

FOR SALE – LEASE – BUILD TO SUIT
All or Part
+/- 4 Acres with ±14,500 S.F. Building
McAllen, Texas

LOCATION:	1324 W Expy #83 McAllen, Texas 78501 Highway 83 & South Main Street
DESCRIPTION:	±4 acres zoned for commercial use w/existing ±14,500 S.F. Bldg. Ideal for Retail, Office, Hotels, etc.
ZONING:	C-3 General Business
HIGHLIGHTS:	Direct Exposure on Hwy. # 83 (with over 90,000 VPD) Blocks from McAllen Miller International Airport Next to new McAllen City Center – Under Construction Across from <i>La Plaza Mall</i> anchored by Macy's, JC Penny, Dillard's, H&M, over 170 specialty retails and restaurants. La Plaza Mall serves the entire city of McAllen and surrounding communities in the Rio Grande Valley, as well as many border and interior cities in Mexico.
PRICING:	\$ 7 million for the entire property or \$ 3.5 million for the ±1.3 acres with ±14,500 S.F. building or \$ 4.5 million for the vacant ±2.73 acres (may subdivide)

For Additional Information Contact:

SUCHMAN

RETAIL GROUP
REAL ESTATE BROKER & DEVELOPER

Larry Suchman, President
(305) 667-6461 Ext. 218

NOTE: This offering is subject to errors, omission, prior sale or withdrawal without notice.





Rooms to Go

South Main St.

±1.3 ACRES
★
±2.73 ACRES
Subject Property
Bldg & Vacant Land

McAllen City Center
(Under Construction)

10th Street

Interstate Hwy 2

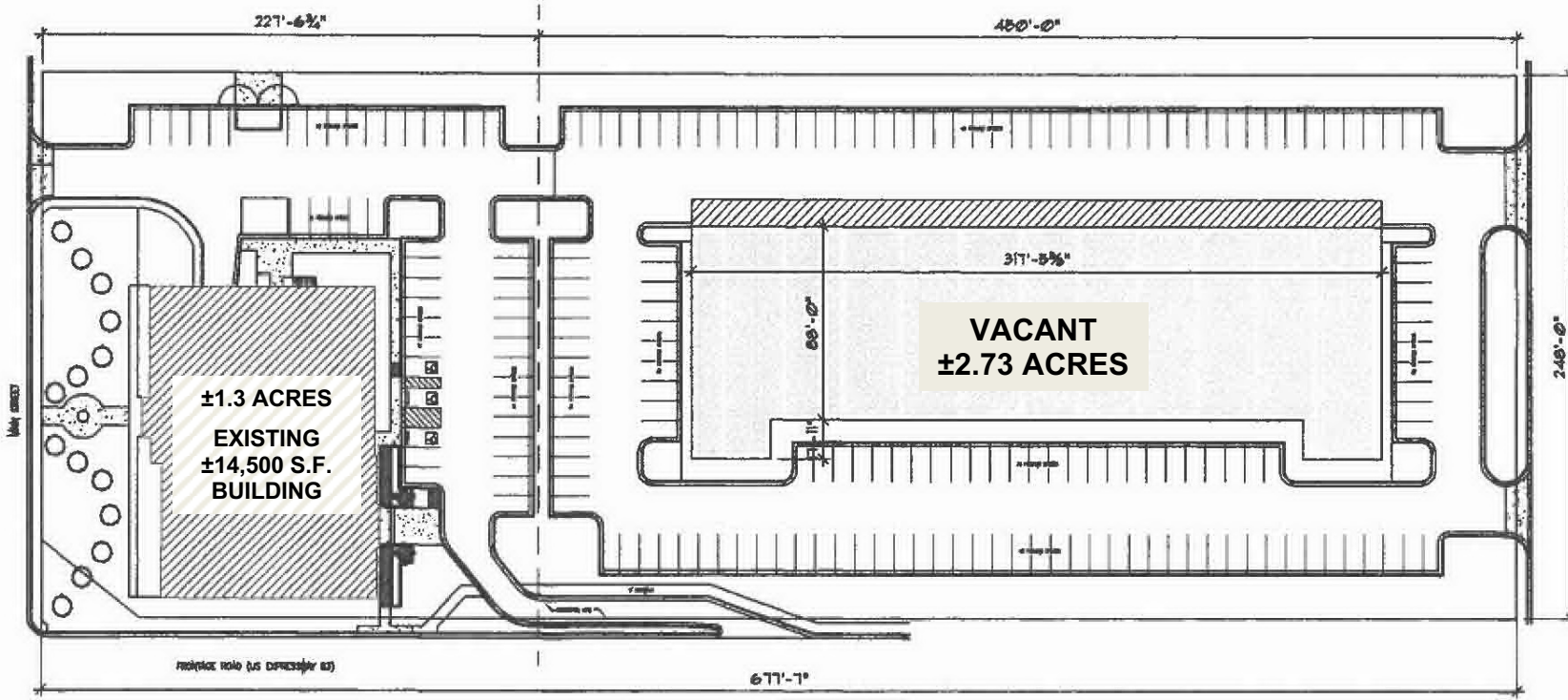
SR Hwy 83

South Texas Vocational
Technical Institute

LA PLAZA MALL

Floor
&
Decor

SUCHMAN
RETAIL GROUP



CONCEPTUAL
SITE PLAN

SCALE: 1" = 30'-0"

N

Pacetti [architects]

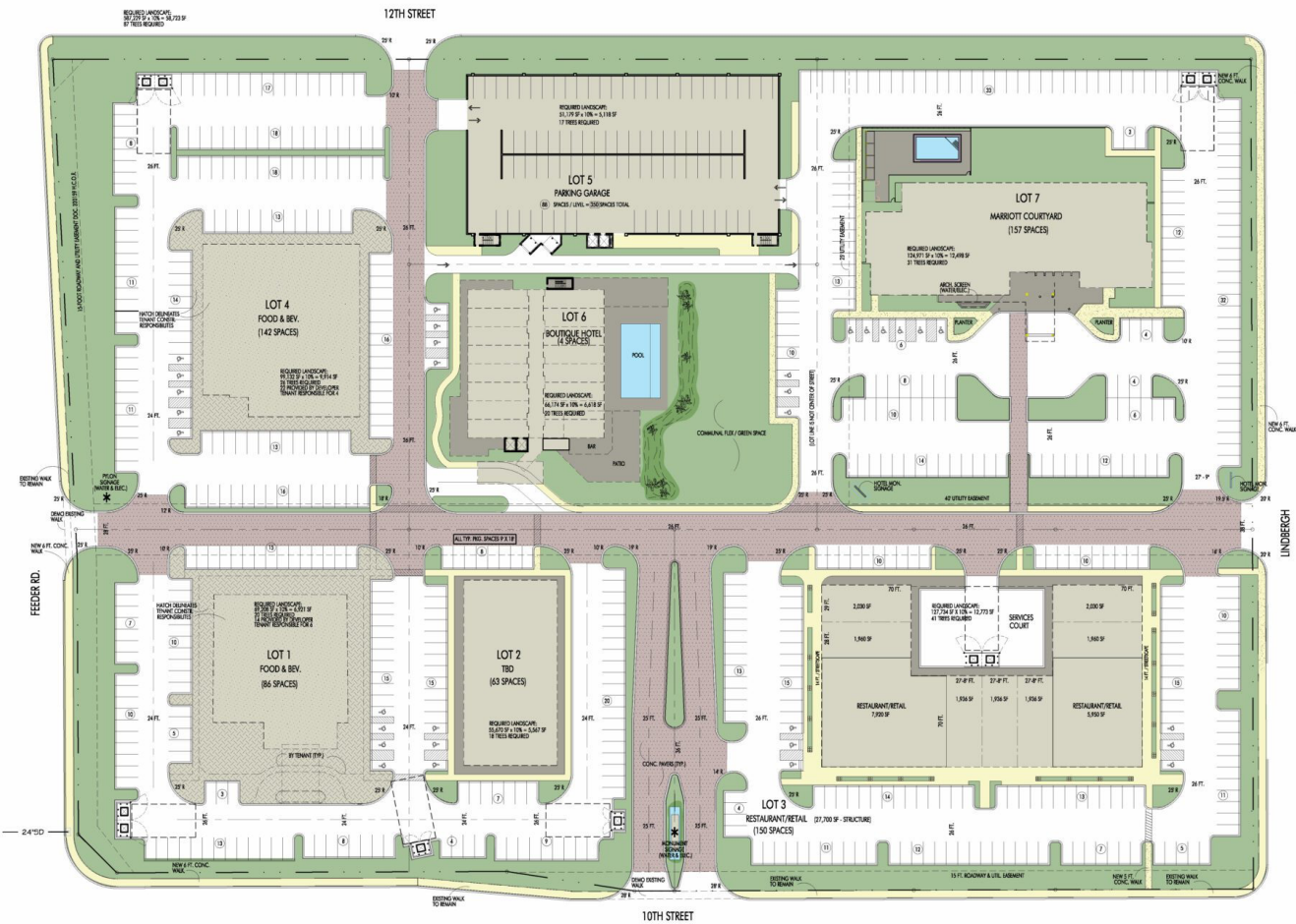
ARCHITECTURE
PLANNING
INTERIORS
DESIGN-BUILD

TEL 906 274 0040
FAX 906 274 0088
7184 SW 117 AVE
MIAMI, FL 33189

PARKING TABULATION

PLAN - B	LOT	SPACES
	LOT 1	86 SPACES
	LOT 2	63 SPACES
	LOT 3	150 SPACES
	LOT 4	142 SPACES
	LOT 5	350 SPACES
	LOT 6	4 SPACES
	LOT 7	157 SPACES
TOTAL PARKING		952 SPACES

TOTAL PARKING
PLAN - B



1 SITE PLAN - B
SCALE 1"=40'-0"



9YARDS
ARCHITECTS

STANLEY C. CHOWHILL, AIA
TXSLS REG. # 13126
DATE: 11-7-2023
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PURPOSES.

McAllen
CITY CENTER

MC ALLEN, TEXAS

ADDRESS

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ISSUED FOR :
SITE PLAN DRAFT 11-7-2023

SITE PLAN

SHEET NUMBER

SP-1