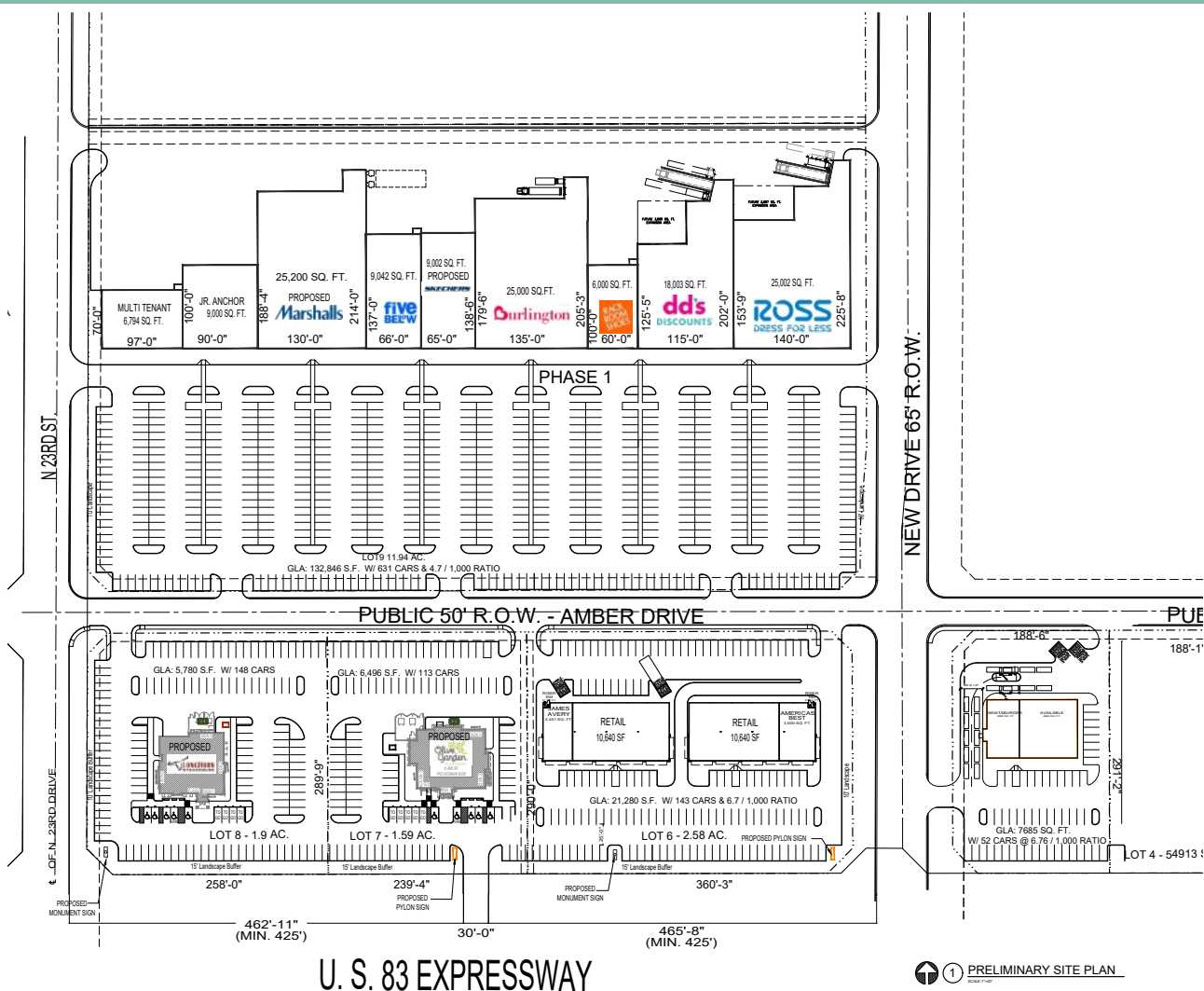


Penitas Crossing

±58 Acres Proposed New Development

NEC of Expressway 83 and 23rd Street
Penitas, TX 78576
www.cbre.com/southcentralretail

Delivery 2Q 2026





Property Overview

Delivery 2Q 2026

This 58 acres proposed development is located in Penitas, Texas, 8 miles west of Mission and 25 miles east of Rio Grande City. The new development is located at the northeast corner of Expressway 83 and 23rd Street. This Property is an ideal site for retail, restaurant, medical and office.

Site Details

- + Land Size
 - ±58 Acres
- + Rate
 - Please contact Broker.
- + Delivery 2Q 2026
- + Multiple pads available
- + Approximately 150,000 SF in Phase I
- + Approximately 950' of frontage along Expressway 83
- + Excellent access and visibility from Expressway 83 and Interstate 2
- + 47,465 Vehicles per day on Expressway 83

Penitas Crossing

NEC of Expressway 83 and 23rd Street | Penitas, TX 78576

For Lease

Elevation Rendering

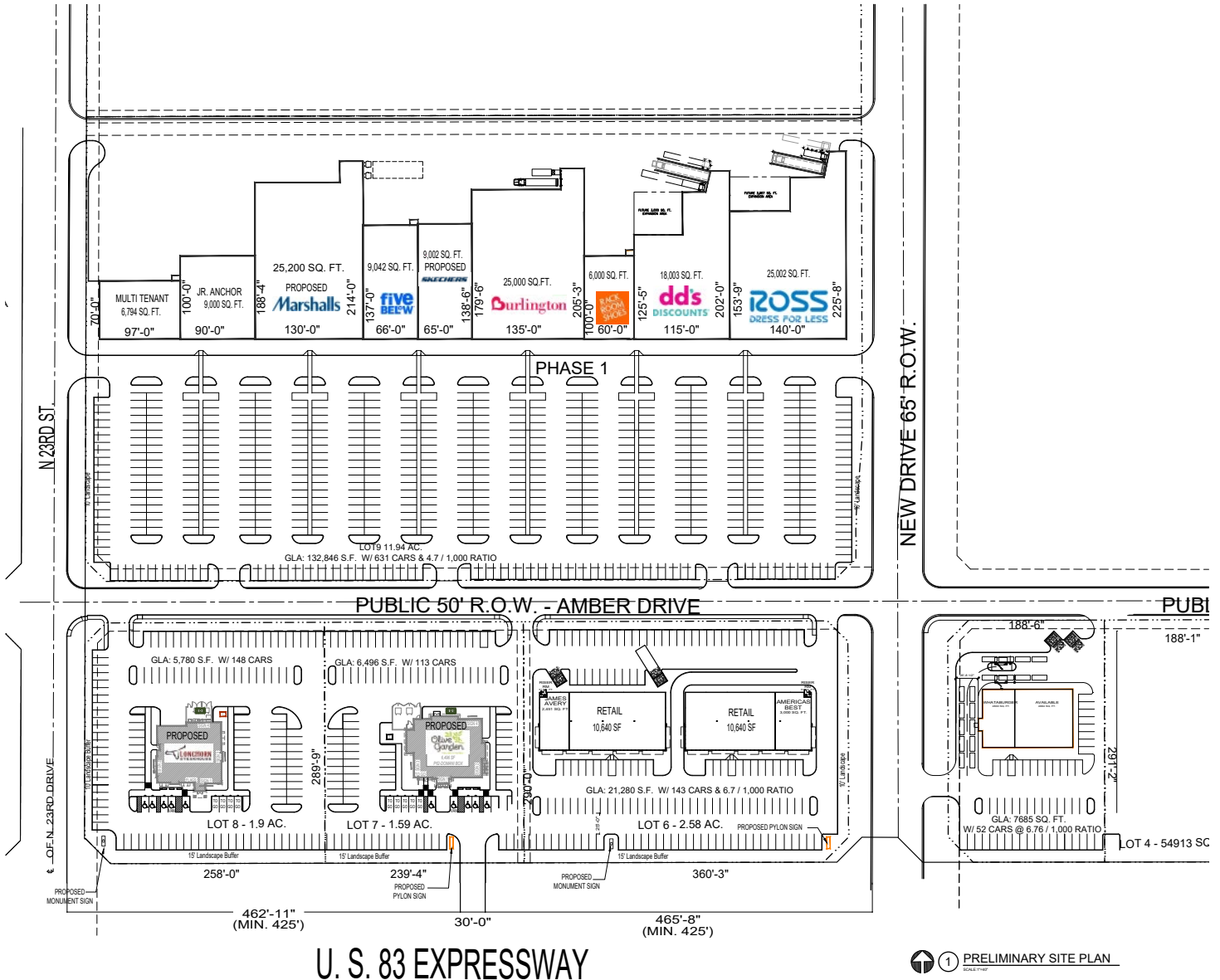


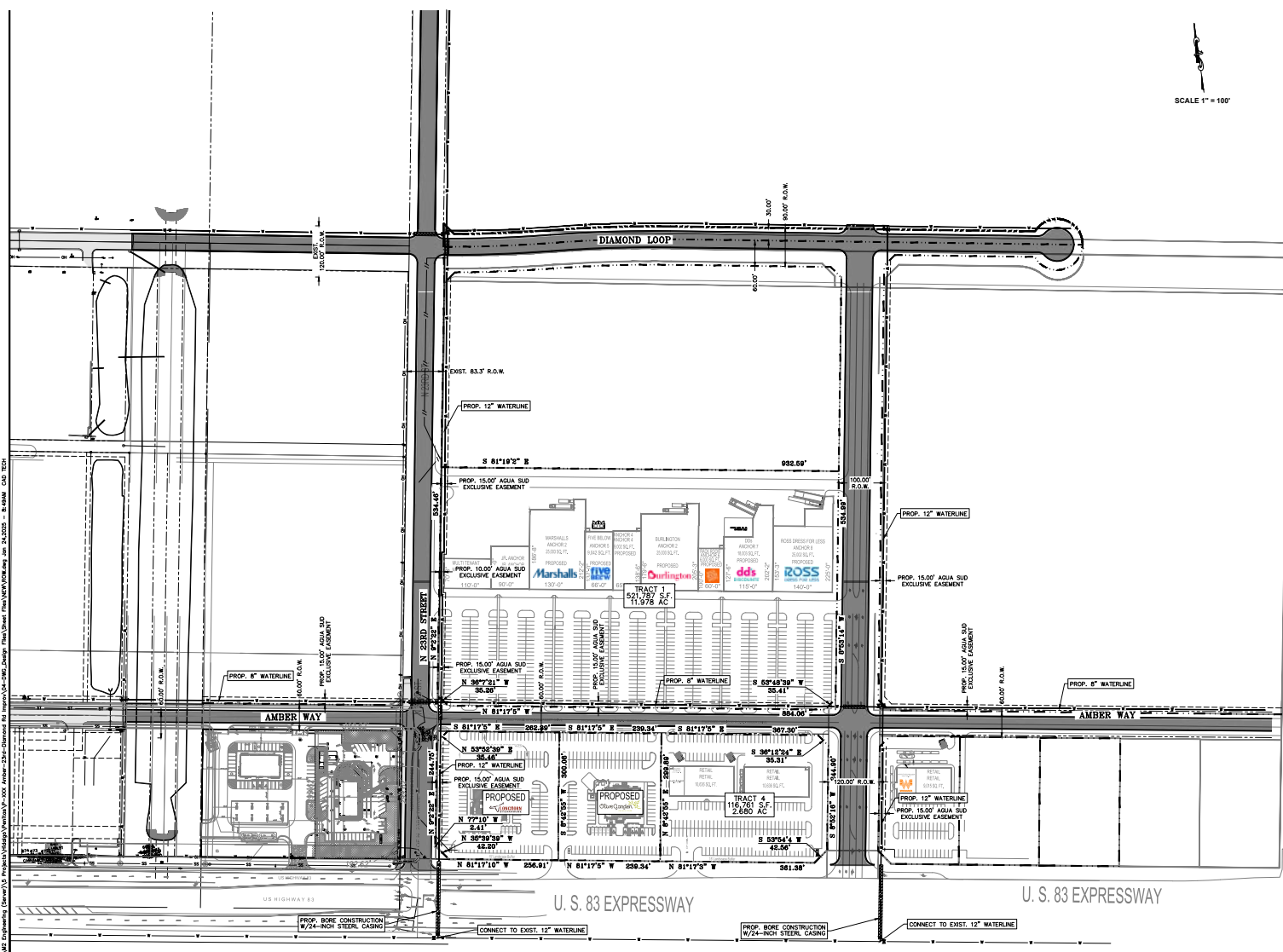
CDA
Architects
Member American Institute of Architects
Stuart Atlanta, ALA
Not for regulatory approval, permitting,
or construction. Date: 02/10/2023
Stuart Atlanta, ALA

Penitas Crossing
U.S. EXPRESSWAY 83 & 23RD ST
PENITAS, TEXAS 78576



Proposed Site Plan





Trade Area Aerial

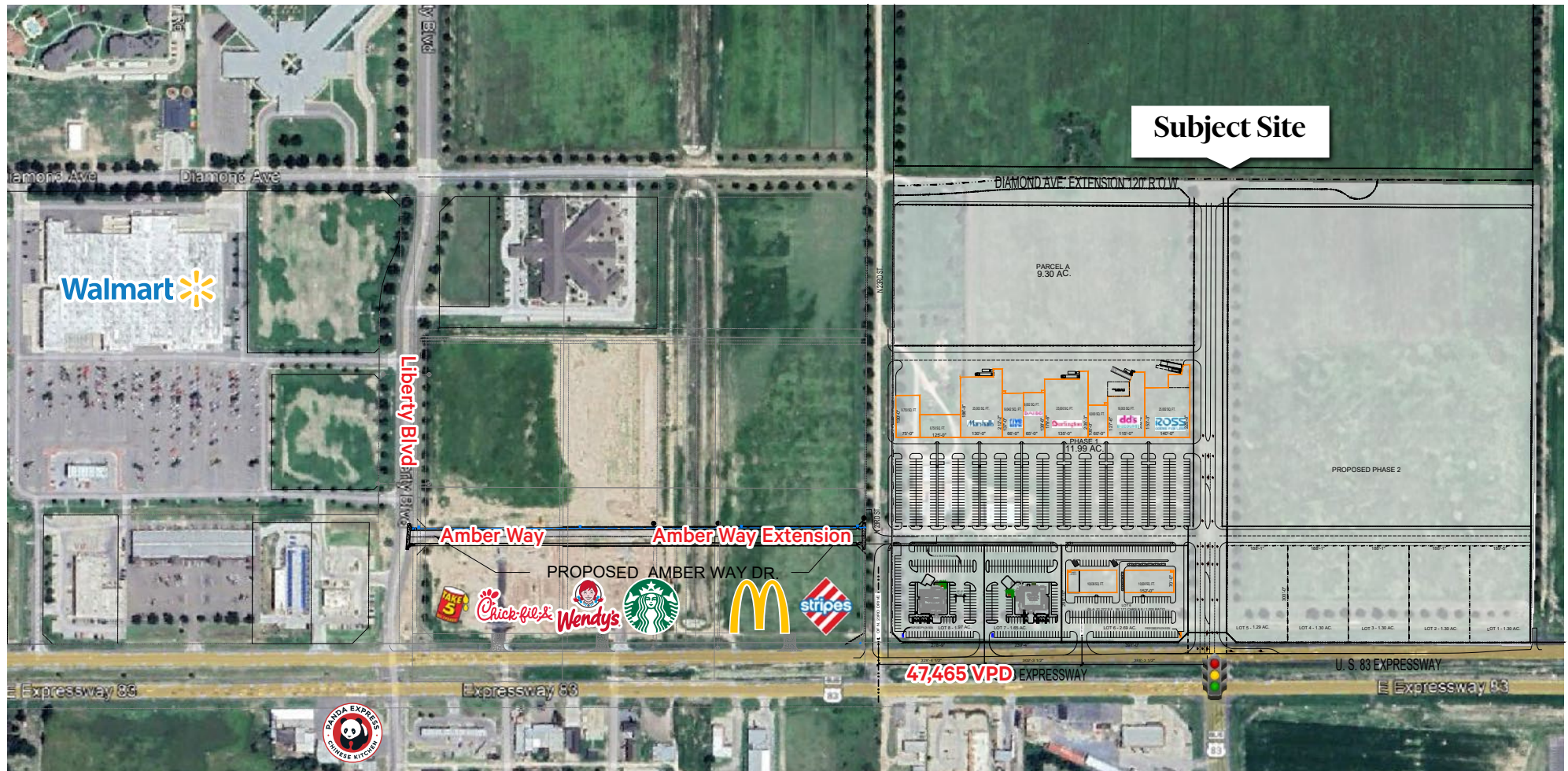


Trade Area Demographic Summary

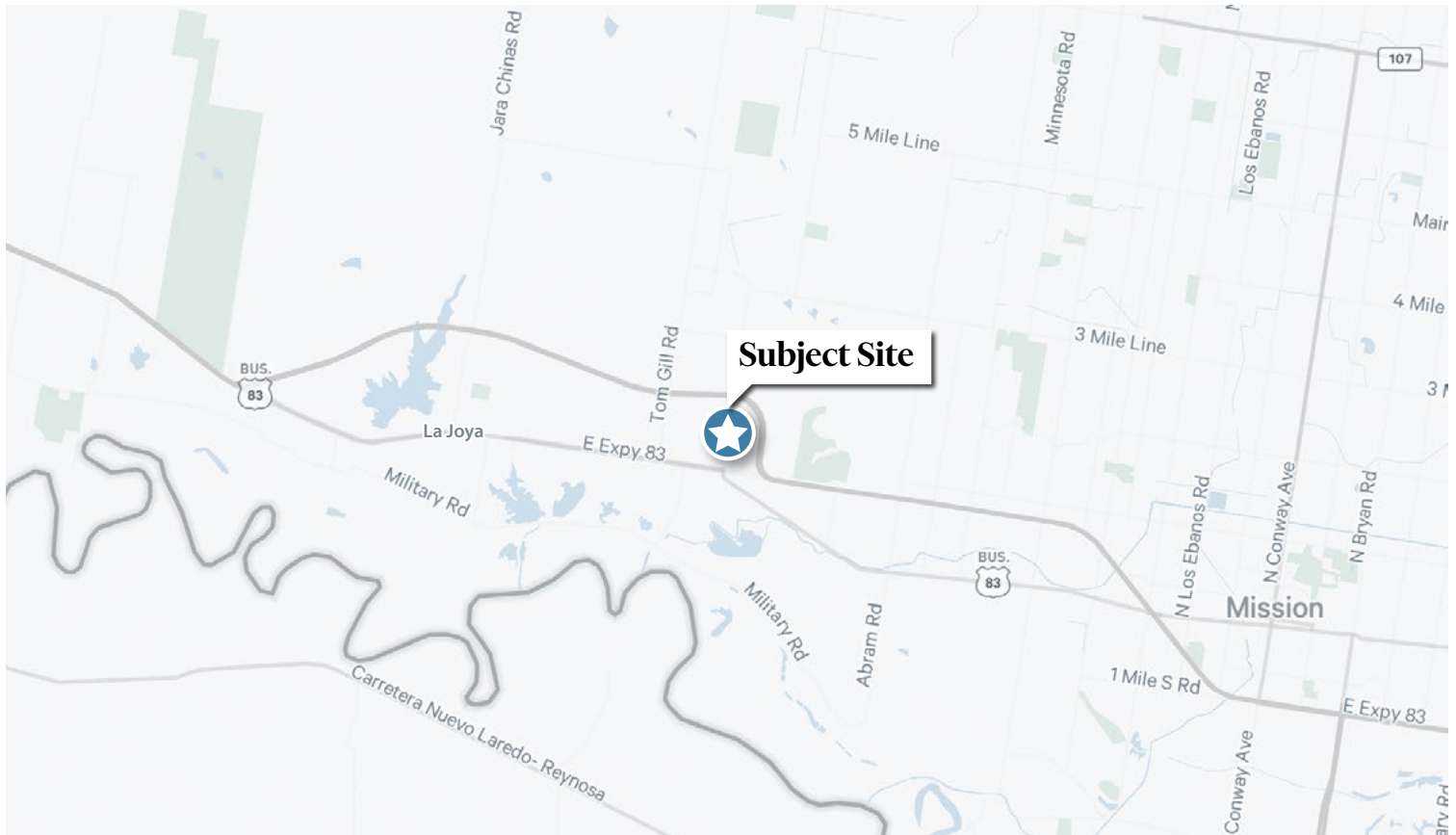
2023 Demographic Summary

2023 Population - Current Year Estimate	79,612
2028 Population - Five Year Projection	80,565
2023 Daytime Population	65,513
2023 Average Household Income	\$53,351
Median Age	28.6

Location Aerial



Location Map



Contact Us

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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.

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