

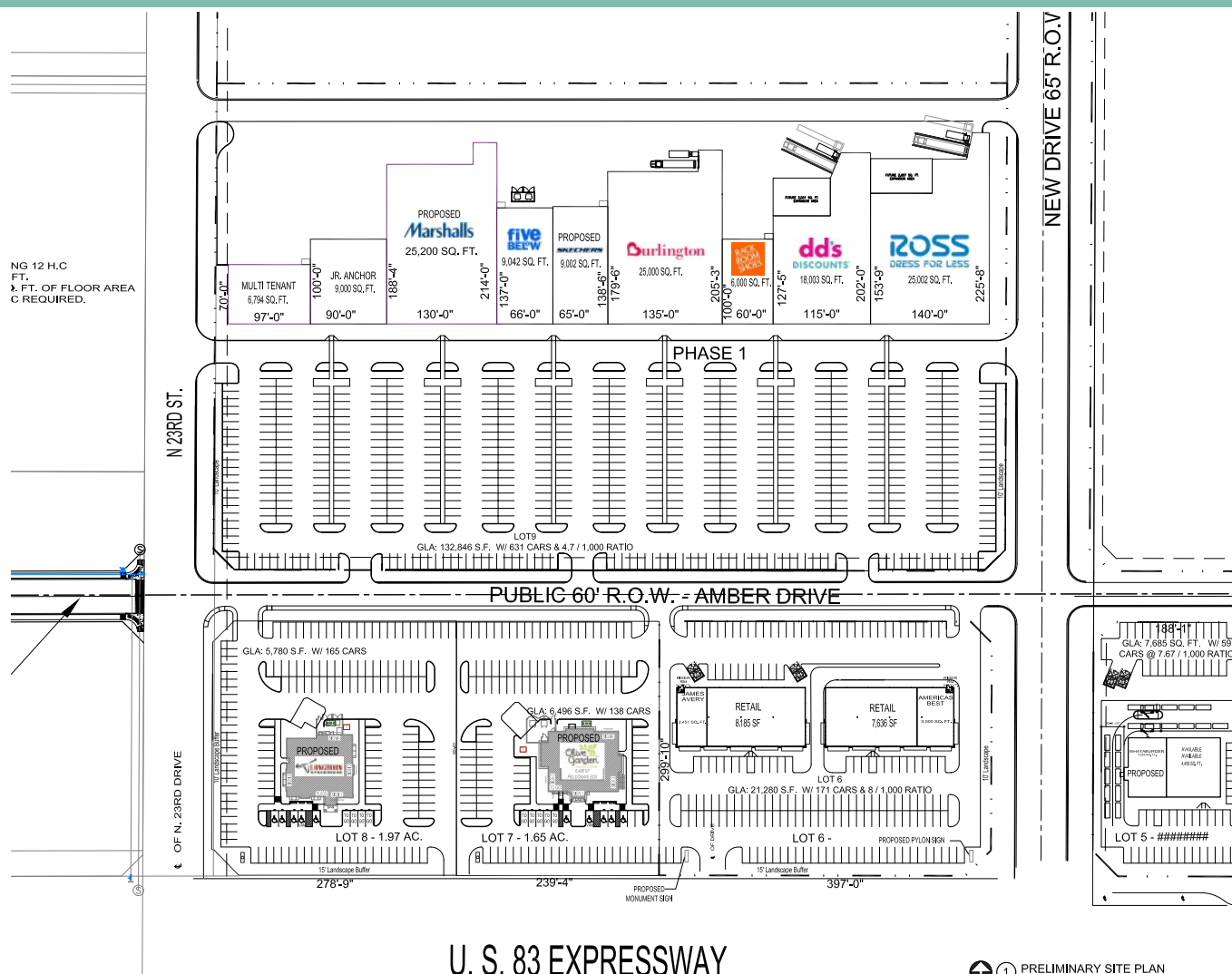
Penitas Crossing

±58 Acres Proposed New Development

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

www.cbre.com/southcentralretail

Delivery 2Q 2026





Property Overview

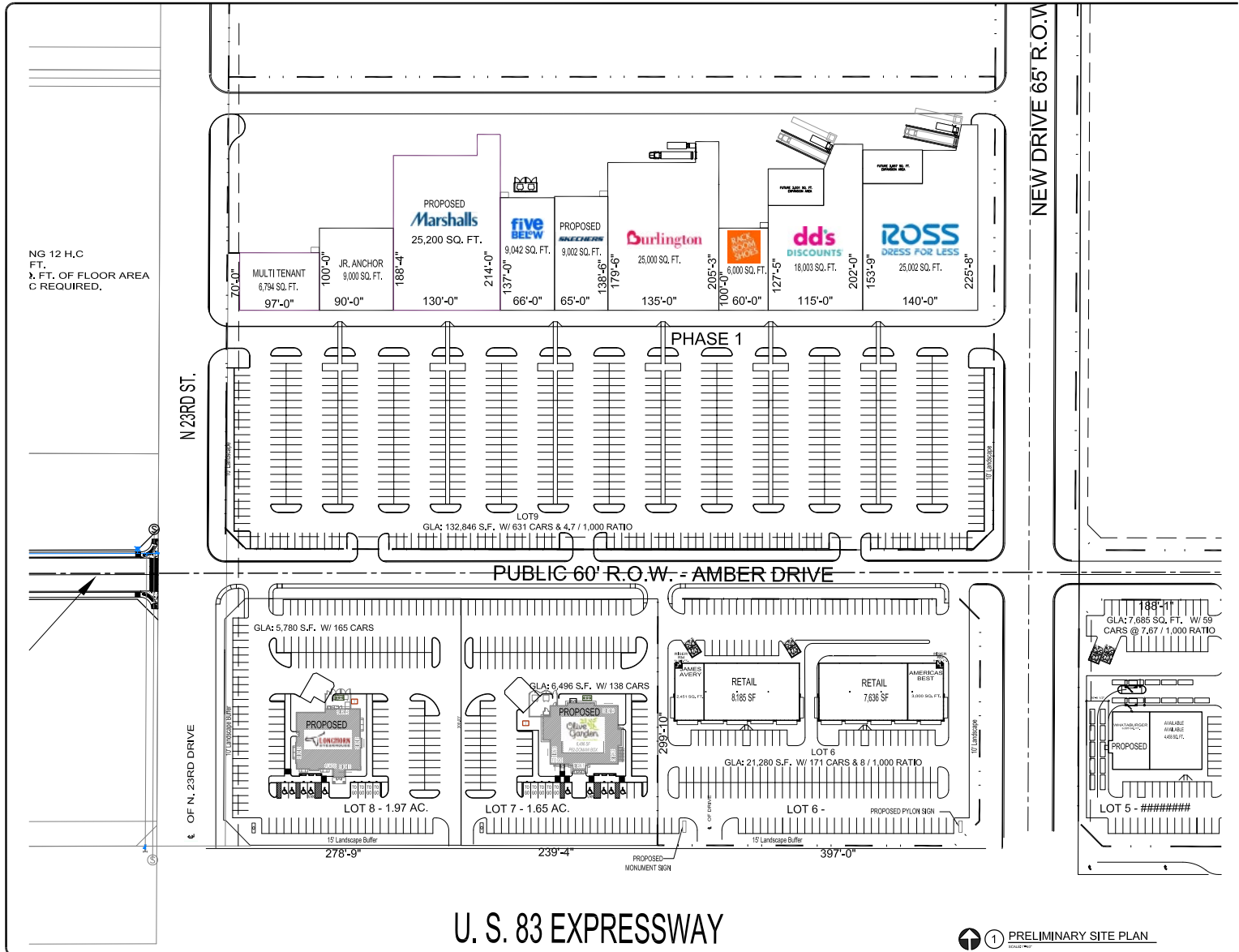
Delivery 2Q 2026

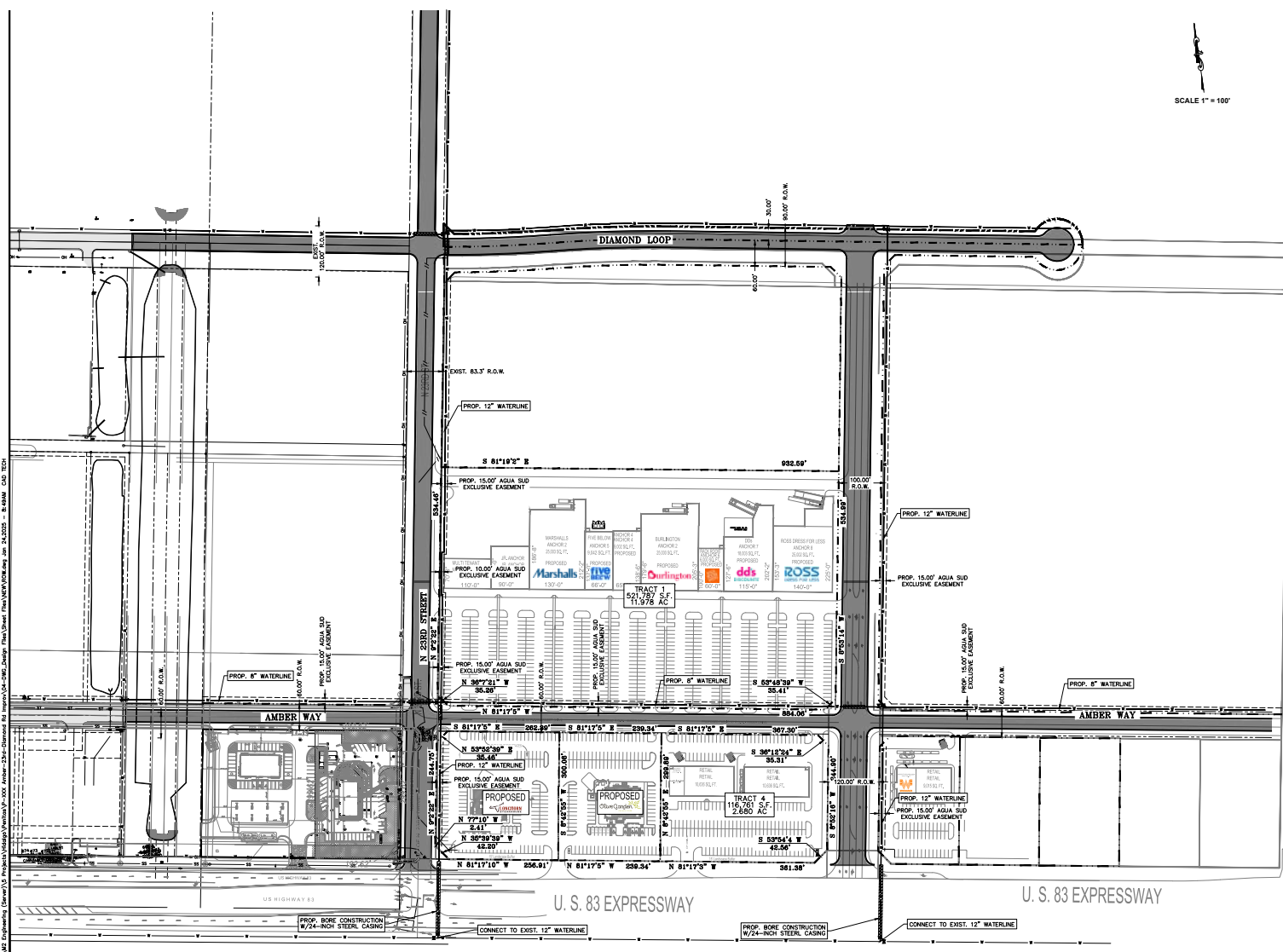
This 58 acres proposed development is located in Penitas, Texas, 8 miles west of Mission and 25 miles east of Rio Grande City. The new development is located at the northeast corner of Expressway 83 and 23rd Street. This Property is an ideal site for retail, restaurant, medical and office.

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

Proposed Site Plan





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: 02/10/2025
Stuart Atlanta, ALA

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



Trade Area Aerial

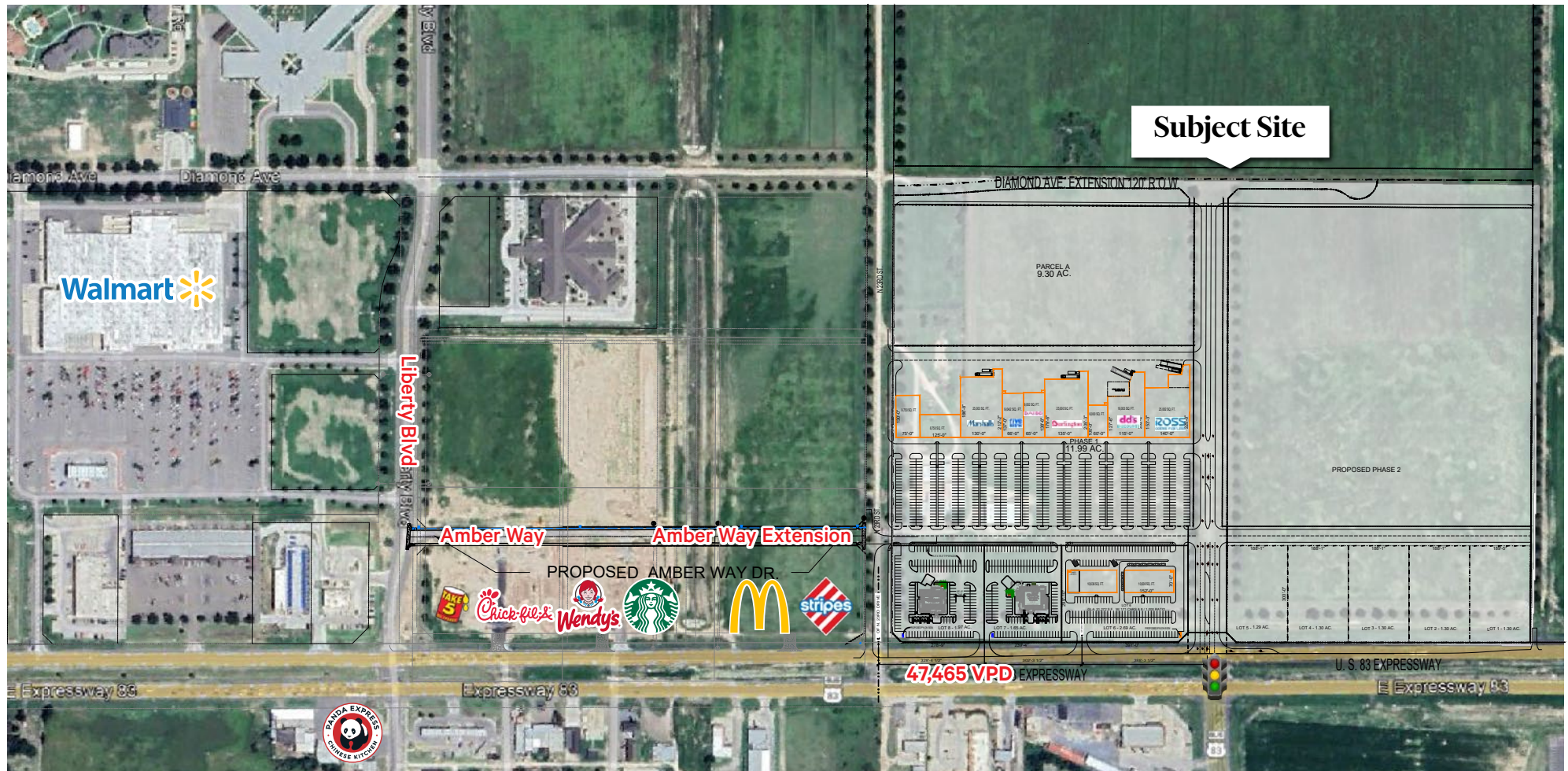


Trade Area Demographic Summary

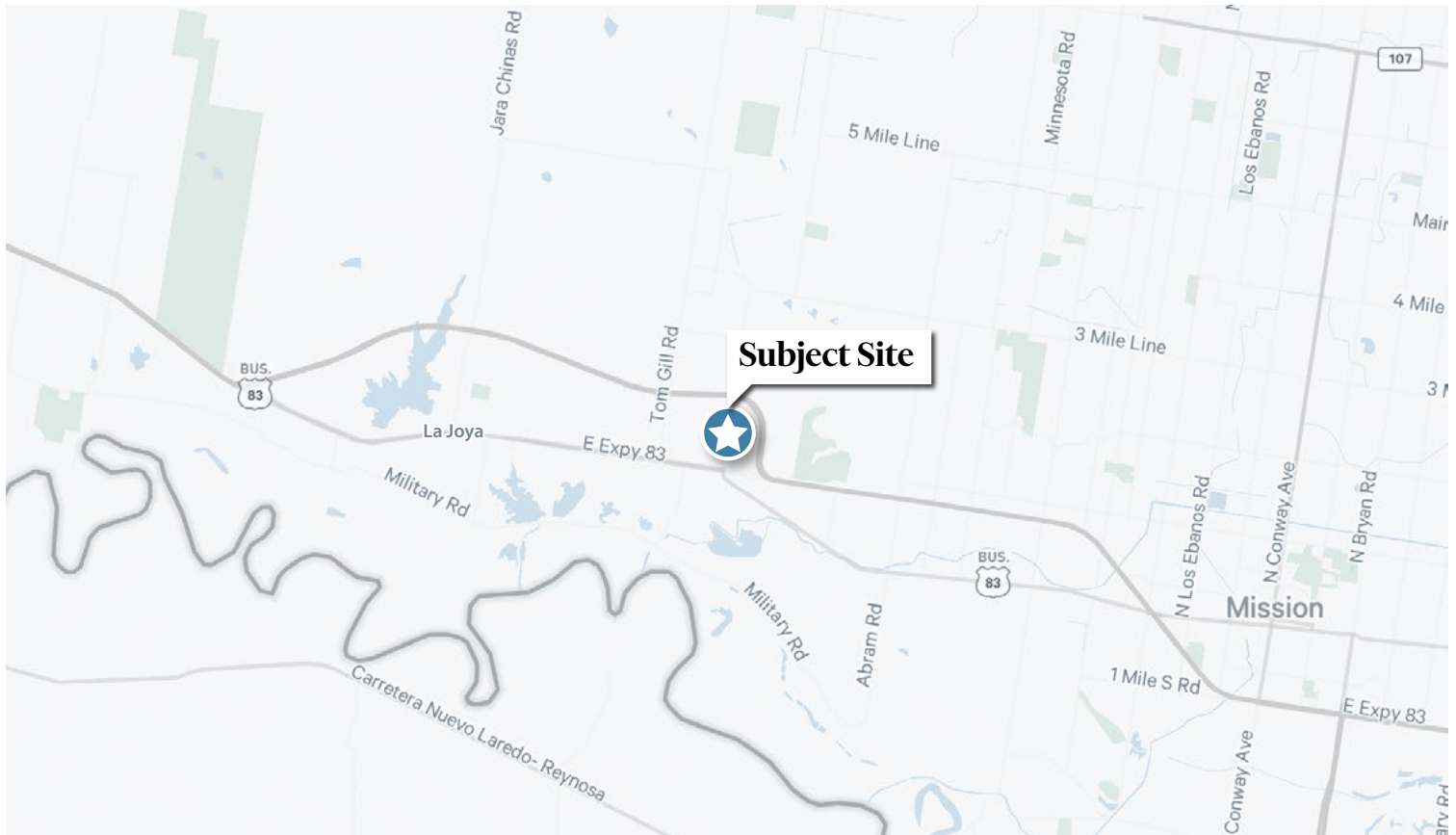
2023 Demographic Summary

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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