

VALLEY CROSSING

4,000 SF
AVAILABLE
FOR LEASE

715 E EXPRESSWAY 83
WESLACO, TX 78599



PROPERTY OVERVIEW

178,594 SF GROSS LEASABLE AREA

AVAILABLE SPACE

- 4,000 SF
- 1,600 SF

LEASE RATE

-Please contact Broker.

ESTIMATED NNN'S

-CAM:	\$1.79 PSF
Insurance:	\$0.66 PSF
Tax:	\$2.48 PSF
Total	\$4.93 PSF

PROPERTY HIGHLIGHTS

- Located in Weslaco, TX, an established border town located in the Rio Grande Valley
- Freeway visible power center along Interstate 2/ E Expressway 83, the main road network serving commuters from McAllen to Harlingen, two major cities within the larger Rio Grande Valley
- Prominent location at main & main provides ample exposure

TRAFFIC COUNTS

- Interstate 2/E Expressway 83: 77,887 VPD
- Texas Blvd: 31,308 VPD
- N Paseo Del Norte: 6,734 VPD

NEARBY RETAILERS



SITE PLAN

4,000 SF & 1,600 SF AVAILABLE

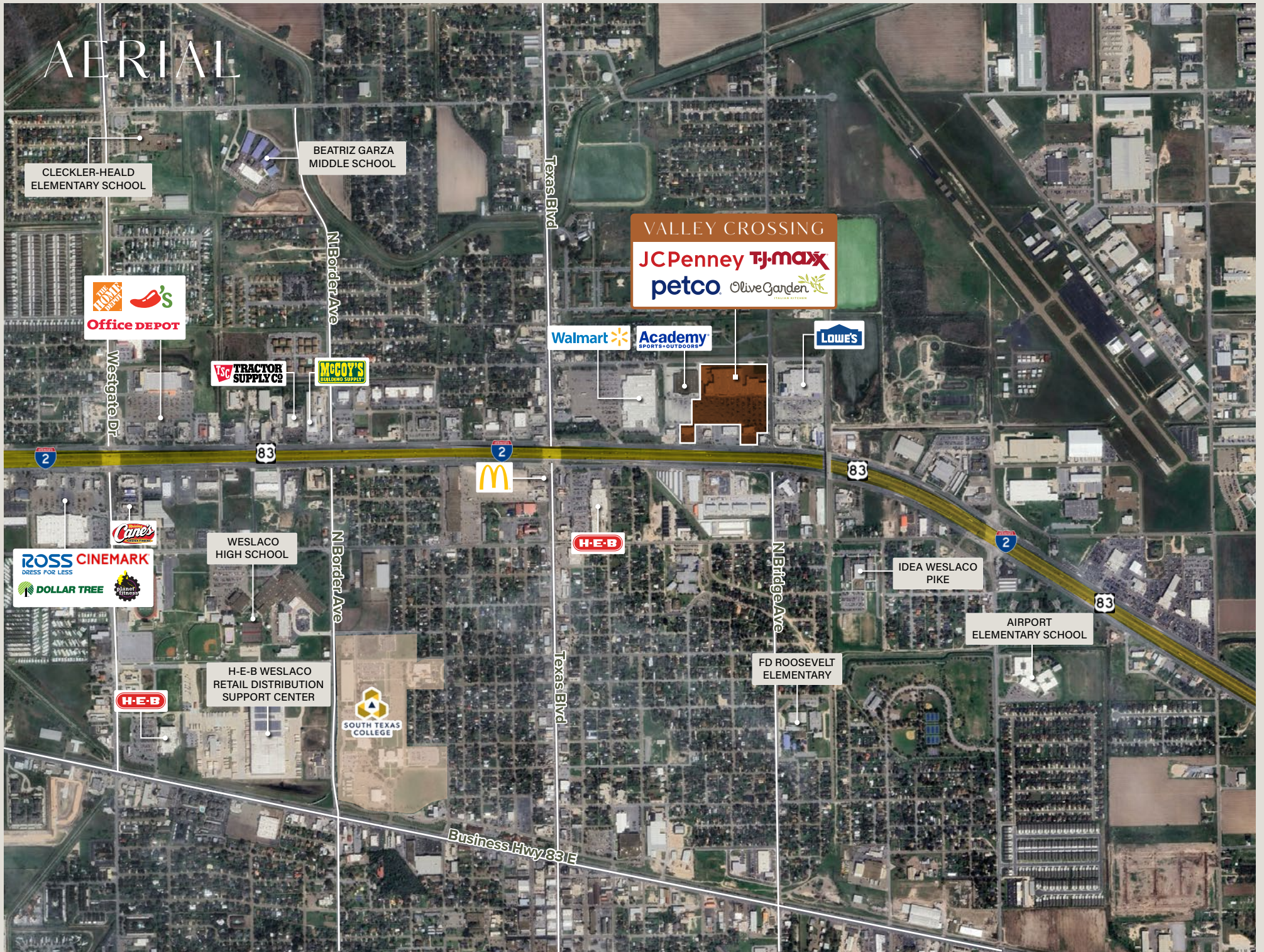


	TENANT NAME	SIZE
100	Visonworks	3,500 SF
200	GameStop	1,465 SF
400	Available	1,600 SF
500	AT&T	3,375 SF
665	Available	4,000 SF
675	BHS Physicians	7,800 SF
715	JCPenney	103,366 SF

	TENANT NAME	SIZE
801	Olive Garden	8,013 SF
801A	Susana's Cakery	1,600 SF
801B	La Loncheria	1,250 SF
809	Feldman's (Spec's)	5,000 SF
815	T.J. Maxx	25,000 SF
821	Petco	12,625 SF



AERIAL



CLECKLER-HEALD
ELEMENTARY SCHOOL

BEATRIZ GARZA
MIDDLE SCHOOL

Texas Blvd

N Border Ave

VALLEY CROSSING
JC Penney TJ-maxx
petco Olive Garden

Walmart

Academy
SPORTS+OUTDOORS

LOWE'S

Office DEPOT

TRACTOR
SUPPLY CO

MCCOY'S
EQUIPMENT SUPPLY

2

83

M

2

83

2

83

ROSS CINEMARK
DRESS FOR LESS
DOLLAR TREE

WESLACO
HIGH SCHOOL

N Border Ave

H-E-B

N Bridge Ave

IDEA WESLACO
PIKE

AIRPORT
ELEMENTARY SCHOOL

H-E-B

H-E-B WESLACO
RETAIL DISTRIBUTION
SUPPORT CENTER

SOUTH TEXAS
COLLEGE

Texas Blvd

FD ROOSEVELT
ELEMENTARY

Business Hwy 83 E

AERIAL

Texas Blvd

Walmart

Academy
SPORTS+OUTDOORS

E Ballard St

AVAILABLE
1,600 SF

AVAILABLE
4,000 SF

JCPenney

T.J. maxx

petco

LONGHORN
STEAKHOUSE

CHUCK E. CHEESE'S

Olive Garden

LOWE'S

N Bridge Ave

2

83

I-2/EXPWY. 83 (7,887 VPD)

83

2



FLOOR PLAN

SUITE 665



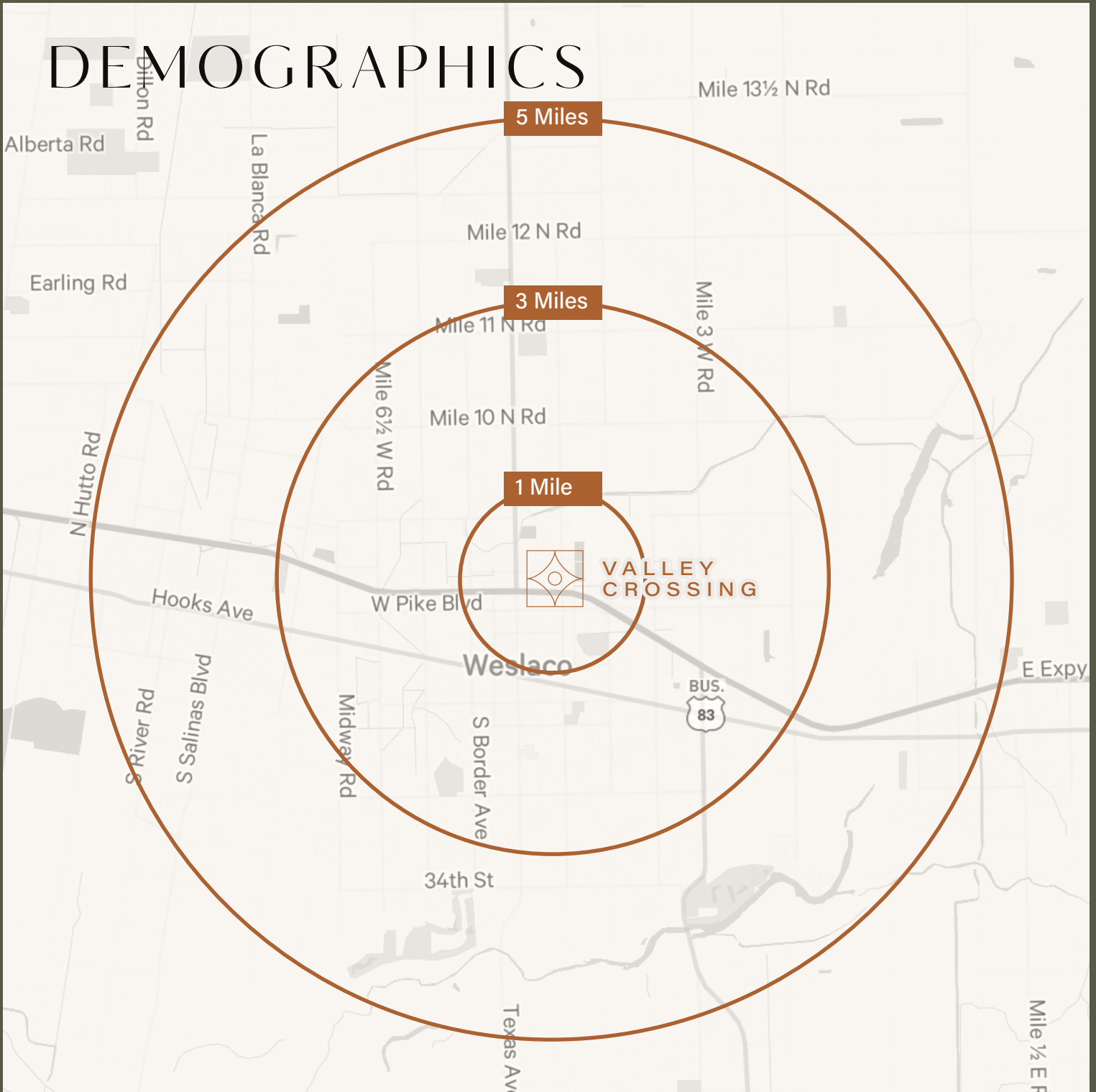
665

VALLEY CROSSING SHOPPING CENTER
 665 E EXPRESSWAY 83
 WESLACO, TEXAS
 +/- 4,000 SF
 Former Mattress Firm Location

SUITE	TENANT NAME	SIZE
665	Available	4,000 SF



DEMOGRAPHICS



8,728
Population (1 Mile)

12,639
Daytime Population (1 Mile)

\$61,180
Avg. HH Income (1 Mile)

54,928
Population (3 Miles)

61,152
Daytime Population (3 Miles)

\$72,040
Avg. HH Income (3 Miles)

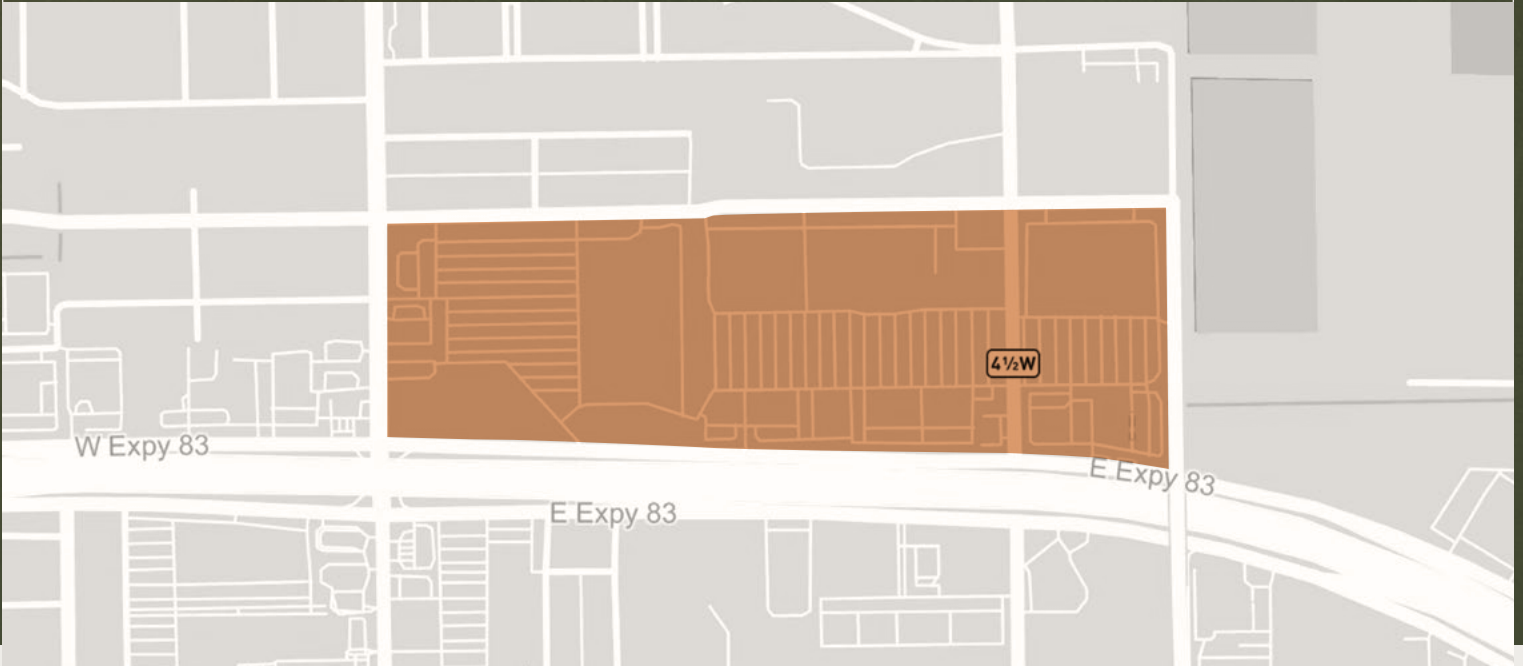
109,475
Population (5 Miles)

110,809
Daytime Population (5 Miles)

\$68,123
Avg. HH Income (5 Miles)

VALLEY CROSSING

PLACER AI DATA



METRICS

10.4M
Visits

38 MIN
Avg. Dwell Time

2.15
Visits/sq ft

492.5K
Panel Visits

4.8M
Size - sq ft

+5.7%
Visits YoY

642.1K
Visitors

+8.3%
Visits Yo2Y

16.15
Visit Frequency

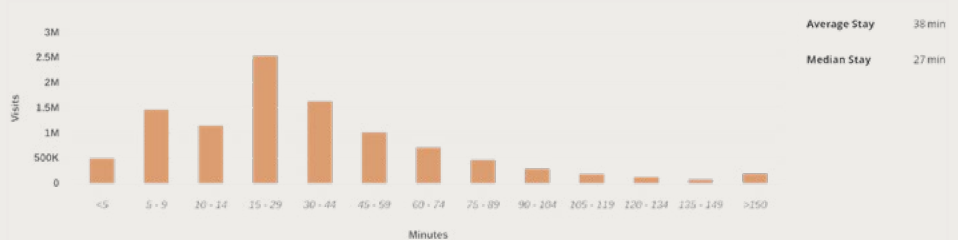
VISITS TREND

DAILY | VISITS | JUL 1ST, 2024- JUN 30TH, 2025



VISIT DURATION

VISITS | JUL 1ST, 2024- JUN 30TH, 2025



DAILY VISITS

VISITS | JUL 1ST, 2024- JUN 30TH, 2025



VALLEY CROSSING



4,000 SF & 1,600 SF
AVAILABLE

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CBRE

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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
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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