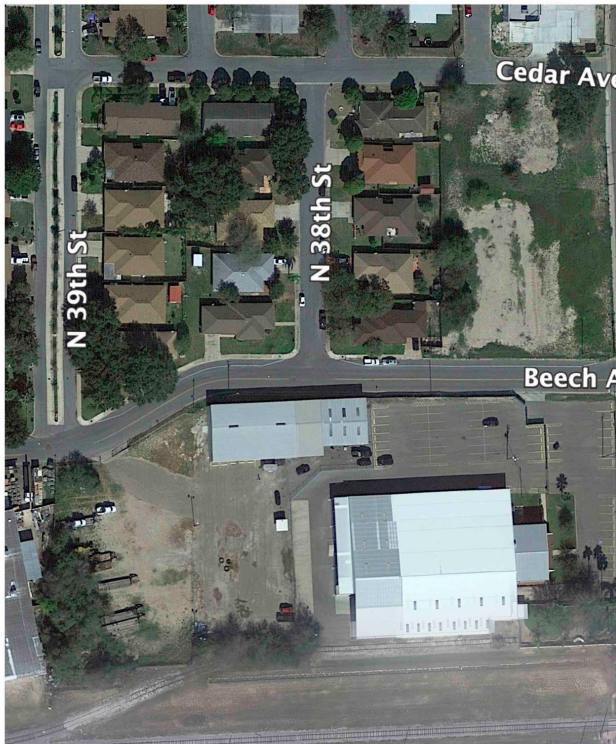
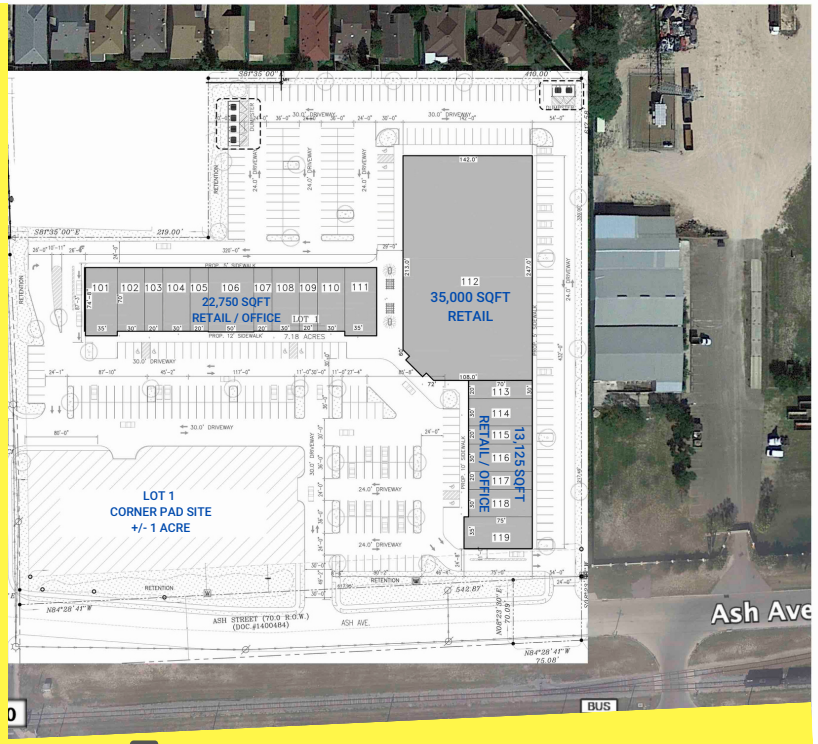


FOR SALE/LEASE



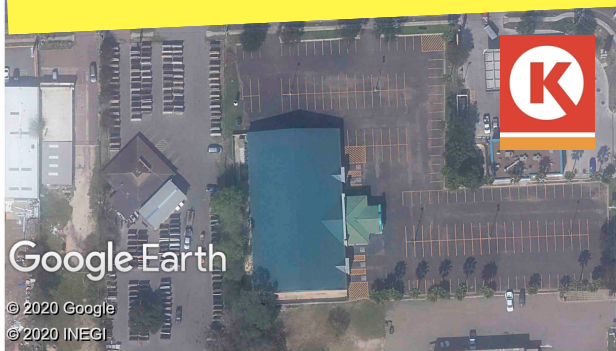
Ware Rd



Business 83



62,000 vehicles per day
(Ware Rd & Business 83)



REGENT'S SQUARE

200 N WARE RD
MCALLEN, TX 78501

NE CORNER OF WARE RD & BUSINESS 83

REGENT'S SQUARE
200 N WARE RD
MCALLEN, TX 78501

LOOKITY
JP@LOOKITY.COM
(956) 522-4105

PROPERTY HIGHLIGHTS



62,000 vehicles per day
(Ware Rd & Business 83)

- Intersection with the highest slow moving traffic volume in the valley.
- 1 mile north of Expressway 83, the McAllen Convention Center and Palms Crossing, a retail power center.

BASIC DEMOGRAPHICS

POPULATION

- 267,067 (5 mile radius)

AVERAGE HOUSEHOLD INCOME

- \$65,394 (3 mile radius)
- \$63,083 (5 mile radius)

MCALLEN HIGHLIGHTS

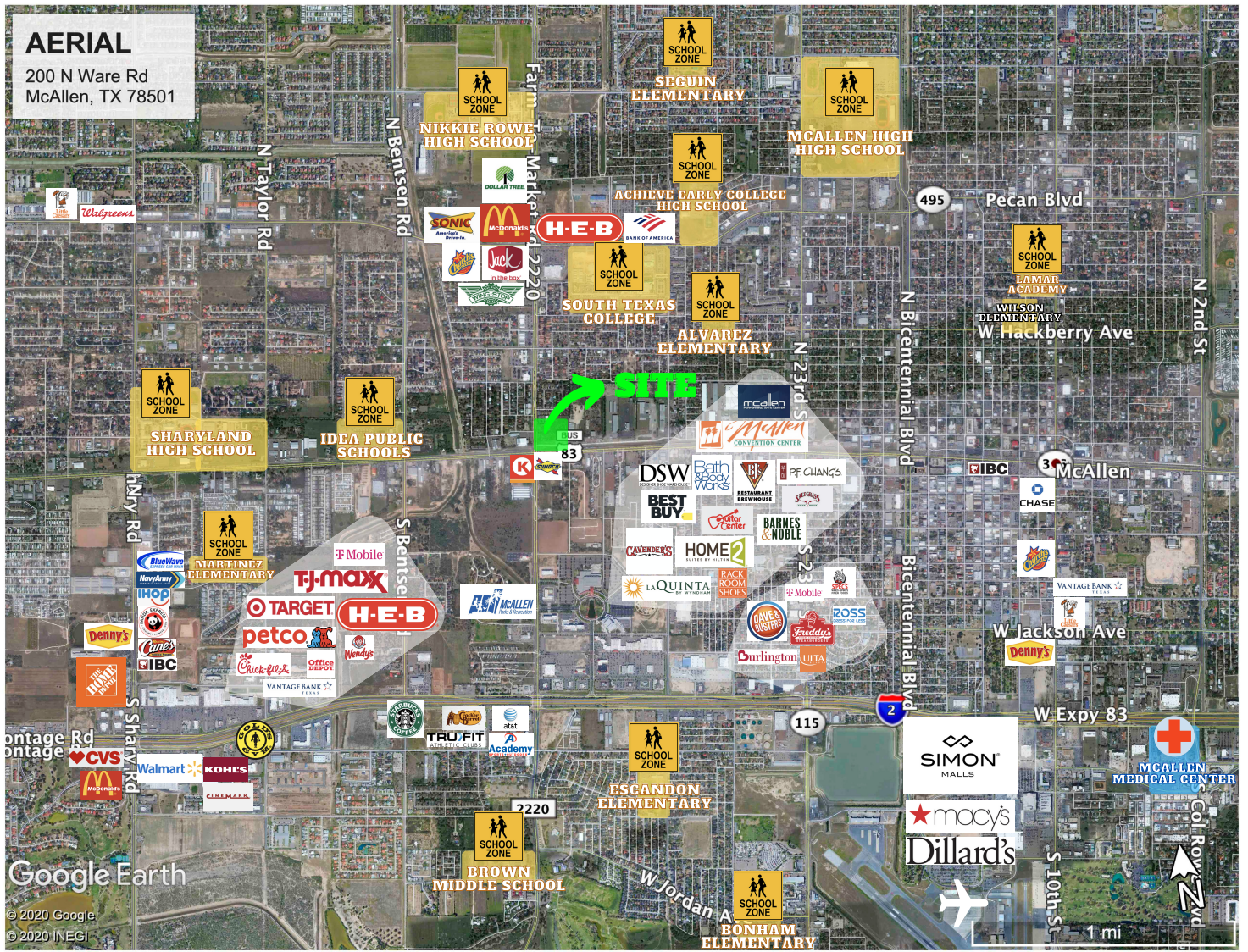
- Ranked 3rd for total retail sales per capita in Texas. (US Census, 2010)
- Ranked 1st in job growth in a survey of best cities for jobs in 2008. (Forbes, 2008)
- Ranked 7th in the top performing cities in the nation, determined through job growth, wages & salary growth, short-term job growth and high-tech job growth. (Milken Institute, 2007)
- Ranked 1st as best place for entrepreneurship in the southwest. (Entrepreneur Magazine, 2012)
- Ranked as the city with the highest retail sales per household in Texas in 2011. (Moodyseconomy.com)
- McAllen is the retail center of South Texas and Northern Mexico, drawing from a consumer base of over 8.2 million people. This sector has become the driving force in McAllen's economy, growing a staggering 138% over the last 10 years, to over \$3.58 billion and employing 27% of the workforce.

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AERIAL

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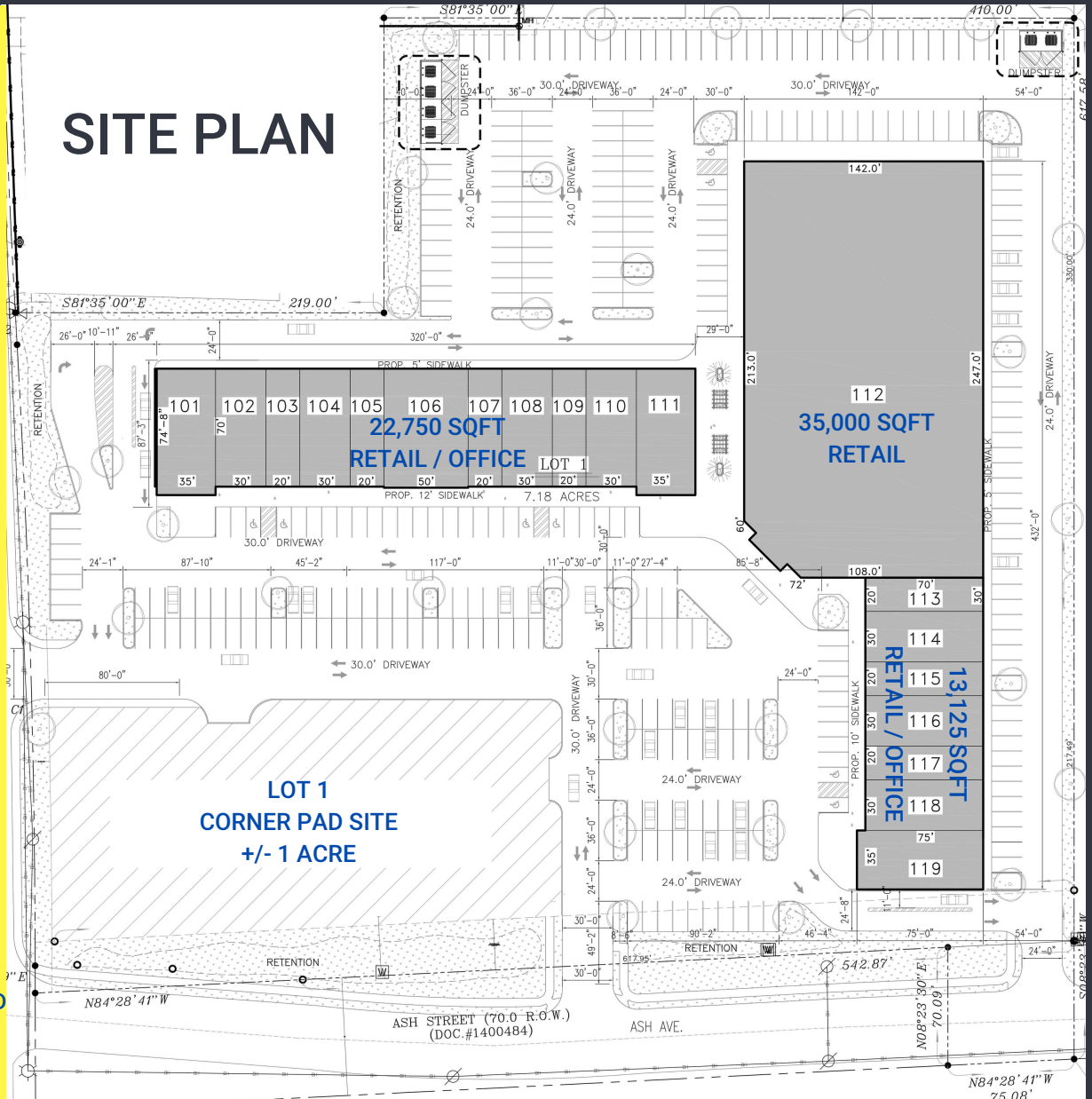
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SITE PLAN

WARE RD



62,000 VPD
WARE RD
& BUSINESS 83



REGENT'S SQUARE

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MCALLEN, TX 78501

NE CORNER OF WARE RD & BUSINESS 83

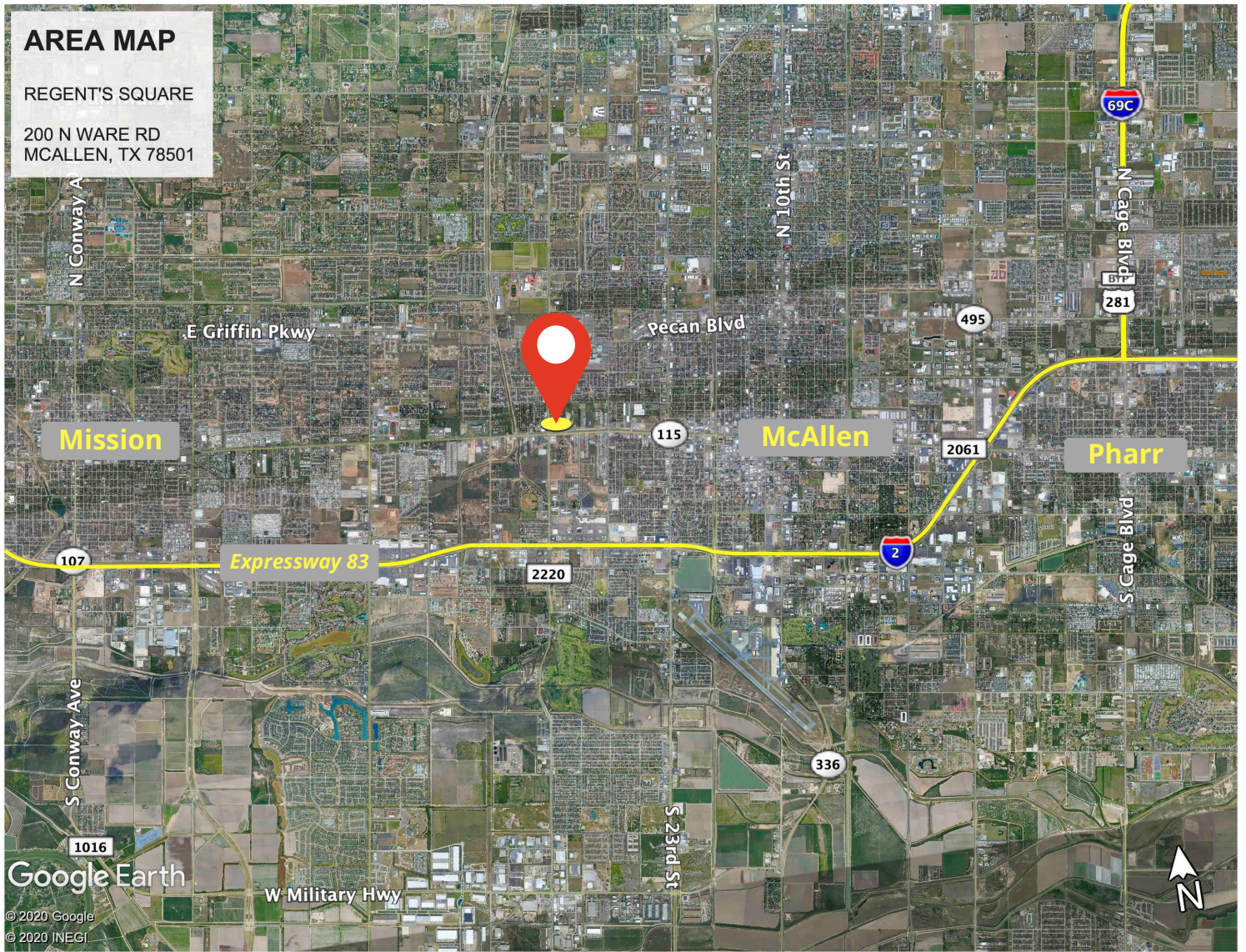
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AREA MAP

REGENT'S SQUARE

200 N WARE RD
MCALLEN, TX 78501



REGENT'S SQUARE

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NE CORNER OF WARE RD & BUSINESS 83

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