

CROSSWIND LANDING

SVN
HANNA SOLUTIONS
COMMERCIAL REAL ESTATE



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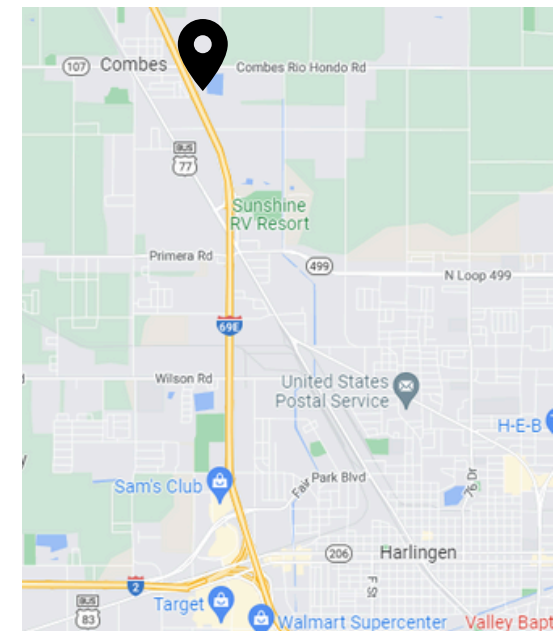
SMALL TOWN BIG FUTURE

PROJECT SUMMARY



Crosswind Landing development offers a prime 0.50 Acre to 1.83 Acre retail pad site, perfectly suited for a medical office or a stand-alone retail user. Located on the high-visibility frontage of Expressway 77, this site benefits from its strategic location at the intersection of Expressway 77 and Templeton Avenue, in close proximity to thriving anchors like Love's Travel Center and Stripes Corner Store. This rapidly growing area is designed to cater to both local community needs and the consistent flow of travelers through the region.

- **Prime Location:** I-69E and FM 508 intersection, gateway to Cameron County.
- **High Visibility:** 48,000 Daily Traffic Count
- **Convenient Access:** Minutes from Valley International Airport and major attractions like South Padre Island and SpaceX.
- **Growth Opportunity:** Positioned in a rapidly expanding area ideal for commercial development.



48,000 VPD

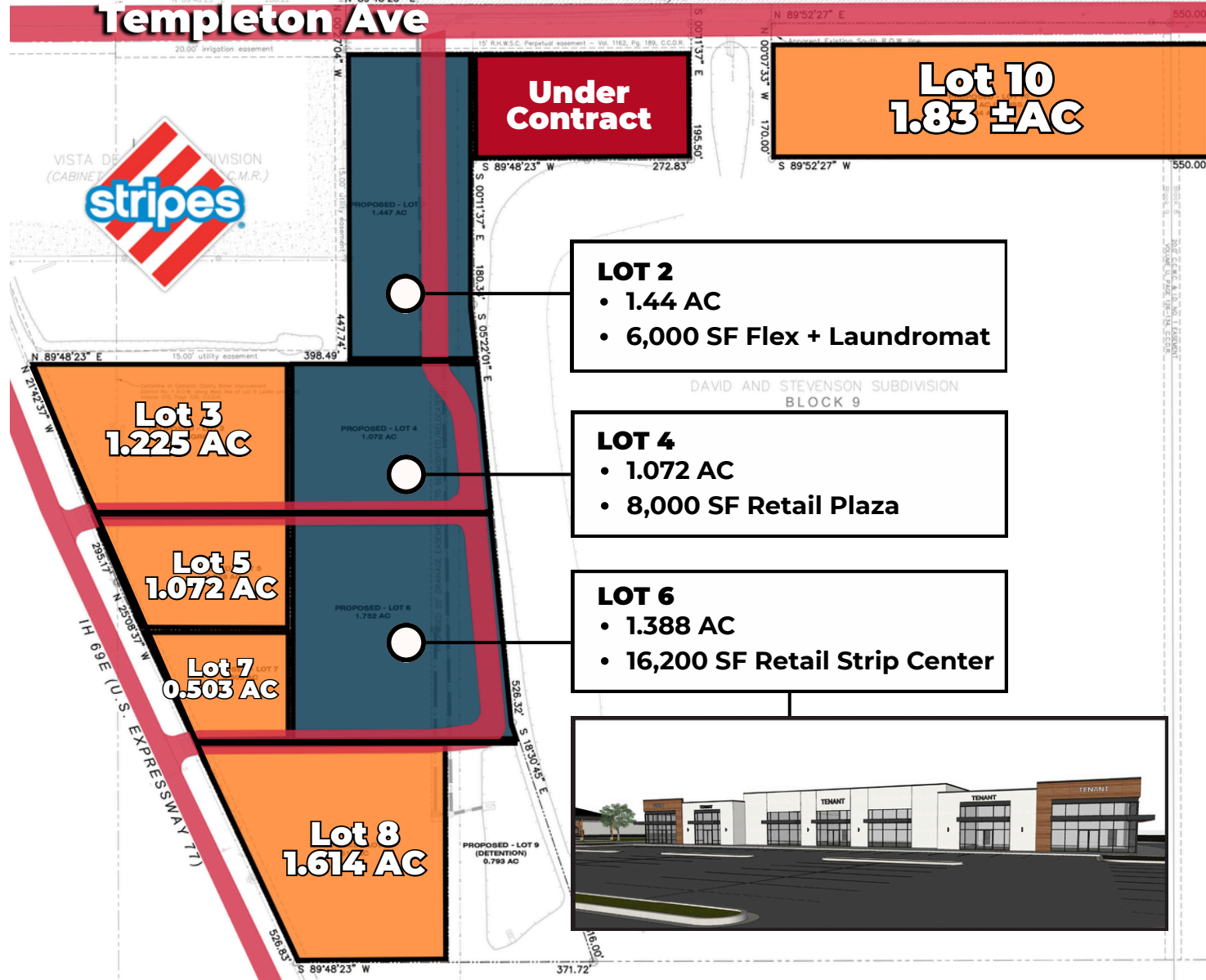
LOT DETAILS

Lots for Sale

Under Contract

LOTS FOR SALE

| | |
|------------------|-----------|
| LOT 3 (\$15/SF) | 1.255 ±AC |
| LOT 5 (\$15/SF) | 0.729 ±AC |
| LOT 7 (\$15/SF) | 0.503 ±AC |
| LOT 8 (\$15/SF) | 1.614 ±AC |
| LOT 10 (\$15/SF) | 1.83 ±AC |



MASTER PLAN

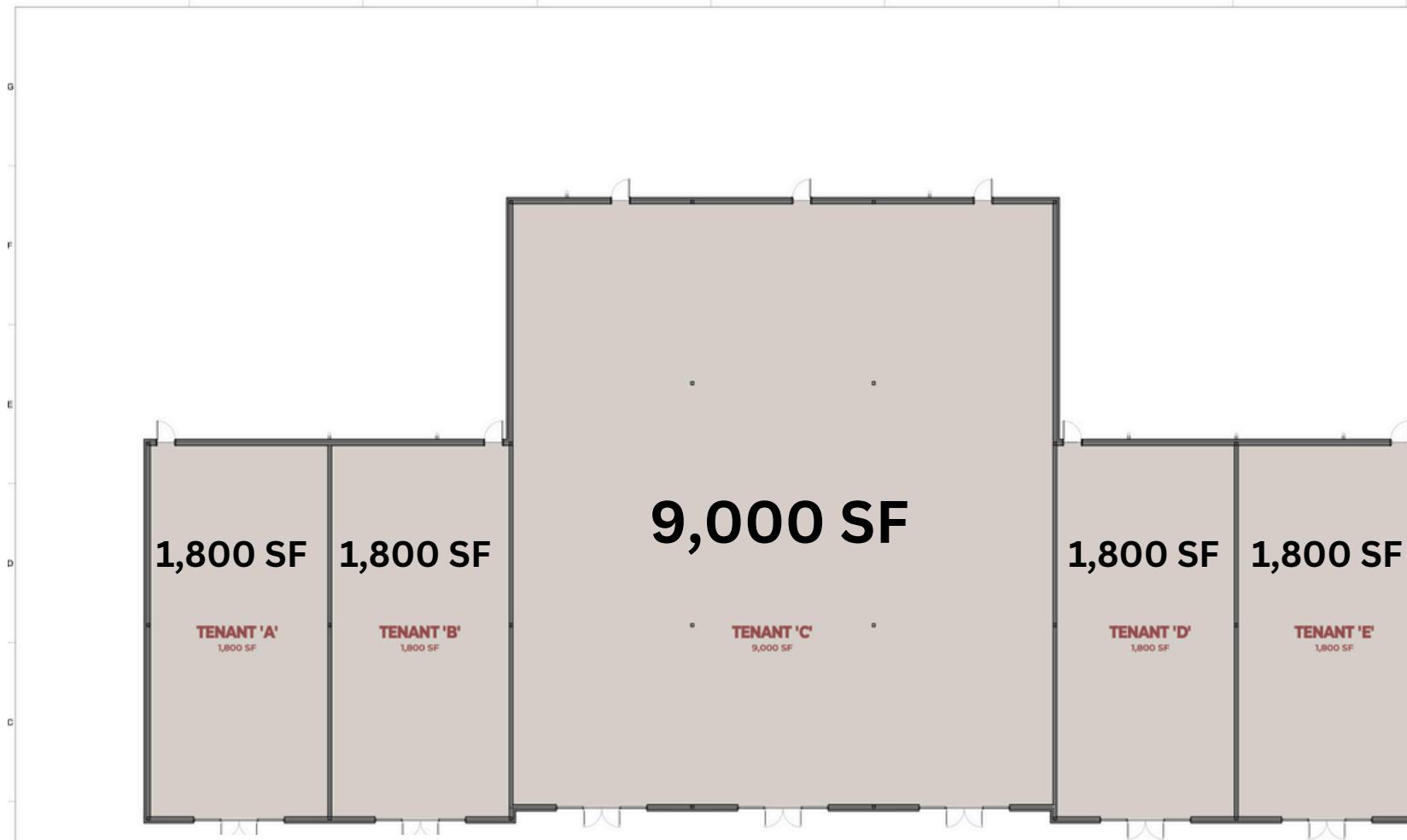


AERIAL PHOTOS



Approximate lot lines; may not reflect actual boundaries.*

16,200 SF Plaza Floor-Plaza



- 1.388 AC (LOT 6)
- Proposed 16,200 SF Retail Strip Center

RAINE DESIGN LABS



edgar@rainedesignlabs.com
www.rainedesignlabs.com

seal

revisions

notes

project number

240216

project name

COMBS
LARGE PLAZA

ADDRESS

client

Mark Hanna

sheet name

LARGE PLAZA

status DESIGN
DEVELOPMENT

date 05/30/2024

scale 1/8" = 1'-0"

sheet number

AE003



BEYOND ORDINARY COMMERCIAL REAL ESTATE

DEMOGRAPHIC SUMMARY

POPULATION

| | |
|---------|--------|
| 1 MILE | 2,614 |
| 3 MILES | 23,336 |
| 5 MILES | 54,512 |

HOUSEHOLDS

| | |
|---------|--------|
| 1 MILE | 837 |
| 3 MILES | 7,636 |
| 5 MILES | 18,940 |

AVERAGE HOUSEHOLD INCOME

| | |
|---------|------------|
| 1 MILE | \$79,246 ± |
| 3 MILES | \$76,353 ± |
| 5 MILES | \$74,378 ± |

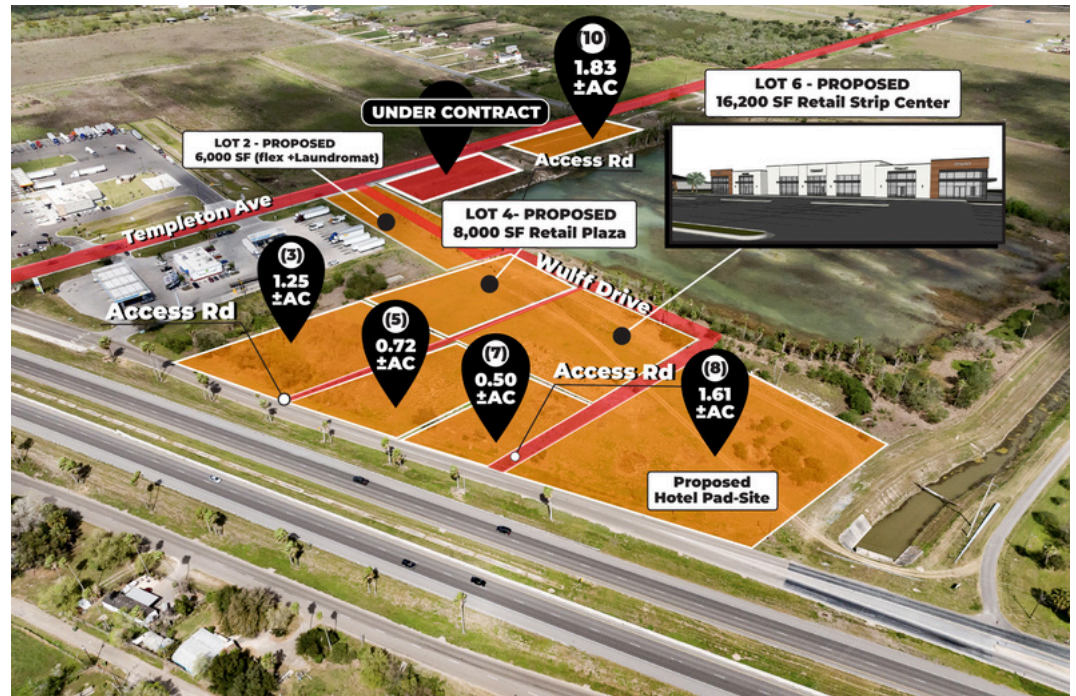




1.79 M

**CURRENT ANNUAL VISITS
FROM LOVE'S TRUCK STOP, ROAD
RANGER AND STRIPES**

**AS NEW CONSTRUCTION ROOFTOPS
CONTINUE TO GROW, RETAIL VISITS WILL
CONTINUE TO INCREASE RAISING RETAIL
DEMAND IN THE CITY OF COMBES**



LOT 10 - PROPOSED
1.83 ± AC

LOT 8 - PROPOSED
1.61 ± AC

LOT 7 - PROPOSED
0.50 ± AC

LOT 5 - PROPOSED
0.72 ± AC

LOT 3 - PROPOSED
1.25 ± AC

LOT 4 - PROPOSED
8,000 SF Retail Plaza

LOT 2 - PROPOSED
6,000 SF (flex + Laundromat)

LOT 6 - PROPOSED
16,200 SF Retail Strip Center

UNDER CONTRACT

Templeton Ave

Wulff Drive

Interstate 69E

Stripes

Loves

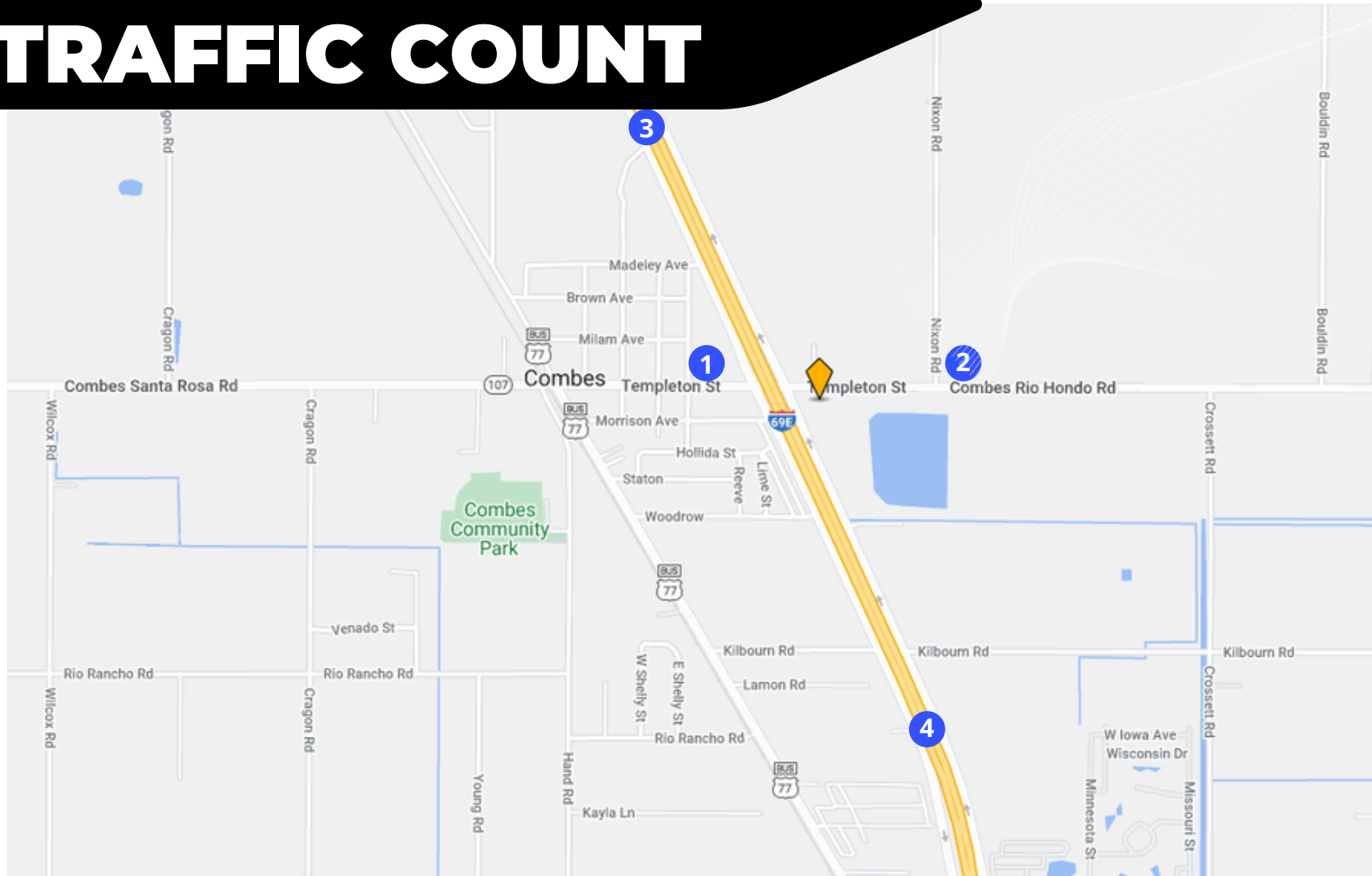
Bass Pro Shops

Approximate lot lines; may not reflect actual boundaries.*



***Visits: The extrapolated number of visits at the property.**

TRAFFIC COUNT



| Collection Street | Street Direction | Traffic Volume |
|-------------------|------------------|----------------|
| 1 Templeton St | East Bound | 5,403 |
| 2 Templeton St | West Bound | 5,158 |
| 3 Interstate 69E | South Bound | 21,096 |
| 4 Interstate 69E | North Bound | 16,911 |
| Total | | 48,568 |

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