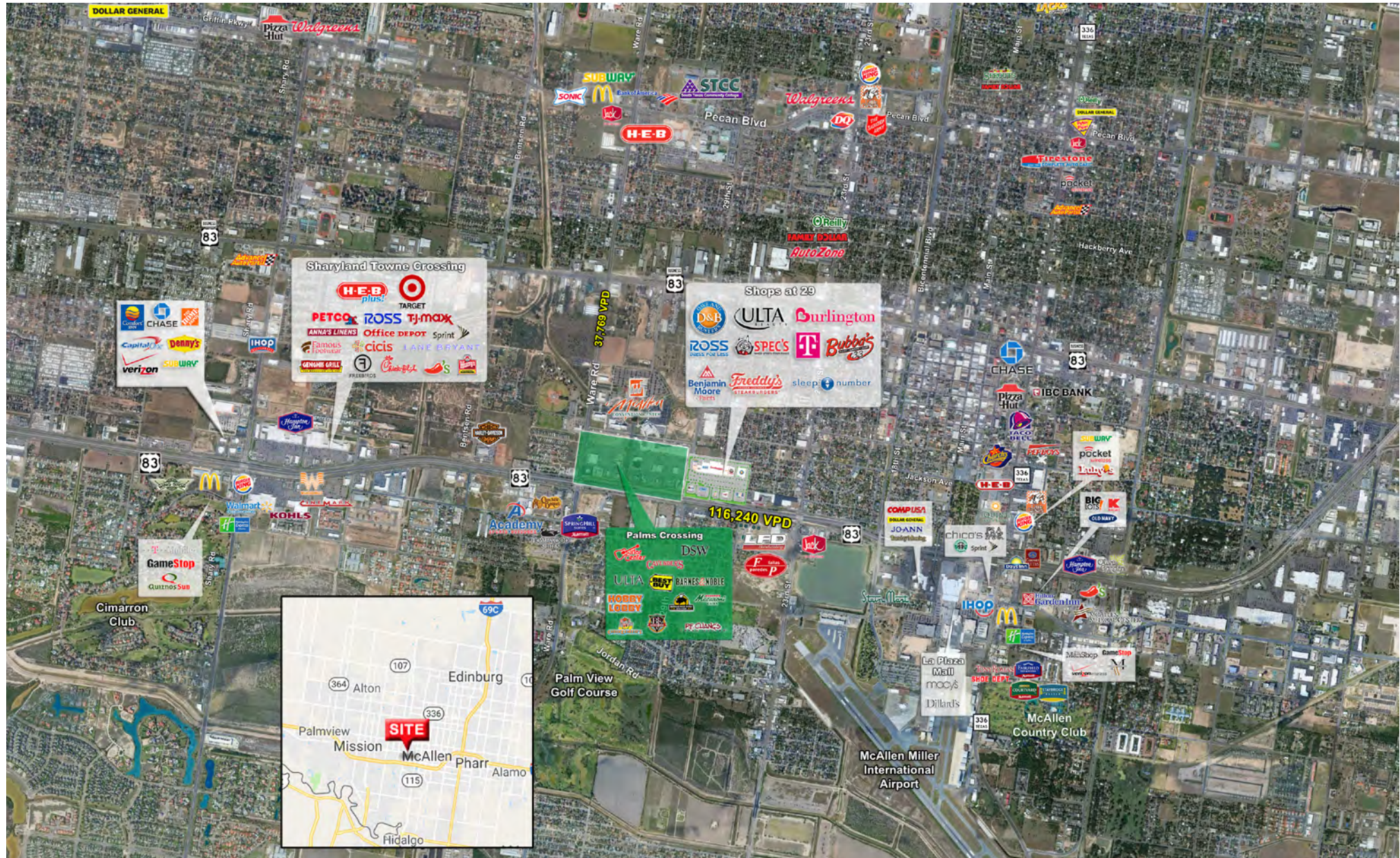
PHASE II





PHASE II







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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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