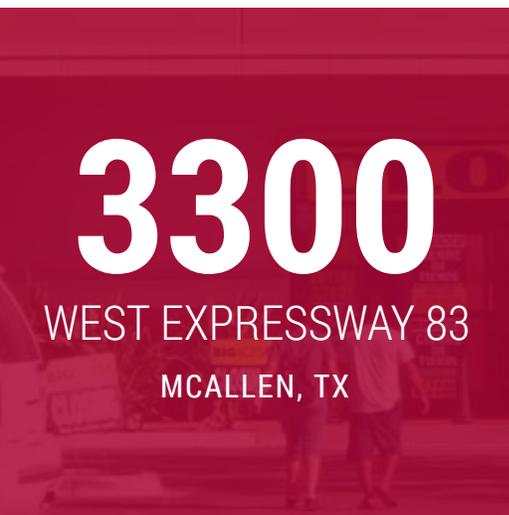
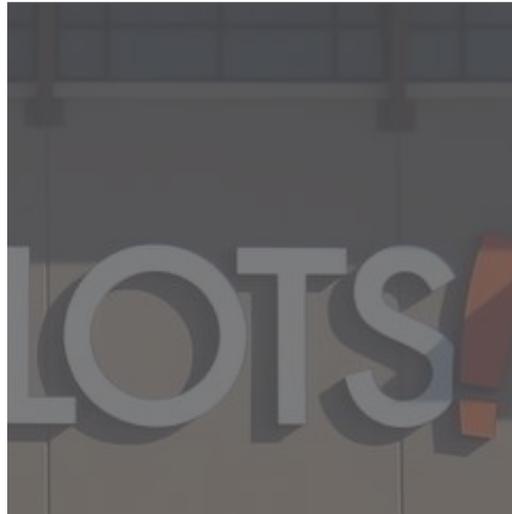


RETAIL PROPERTY FOR LEASE

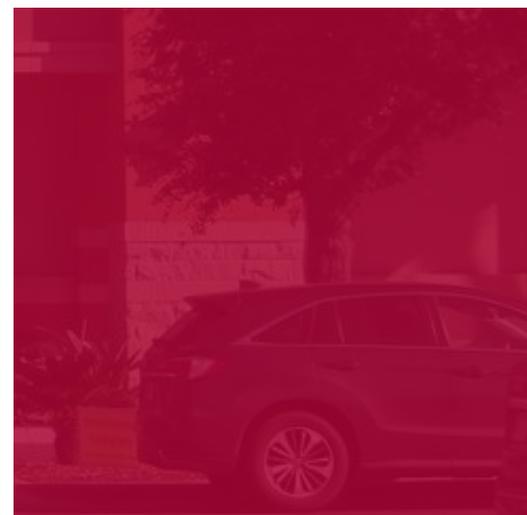
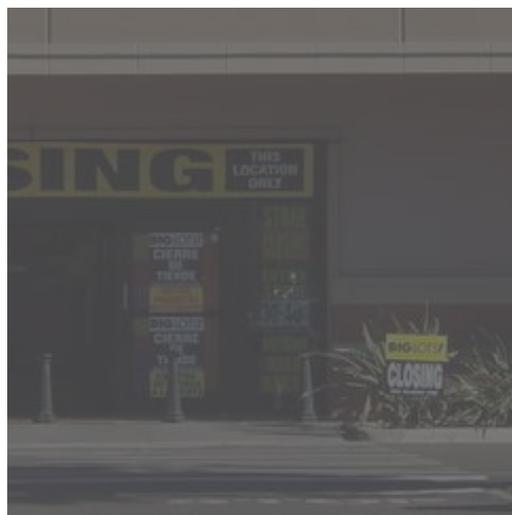
# PALMS CROSSING



**3300**

WEST EXPRESSWAY 83

MCALLEN, TX

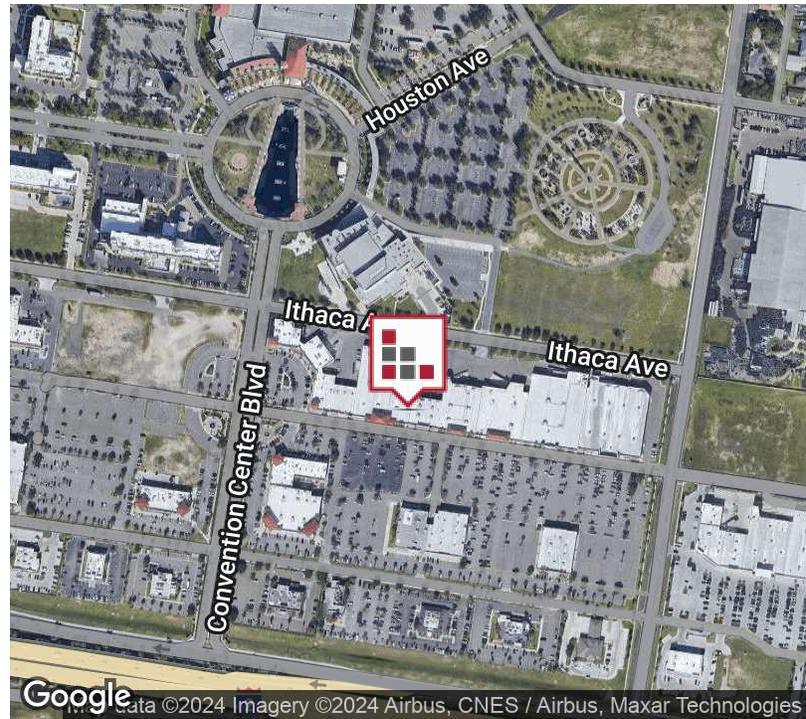


Discover the vibrant location of Palms Crossing in McAllen, Texas! Nestled in the heart of the Rio Grande Valley, this area offers a thriving business community. Enjoy proximity to the McAllen Convention Center, providing access to premier industry events and conferences. Nearby, La Plaza Mall offers a premier shopping and dining destination, ideal for client meetings and team outings.



# FOR LEASE PALMS CROSSING

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	CALL FOR RATES
Available Suites:	Two (2)
Available SF:	22,766 - 32,593 SF
Lot Size:	50 Acres
Zoning:	Commercial
Submarket:	Rio Grande Valley

### PROPERTY OVERVIEW

Discover the vibrant location of Palms Crossing in McAllen, Texas! Nestled in the heart of the Rio Grande Valley, this area offers a thriving business community. Enjoy proximity to the McAllen Convention Center, providing access to premier industry events and conferences. Nearby, La Plaza Mall offers a premier shopping and dining destination, ideal for client meetings and team outings. The area is known for its rich cultural scene, with attractions like the International Museum of Art & Science and the McAllen Performing Arts Center just a short drive away. With easy access to major highways and airports, the location provides convenience for both patrons and employees. Explore the dynamic opportunities awaiting your business in this prime McAllen location.

### PROPERTY HIGHLIGHTS

- Power Center
- Big Box Retail
- Expressway Frontage
- 90,886+ CPD TXDOT

FOR LEASE  
PALMS CROSSING

ADDITIONAL PHOTOS



FOR LEASE  
PALMS CROSSING

LEASE SPACES



LEASE INFORMATION

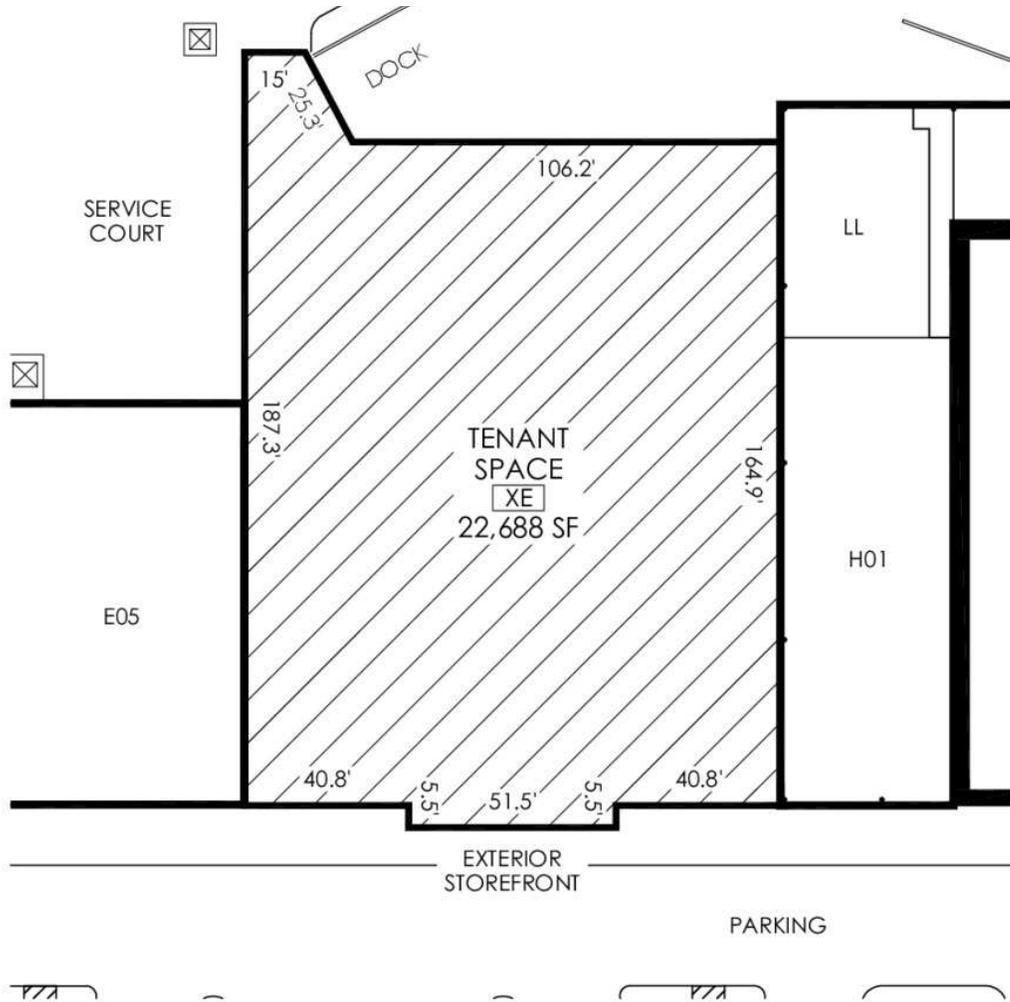
Lease Type:	CALL FOR RATES [\$4.71 NNN]	Lease Term:	60 to 120 months
Total Space:	22,766 - 32,593 SF	Lease Rate:	MARKET

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Big Lots	Available	32,593 SF	[\$4.71 NNN]	CALL FOR RATES	Former Big Lots
Former Trampoline Park	Available	22,766 SF	[\$4.71 NNN]	CALL FOR RATES	Former Trampoline Park

FOR LEASE  
PALMS CROSSING

**FLOOR PLAN - 22,688 SF**



01 SPACE NUMBER XE  
SCALE: 1"=40'-0"



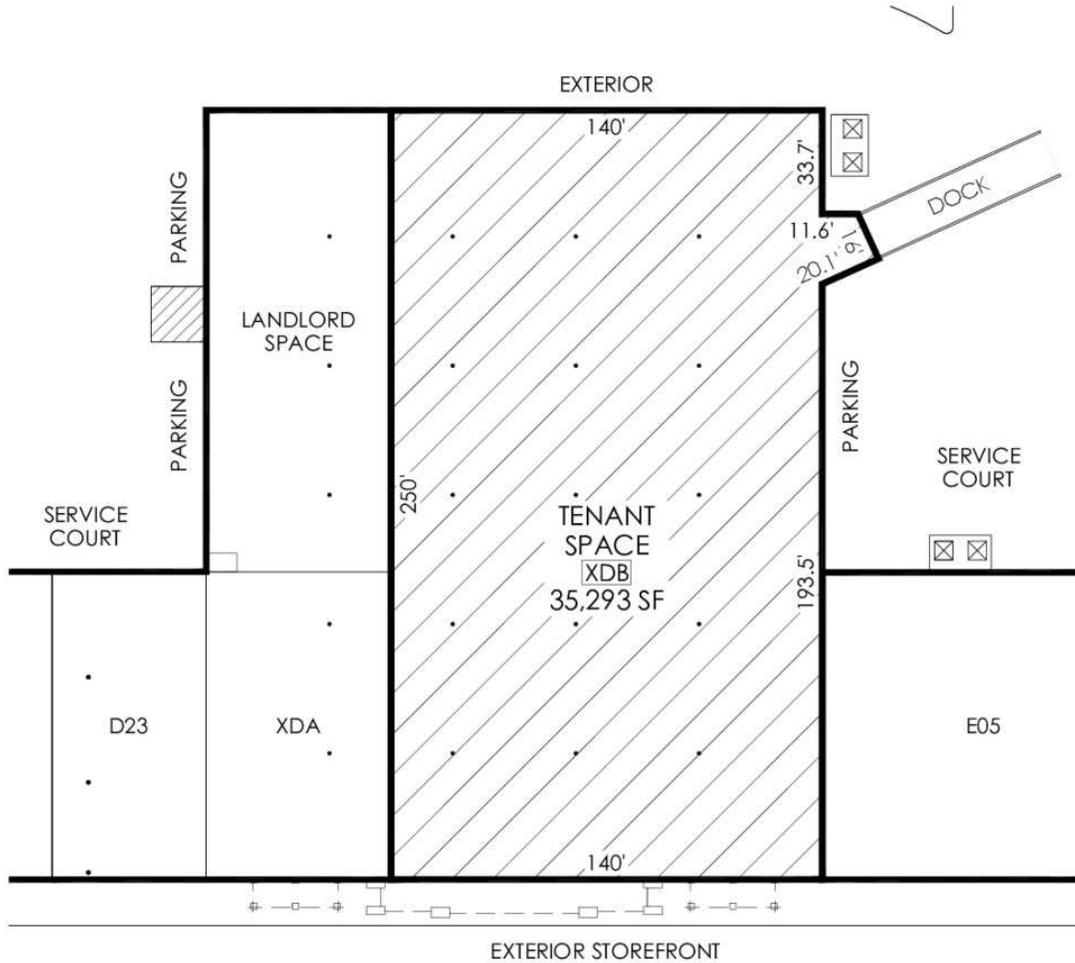
**LEASE OUTLINE DRAWING**

This drawing has been prepared from Architectural and Engineering plans, and therefore it is not the Landlord's intent to represent that this information has been field verified. Tenant should field verify existing conditions. Tenant names are not a representation or warranty that all tenants are or will remain as shown.

<b>WASHINGTON PRIME GROUP</b>	<b>PALMS CROSSING</b> McCALLEN, TX	
	DRAWN BY: WP	DATE: 06.23.22

FOR LEASE  
PALMS CROSSING

FLOOR PLANS



01 SPACE NUMBER XDB  
DEMISE XD  
SCALE: 1"=50'-0"



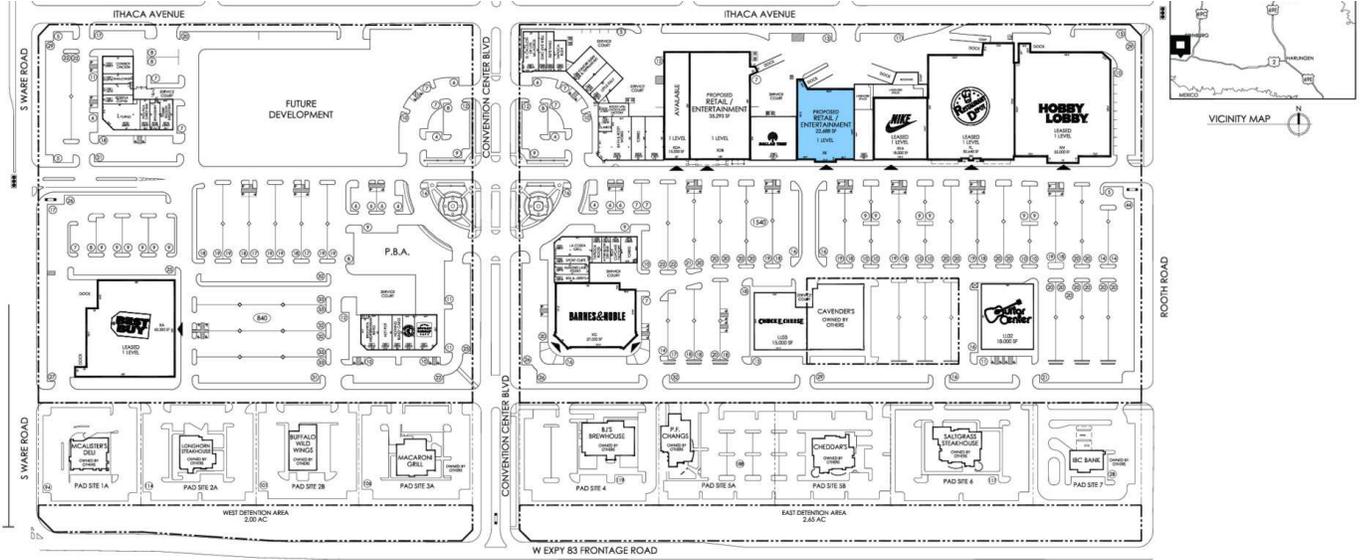
LEASE OUTLINE DRAWING

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<b>WASHINGTON PRIME GROUP</b>	<b>PALMS CROSSING</b> McALLEN, TX	
	DRAWN BY: DMB	DATE: 03.22.21

# FOR LEASE PALMS CROSSING

## SITE PLAN



This drawing may have been prepared from architectural and engineering plans and may not have been field verified. This exhibit is provided for illustrative and informational purposes only and may not be relied upon by you, your affiliates, representatives, agents, successors or assigns. Furthermore, liability is not making an express or implied warranty, representation or agreement that the actual property, common areas and/or improvements will be as shown on this drawing, or that any legends that may be referenced on this drawing will at any time occupy the property. Landlord reserves the right to modify, among other things, the size, configuration and occupancy of the property at any time in its sole and absolute discretion.

MODIFIED: September 24, 2024

DEVELOPMENT PLAN DP42

0' 45' 90' 180' 270' 360'



PALMS CROSSING  
300 EXPRESSWAY 83  
MCALLEN, TX 78501  
CORP # 004809



FOR LEASE  
PALMS CROSSING

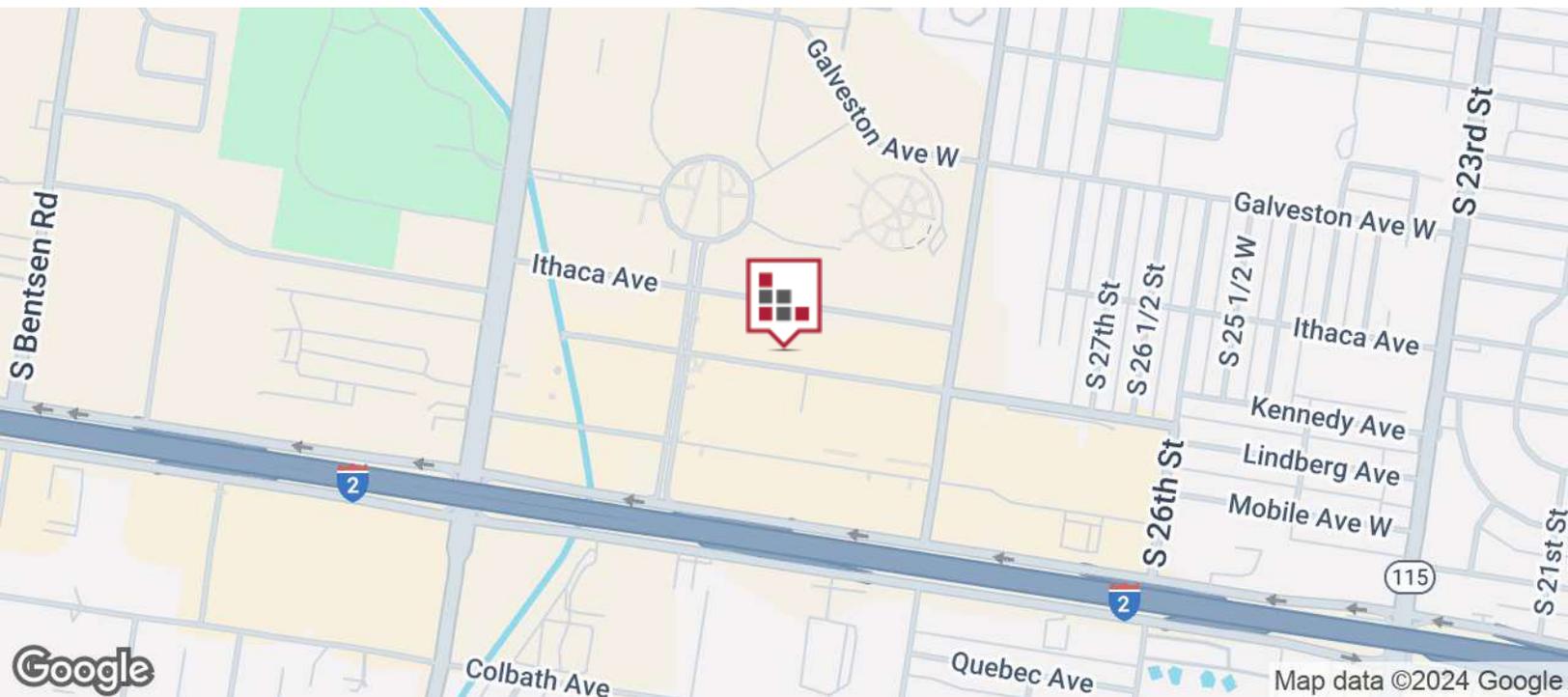
RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

FOR LEASE  
PALMS CROSSING

LOCATION MAP



FOR LEASE  
PALMS CROSSING

DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	88,029	199,993	548,034
Median age	39	38	36
Median age (Male)	37	37	35
Median age (Female)	40	39	37
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	30,899	69,060	174,685
# of persons per HH	2.8	2.9	3.1
Average HH income	\$72,987	\$77,403	\$73,576
Average house value	\$202,139	\$203,248	\$184,338
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	91.4%	90.5%	92.3%
RACE (%)	3 MILES	5 MILES	10 MILES
White	33.3%	32.8%	32.7%
Black	0.6%	0.7%	0.7%
Asian	1.4%	1.5%	1.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.8%	0.7%	0.7%
Other	18.9%	19.4%	21.8%

\* Demographic data derived from 2020 ACS - US Census



**CINDY HOPKINS REAL ESTATE**

222 E Van Buren, Suite 617 // Harlingen, TX 78550  
956.778.3255 // cindy@chopkinsrealestate.com

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