

**Property Profile**  
**1324 W. Expressway 83**  
**McAllen, Texas**



**LOCATION:** 1324 W. Expressway 83 – McAllen, TX

**DIMENSIONS:** TRACT A: 232.40' X 248'  
TRACT B: 444.36' X 248'  
TOTAL: 677' X 248'

**LAND SIZE:** TRACT A: 1.3 Acres (Approx. TBD)  
56,628 Sq. Ft. (Approx.)  
TRACT B: 2.73 Acres (Approx.)  
118,918.8 Sq. Ft (Approx.)

**UTILITIES:** City of McAllen, TX

**PRICE:** \* TRACT A - \$3,500,000  
TRACT B - \$3,700,000

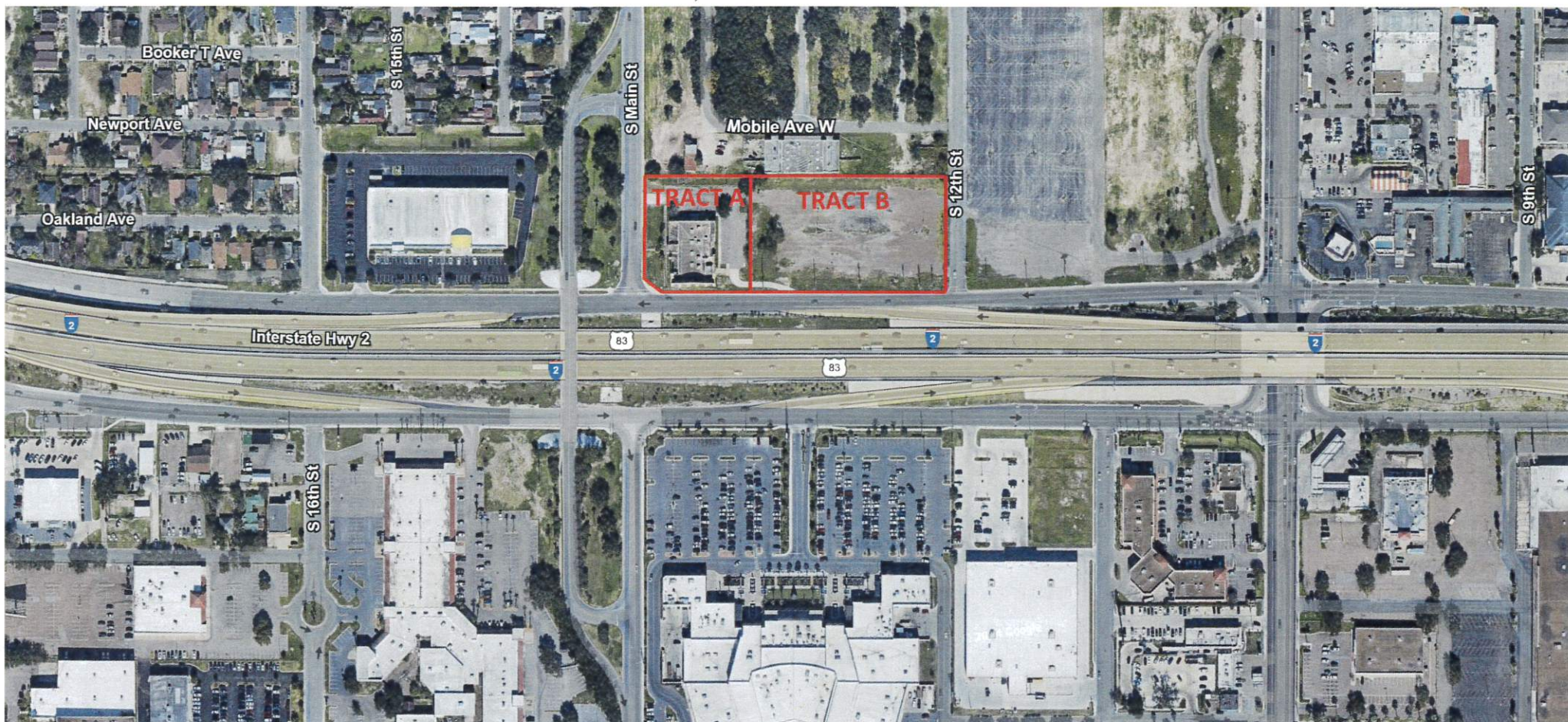
**COMMENTS:** Prime commercial property on frontage of Interstate 2 in McAllen.  
Excellent visibility and high traffic area. Close to shopping, dining and  
entertainment. Call for more information.

**For More Information, Contact:**  
**Adrian A. Arriaga, SIOR, CCIM, CIPS**

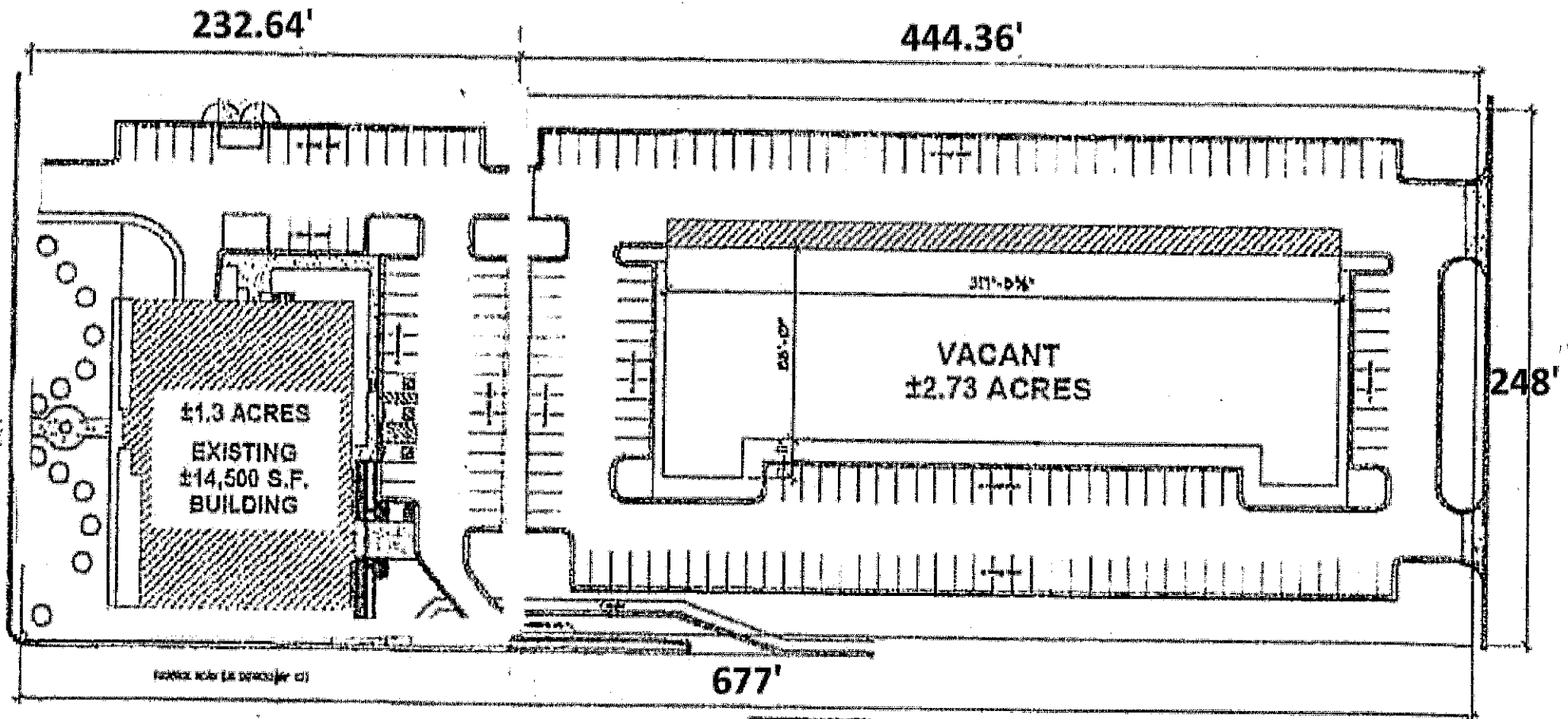






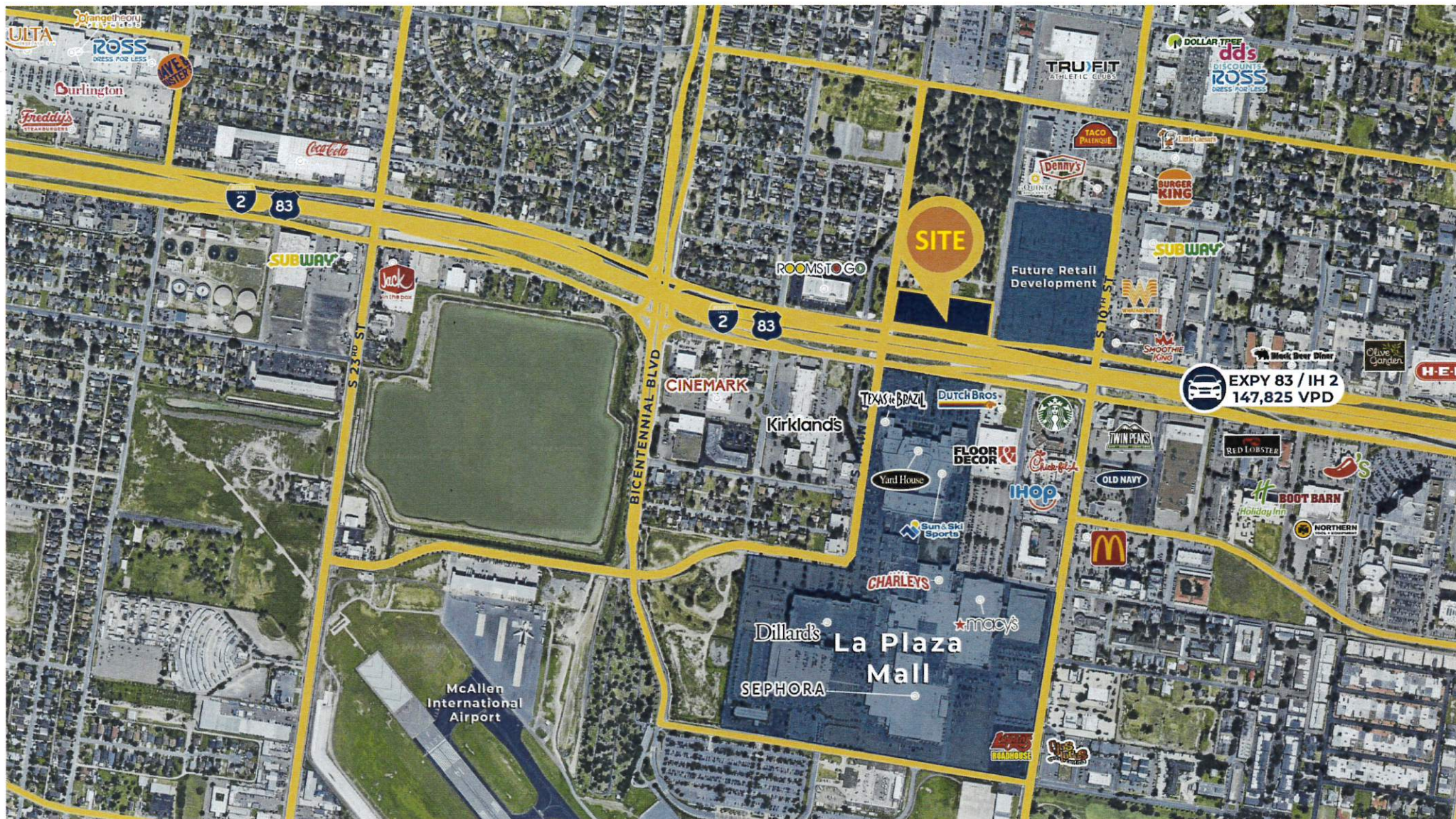


# Exhibit A - Property Exhibit

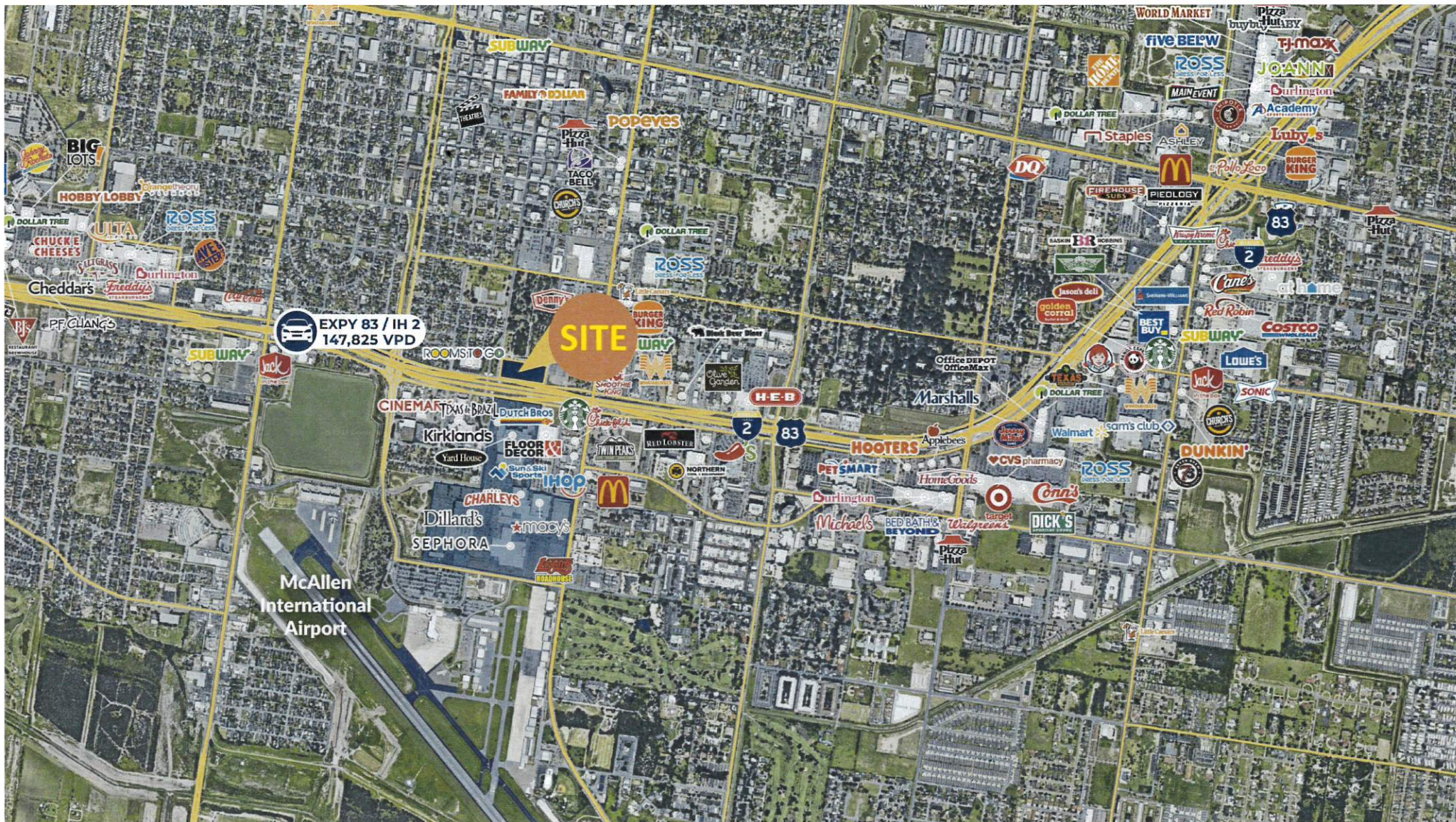


1  
A-B  
PRELIMINARY  
SITE PLAN  
SCALE: 1" = 50'-0"  
N

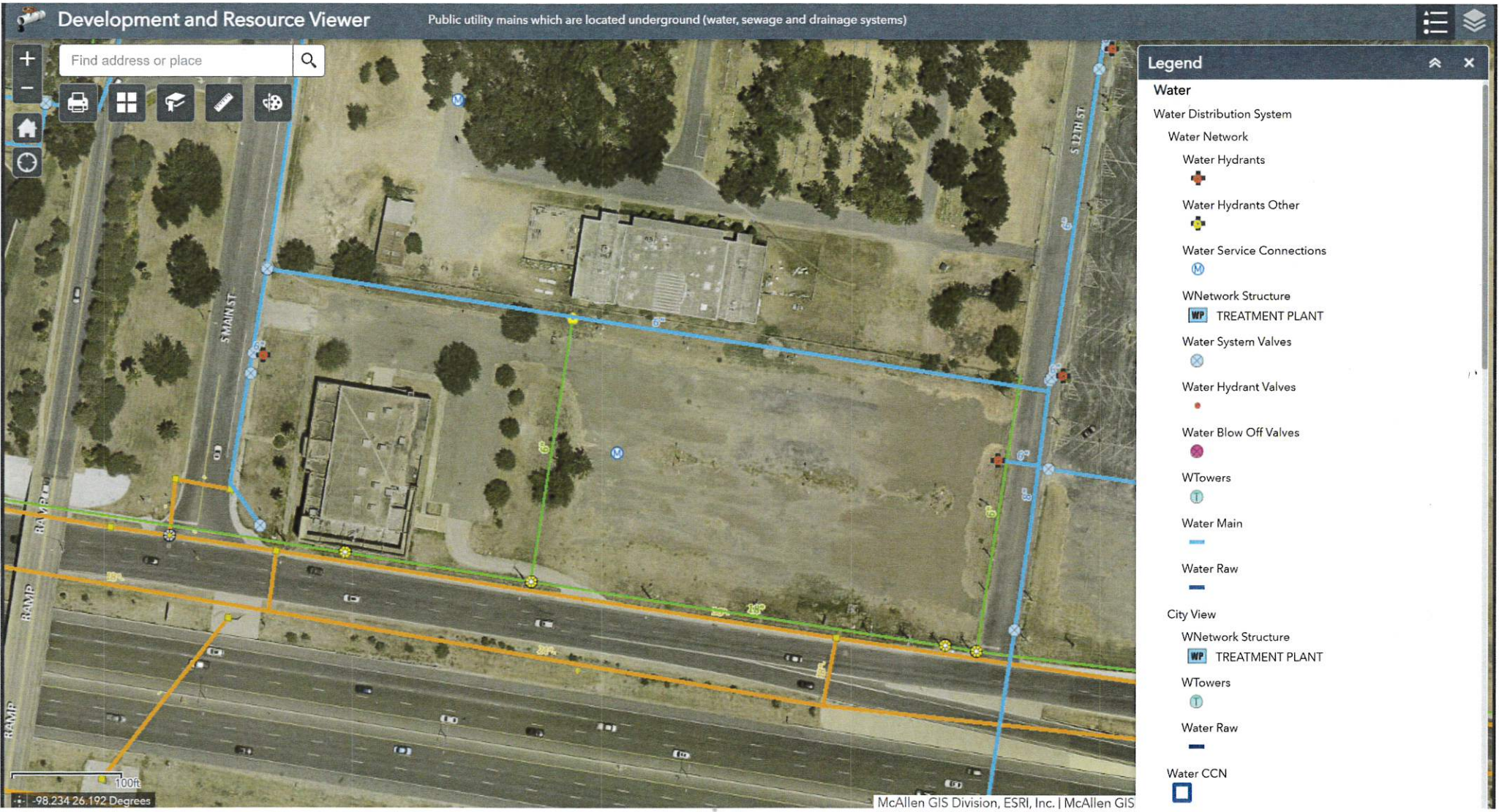










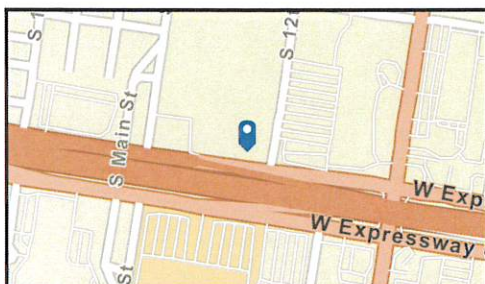
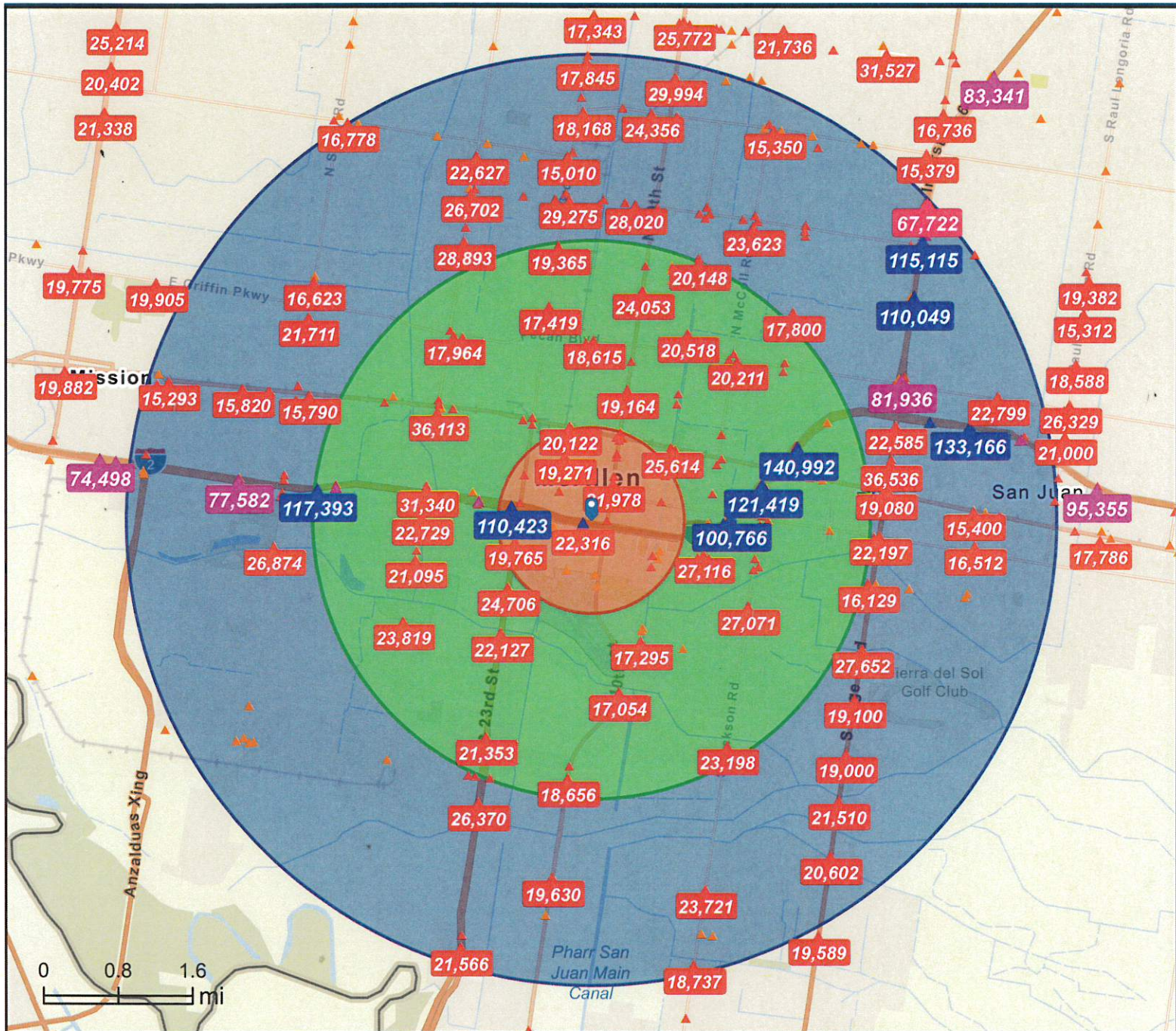




## Traffic Count Map

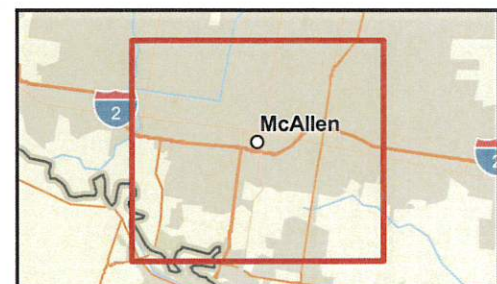
1324 W. Expressway 83 2025  
1200-1324 W Expressway 83, McAllen, Texas, 78501  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 26.19051  
Longitude: -98.23497



### Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

May 13, 2025



## Executive Summary

1324 W. Expressway 83 2025  
 1200-1324 W Expressway 83, McAllen, Texas, 78501  
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	7,374	71,207	124,978
2020 Population	7,343	73,533	135,696
2024 Population	7,353	74,322	138,817
2029 Population	7,332	75,354	141,283
2010-2020 Annual Rate	-0.04%	0.32%	0.83%
2020-2024 Annual Rate	0.03%	0.25%	0.54%
2024-2029 Annual Rate	-0.06%	0.28%	0.35%
2020 Male Population	48.4%	47.9%	48.3%
2020 Female Population	51.6%	52.1%	51.7%
2020 Median Age	39.9	35.6	34.1
2024 Male Population	49.0%	48.6%	49.0%
2024 Female Population	51.0%	51.4%	51.0%
2024 Median Age	40.9	36.5	35.3

In the identified area, the current year population is 138,817. In 2020, the Census count in the area was 135,696. The rate of change since 2020 was 0.54% annually. The five-year projection for the population in the area is 141,283 representing a change of 0.35% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 35.3, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	32.9%	33.4%	32.8%
2024 Black Alone	0.4%	0.6%	0.8%
2024 American Indian/Alaska Native Alone	1.0%	0.8%	0.6%
2024 Asian Alone	1.1%	1.2%	2.0%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	20.5%	21.1%	20.3%
2024 Two or More Races	44.1%	42.8%	43.4%
2024 Hispanic Origin (Any Race)	90.6%	91.7%	87.6%

Persons of Hispanic origin represent 87.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.6 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	49	49	74
2010 Households	2,578	22,503	38,544
2020 Households	2,764	25,305	44,210
2024 Households	2,825	26,362	46,126
2029 Households	2,905	27,594	48,380
2010-2020 Annual Rate	0.70%	1.18%	1.38%
2020-2024 Annual Rate	0.51%	0.97%	1.00%
2024-2029 Annual Rate	0.56%	0.92%	0.96%
2024 Average Household Size	2.53	2.79	3.00

The household count in this area has changed from 44,210 in 2020 to 46,126 in the current year, a change of 1.00% annually. The five-year projection of households is 48,380, a change of 0.96% annually from the current year total. Average household size is currently 3.00, compared to 3.06 in the year 2020. The number of families in the current year is 34,652 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 13, 2025



## Executive Summary

1324 W. Expressway 83 2025  
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	37.0%	21.2%	19.9%
<b>Median Household Income</b>			
2024 Median Household Income	\$35,486	\$43,697	\$58,849
2029 Median Household Income	\$38,174	\$51,638	\$66,567
2024-2029 Annual Rate	1.47%	3.40%	2.50%
<b>Average Household Income</b>			
2024 Average Household Income	\$63,670	\$67,995	\$91,124
2029 Average Household Income	\$73,348	\$79,381	\$104,682
2024-2029 Annual Rate	2.87%	3.14%	2.81%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$24,280	\$24,190	\$30,174
2029 Per Capita Income	\$28,801	\$29,154	\$35,726
2024-2029 Annual Rate	3.47%	3.80%	3.44%
<b>GINI Index</b>			
2024 Gini Index	51.4	47.1	44.4
<b>Households by Income</b>			

Current median household income is \$58,849 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$66,567 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$91,124 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$104,682 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$30,174 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$35,726 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	59	103	110
2010 Total Housing Units	3,020	25,485	44,154
2010 Owner Occupied Housing Units	1,240	12,595	26,108
2010 Renter Occupied Housing Units	1,339	9,908	12,436
2010 Vacant Housing Units	442	2,982	5,610
2020 Total Housing Units	3,287	28,668	50,797
2020 Owner Occupied Housing Units	1,210	13,127	28,308
2020 Renter Occupied Housing Units	1,554	12,178	15,902
2020 Vacant Housing Units	503	3,413	6,586
2024 Total Housing Units	3,379	30,026	53,269
2024 Owner Occupied Housing Units	1,261	13,843	29,873
2024 Renter Occupied Housing Units	1,564	12,519	16,253
2024 Vacant Housing Units	554	3,664	7,143
2029 Total Housing Units	3,462	31,380	55,665
2029 Owner Occupied Housing Units	1,405	15,324	32,463
2029 Renter Occupied Housing Units	1,500	12,270	15,917
2029 Vacant Housing Units	557	3,786	7,285

### Socioeconomic Status Index

2024 Socioeconomic Status Index	36.1	36.9	42.9
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Currently, 56.1% of the 53,269 housing units in the area are owner occupied; 30.5%, renter occupied; and 13.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 50,797 housing units in the area and 13.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.12%. Median home value in the area is \$187,125, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 6.04% annually to \$250,846.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



## Demographic and Income Profile

1324 W. Expressway 83 2025  
 1200-1324 W Expressway 83, McAllen, Texas, 78501  
 Ring band: 0 - 1 mile radius

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Summary	Census 2010	Census 2020	2024	2029
Population	7,374	7,343	7,353	7,332
Households	2,578	2,764	2,825	2,905
Families	1,724	1,848	1,826	1,860
Average Household Size	2.79	2.58	2.53	2.45
Owner Occupied Housing Units	1,240	1,210	1,261	1,405
Renter Occupied Housing Units	1,339	1,554	1,564	1,500
Median Age	37.0	39.9	40.9	41.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.06%	1.09%	0.38%
Households	0.56%	1.36%	0.64%
Families	0.37%	1.26%	0.56%
Owner HHs	2.19%	1.82%	0.97%
Median Household Income	1.47%	2.65%	2.95%

Households by Income	2024	2029
	Number	Number
<\$15,000	567	569
\$15,000 - \$24,999	448	392
\$25,000 - \$34,999	376	368
\$35,000 - \$49,999	464	449
\$50,000 - \$74,999	396	416
\$75,000 - \$99,999	151	169
\$100,000 - \$149,999	163	205
\$150,000 - \$199,999	85	126
\$200,000+	175	211

Median Household Income	\$35,486	\$38,174
Average Household Income	\$63,670	\$73,348
Per Capita Income	\$24,280	\$28,801

Population by Age	Census 2010	Census 2020	2024	2029
	Number	Number	Number	Number
0 - 4	551	411	398	392
5 - 9	534	487	446	413
10 - 14	512	413	418	387
15 - 19	475	510	453	450
20 - 24	477	499	518	457
25 - 34	944	928	948	959
35 - 44	874	859	876	880
45 - 54	884	859	865	861
55 - 64	787	863	812	769
65 - 74	592	762	818	846
75 - 84	538	517	552	644
85+	208	235	251	273

Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Number	Number	Number
White Alone	6,037	2,478	2,421	2,362
Black Alone	50	23	28	26
American Indian Alone	29	73	74	74
Asian Alone	127	82	78	79
Pacific Islander Alone	1	2	2	1
Some Other Race Alone	1,020	1,479	1,508	1,513
Two or More Races	109	3,206	3,241	3,277
Hispanic Origin (Any Race)	6,529	6,615	6,663	6,699

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

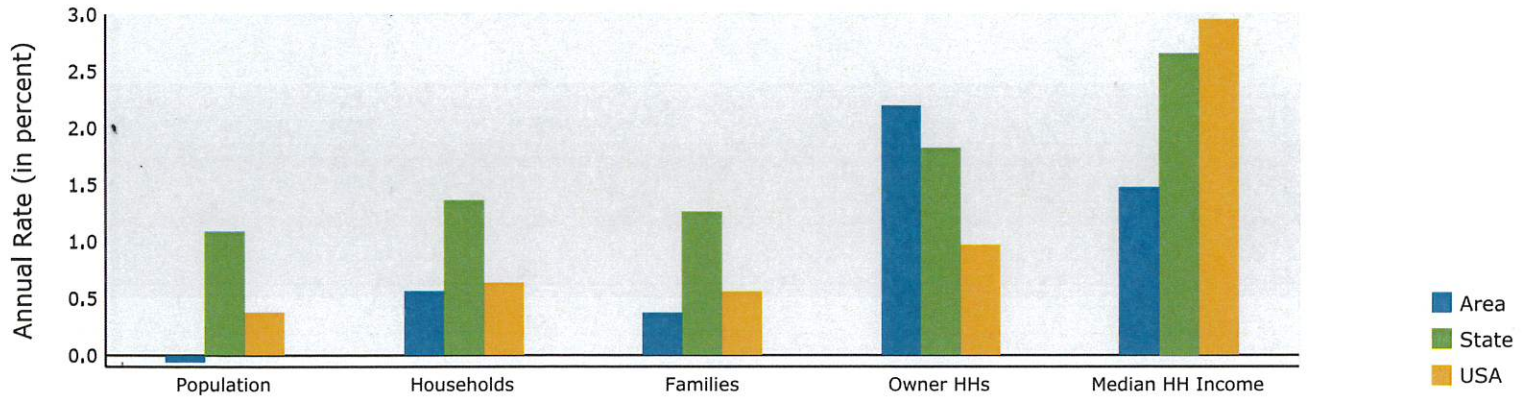


# Demographic and Income Profile

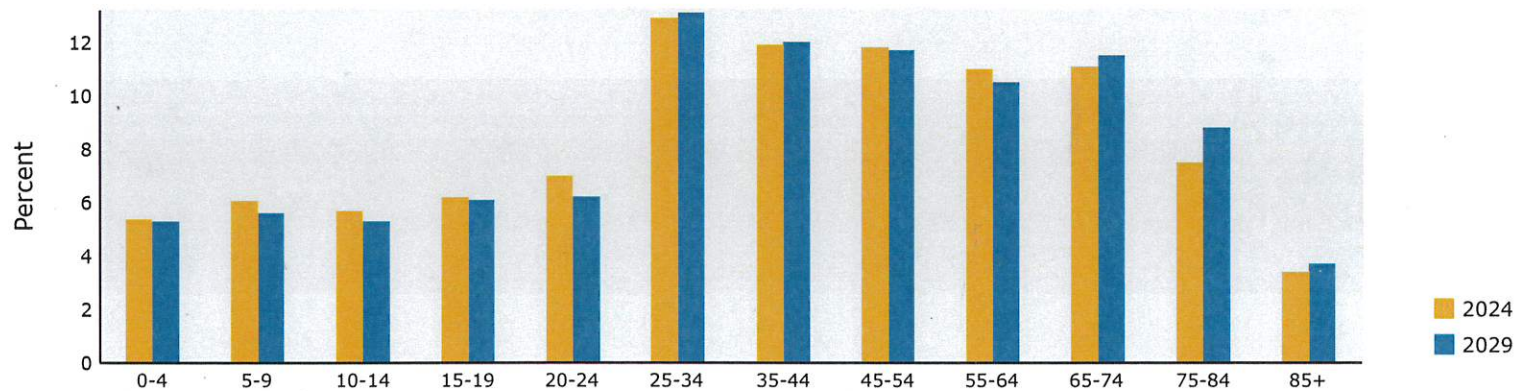
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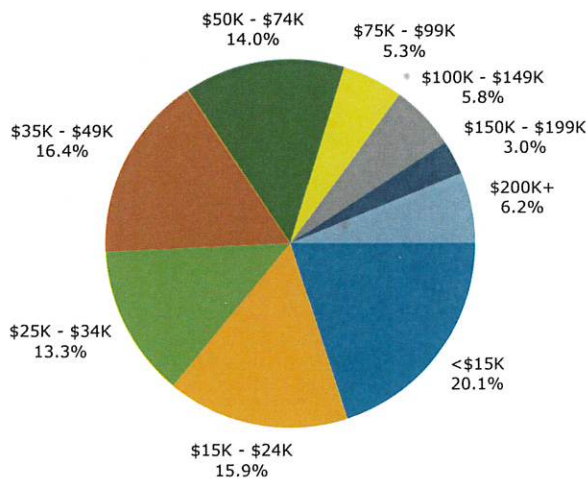
## Trends 2024-2029



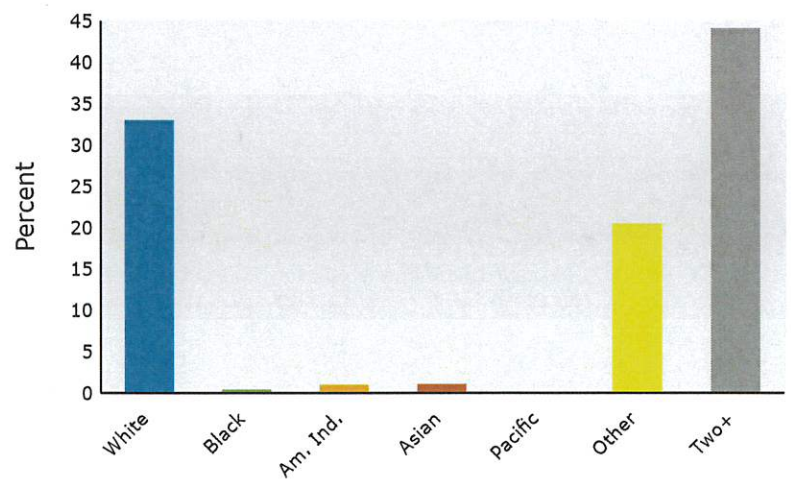
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 90.6%



## Demographic and Income Profile

1324 W. Expressway 83 2025  
1200-1324 W Expressway 83, McAllen, Texas, 78501  
Ring band: 1 - 3 mile radius

Prepared by Esri  
Latitude: 26.19051  
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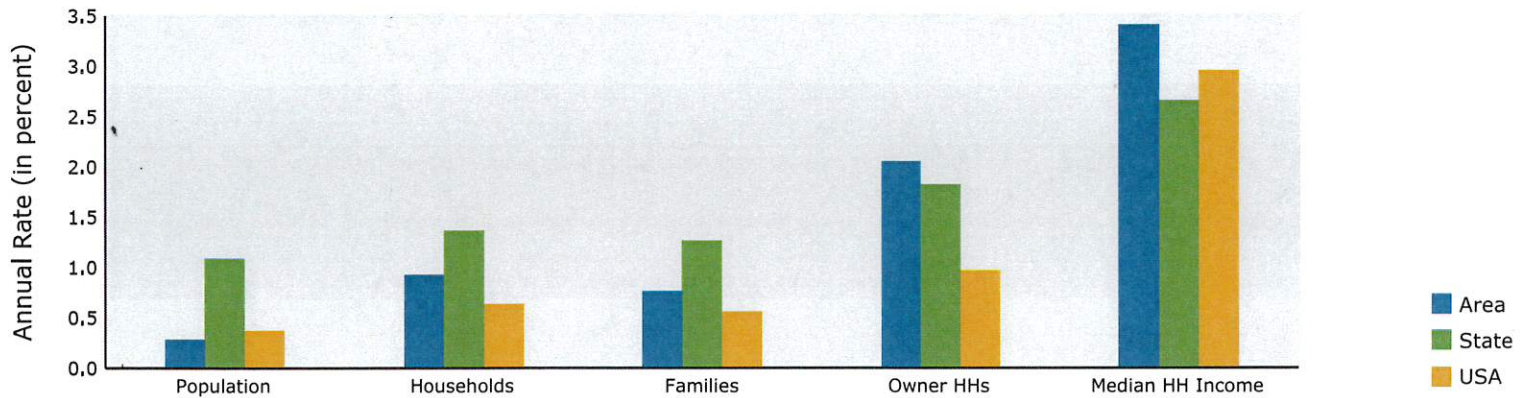
Summary	Census 2010		Census 2020		2024		2029			
Population	71,207		73,533		74,322		75,354			
Households	22,503		25,305		26,362		27,594			
Families	17,146		18,289		18,510		19,223			
Average Household Size	3.13		2.88		2.79		2.70			
Qwner Occupied Housing Units	12,595		13,127		13,843		15,324			
Renter Occupied Housing Units	9,908		12,178		12,519		12,270			
Median Age	31.8		35.6		36.5		37.3			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			0.28%		1.09%		0.38%			
Households			0.92%		1.36%		0.64%			
Families			0.76%		1.26%		0.56%			
Owner HHs			2.05%		1.82%		0.97%			
Median Household Income			3.40%		2.65%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
<\$15,000					4,442	16.9%	4,369	15.8%		
\$15,000 - \$24,999					3,301	12.5%	2,762	10.0%		
\$25,000 - \$34,999					3,434	13.0%	3,239	11.7%		
\$35,000 - \$49,999					3,090	11.7%	3,035	11.0%		
\$50,000 - \$74,999					3,975	15.1%	4,214	15.3%		
\$75,000 - \$99,999					3,159	12.0%	3,612	13.1%		
\$100,000 - \$149,999					2,747	10.4%	3,285	11.9%		
\$150,000 - \$199,999					1,001	3.8%	1,451	5.3%		
\$200,000+					1,214	4.6%	1,627	5.9%		
Median Household Income					\$43,697		\$51,638			
Average Household Income					\$67,995		\$79,381			
Per Capita Income					\$24,190		\$29,154			
Population by Age			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			6,213	8.7%	4,729	6.4%	4,688	6.3%	4,715	6.3%
5 - 9			6,039	8.5%	5,142	7.0%	4,877	6.6%	4,719	6.3%
10 - 14			5,742	8.1%	5,465	7.4%	5,101	6.9%	4,785	6.4%
15 - 19			5,533	7.8%	5,795	7.9%	5,474	7.4%	5,114	6.8%
20 - 24			5,004	7.0%	5,272	7.2%	5,447	7.3%	5,201	6.9%
25 - 34			10,188	14.3%	9,832	13.4%	10,215	13.7%	10,833	14.4%
35 - 44			8,871	12.5%	8,957	12.2%	9,239	12.4%	9,522	12.6%
45 - 54			7,489	10.5%	8,706	11.8%	8,924	12.0%	8,785	11.7%
55 - 64			6,721	9.4%	7,502	10.2%	7,702	10.4%	7,838	10.4%
65 - 74			4,807	6.8%	6,688	9.1%	6,737	9.1%	7,148	9.5%
75 - 84			3,254	4.6%	3,701	5.0%	4,129	5.6%	4,819	6.4%
85+			1,347	1.9%	1,741	2.4%	1,787	2.4%	1,873	2.5%
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			59,690	83.8%	25,110	34.1%	24,821	33.4%	24,719	32.8%
Black Alone			448	0.6%	369	0.5%	443	0.6%	443	0.6%
American Indian Alone			276	0.4%	619	0.8%	620	0.8%	613	0.8%
Asian Alone			824	1.2%	900	1.2%	929	1.2%	960	1.3%
Pacific Islander Alone			4	0.0%	6	0.0%	7	0.0%	7	0.0%
Some Other Race Alone			8,709	12.2%	15,415	21.0%	15,692	21.1%	15,970	21.2%
Two or More Races			1,256	1.8%	31,114	42.3%	31,809	42.8%	32,642	43.3%
Hispanic Origin (Any Race)			64,100	90.0%	67,143	91.3%	68,152	91.7%	69,532	92.3%

**Data Note:** Income is expressed in current dollars.

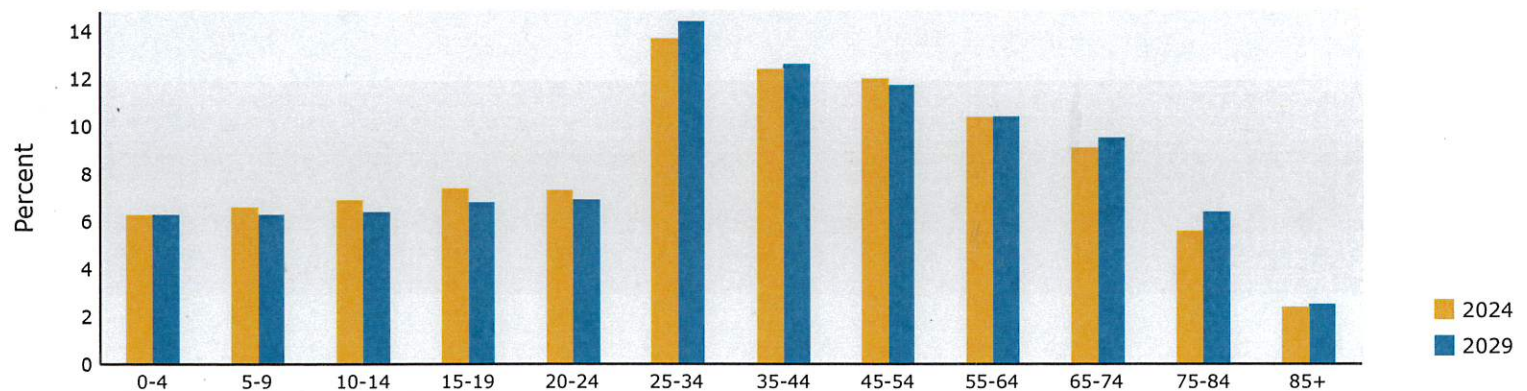
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



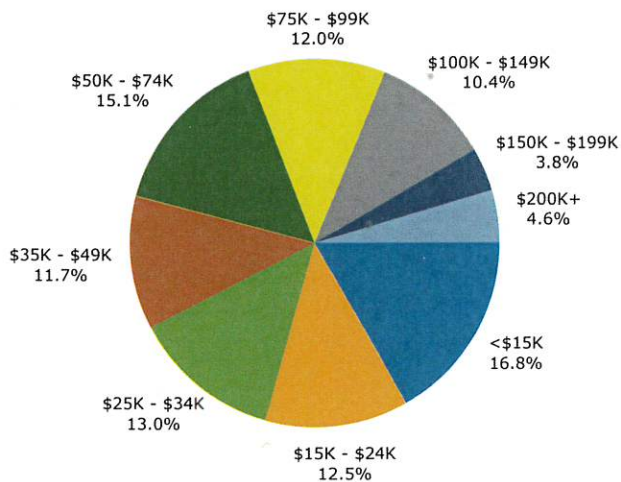
## Trends 2024-2029



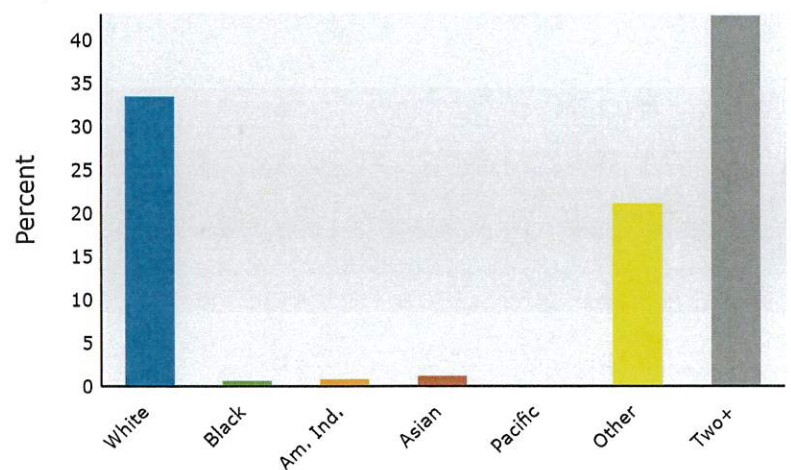
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 91.7%



## Demographic and Income Profile

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Summary	Census 2010		Census 2020		2024		2029			
Population	124,978		135,696		138,817		141,283			
Households	38,544		44,210		46,126		48,380			
Families	30,794		33,992		34,652		36,127			
Average Household Size	3.23		3.06		3.00		2.91			
Qwner Occupied Housing Units	26,108		28,308		29,873		32,463			
Renter Occupied Housing Units	12,436		15,902		16,253		15,917			
Median Age	31.2		34.1		35.3		36.1			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			0.35%		1.09%		0.38%			
Households			0.96%		1.36%		0.64%			
Families			0.84%		1.26%		0.56%			
Owner HHs			1.68%		1.82%		0.97%			
Median Household Income			2.50%		2.65%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
<\$15,000					4,384	9.5%	4,275	8.8%		
\$15,000 - \$24,999					4,634	10.0%	3,829	7.9%		
\$25,000 - \$34,999					4,989	10.8%	4,671	9.7%		
\$35,000 - \$49,999					5,479	11.9%	5,247	10.8%		
\$50,000 - \$74,999					8,030	17.4%	8,353	17.3%		
\$75,000 - \$99,999					5,302	11.5%	5,776	11.9%		
\$100,000 - \$149,999					6,223	13.5%	7,009	14.5%		
\$150,000 - \$199,999					2,791	6.1%	3,791	7.8%		
\$200,000+					4,293	9.3%	5,429	11.2%		
Median Household Income					\$58,849		\$66,567			
Average Household Income					\$91,124		\$104,682			
Per Capita Income					\$30,174		\$35,726			
Population by Age			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			10,513	8.4%	8,459	6.2%	8,559	6.2%	8,721	6.2%
5 - 9			11,660	9.3%	9,992	7.4%	8,966	6.5%	8,603	6.1%
10 - 14			11,516	9.2%	11,611	8.6%	10,334	7.4%	9,013	6.4%
15 - 19			10,379	8.3%	11,807	8.7%	11,221	8.1%	9,814	6.9%
20 - 24			7,960	6.4%	9,999	7.4%	10,851	7.8%	10,502	7.4%
25 - 34			17,117	13.7%	17,386	12.8%	19,022	13.7%	21,990	15.6%
35 - 44			17,903	14.3%	17,466	12.9%	17,557	12.6%	17,866	12.6%
45 - 54			13,917	11.1%	17,230	12.7%	17,824	12.8%	16,872	11.9%
55 - 64			10,736	8.6%	13,355	9.8%	14,232	10.3%	15,302	10.8%
65 - 74			7,148	5.7%	10,505	7.7%	11,100	8.0%	11,957	8.5%
75 - 84			4,698	3.8%	5,861	4.3%	6,826	4.9%	7,950	5.6%
85+			1,429	1.1%	2,025	1.5%	2,326	1.7%	2,693	1.9%
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			106,898	85.5%	45,443	33.5%	45,501	32.8%	45,262	32.0%
Black Alone			1,039	0.8%	897	0.7%	1,102	0.8%	1,104	0.8%
American Indian Alone			512	0.4%	878	0.6%	901	0.6%	898	0.6%
Asian Alone			2,814	2.3%	2,805	2.1%	2,828	2.0%	2,826	2.0%
Pacific Islander Alone			30	0.0%	31	0.0%	41	0.0%	41	0.0%
Some Other Race Alone			11,649	9.3%	27,299	20.1%	28,156	20.3%	28,922	20.5%
Two or More Races			2,035	1.6%	58,343	43.0%	60,287	43.4%	62,230	44.0%
Hispanic Origin (Any Race)			105,175	84.2%	118,357	87.2%	121,637	87.6%	125,188	88.6%

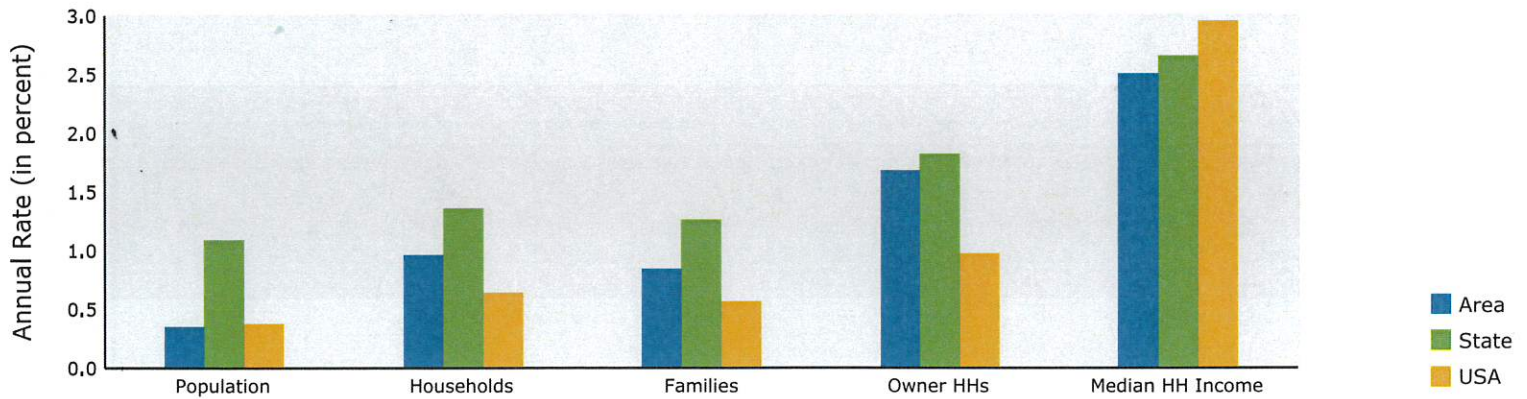
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

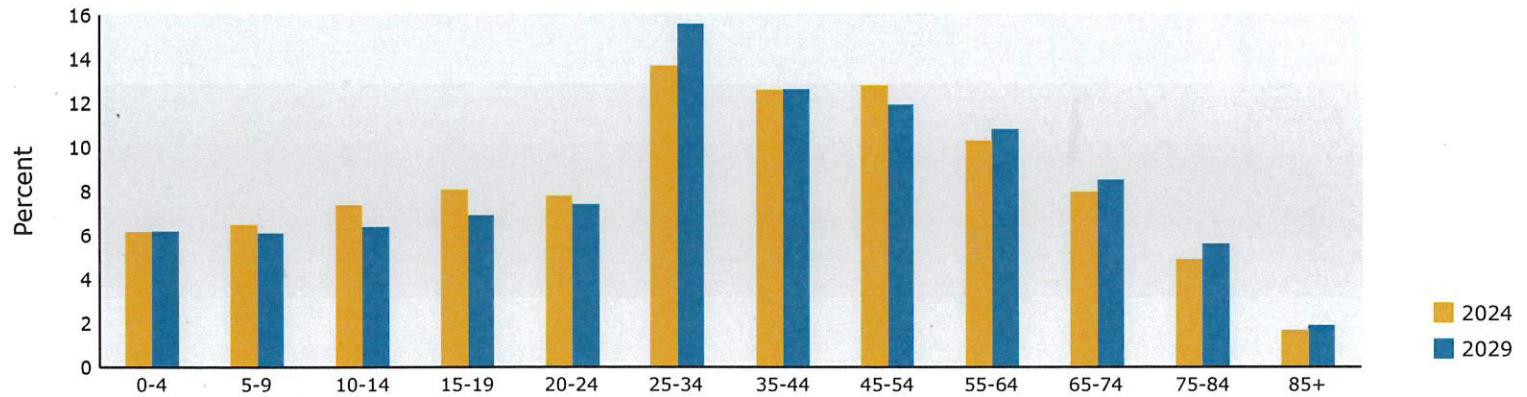
May 13, 2025



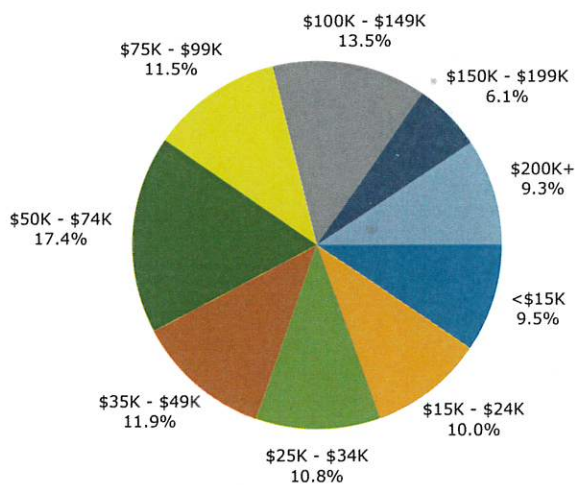
## Trends 2024-2029



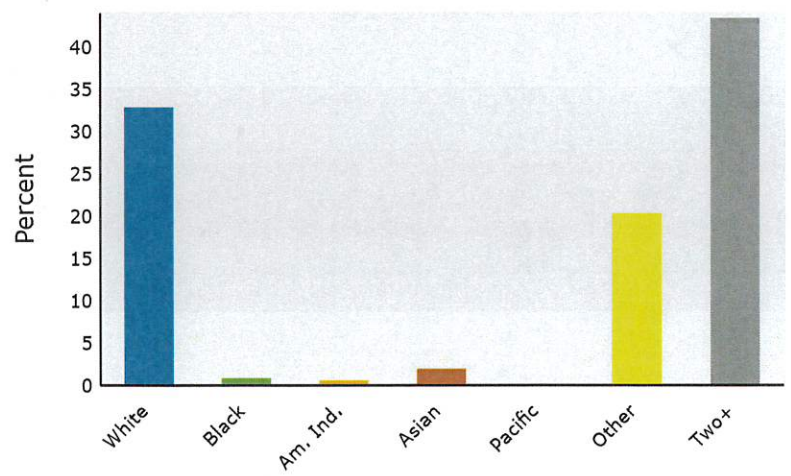
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 87.6%