

# PRIME MCALLEN COMMERCIAL OPPORTUNITY

## FOR SALE

1324 West Expressway 83 McAllen, TX 78501



SALE PRICE

Call For Pricing

**Michael Pacheco**

(956) 739-5172

[mpacheco@cbcriograndevalley.com](mailto:mpacheco@cbcriograndevalley.com)

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# PROPERTY SUMMARY

1324 WEST EXPRESSWAY 83

McAllen, TX 78501

Sale Price:	Call For Pricing
Building Size:	14,500 SF
Number of Floors:	2
Lot Size	3.85 Acres
Year Built	1991
Property Type:	Retail
Market:	Rio Grande Valley
Submarket:	McAllen

Located along the high-traffic Expressway 83 corridor, this ±14,500 SF commercial building offers exceptional visibility and accessibility in one of McAllen's premier retail and commercial trade areas. Positioned directly across from La Plaza Mall, one of the top-performing shopping destinations in South Texas, attracting over 18 million visitors annually, the property benefits from unmatched consumer traffic and strong regional draw.

Surrounded by national retailers, restaurants, hotels, and just minutes from McAllen International Airport, the site is ideally suited for retail, showroom, entertainment, medical, or mixed-use concepts. Adding to the area's momentum, the upcoming McAllen City Center development nearby is set to further transform the corridor with a dynamic mix of restaurants, retail, and entertainment destinations, making this an exceptional opportunity in the heart of the Rio Grande Valley's most active commercial district.



- Prime location directly across from La Plaza Mall, attracting over 18 million visitors annually
- Exceptional visibility and exposure along the high-traffic Expressway 83 corridor
- ±14,500 SF versatile commercial space ideal for retail, entertainment, showroom, medical, or mixed-use concepts
- Surrounded by major national retailers, restaurants, hotels, and minutes from McAllen International Airport
- Positioned near the upcoming McAllen City Center development, bringing new restaurants, retail, and entertainment to the area

**Michael Pacheco**

(956) 739-5172

mpacheco@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# EAST FACING AERIAL

1324 WEST EXPRESSWAY 83

McAllen, TX 78501



**Michael Pacheco**

(956) 739-5172

mpacheco@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# SOUTH FACING AERIAL

1324 WEST EXPRESSWAY 83

McAllen, TX 78501



**Michael Pacheco**

(956) 739-5172

mpacheco@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# WEST FACING AERIAL

1324 WEST EXPRESSWAY 83

McAllen, TX 78501



**Michael Pacheco**

(956) 739-5172

mpacheco@cbcriograndevalley.com

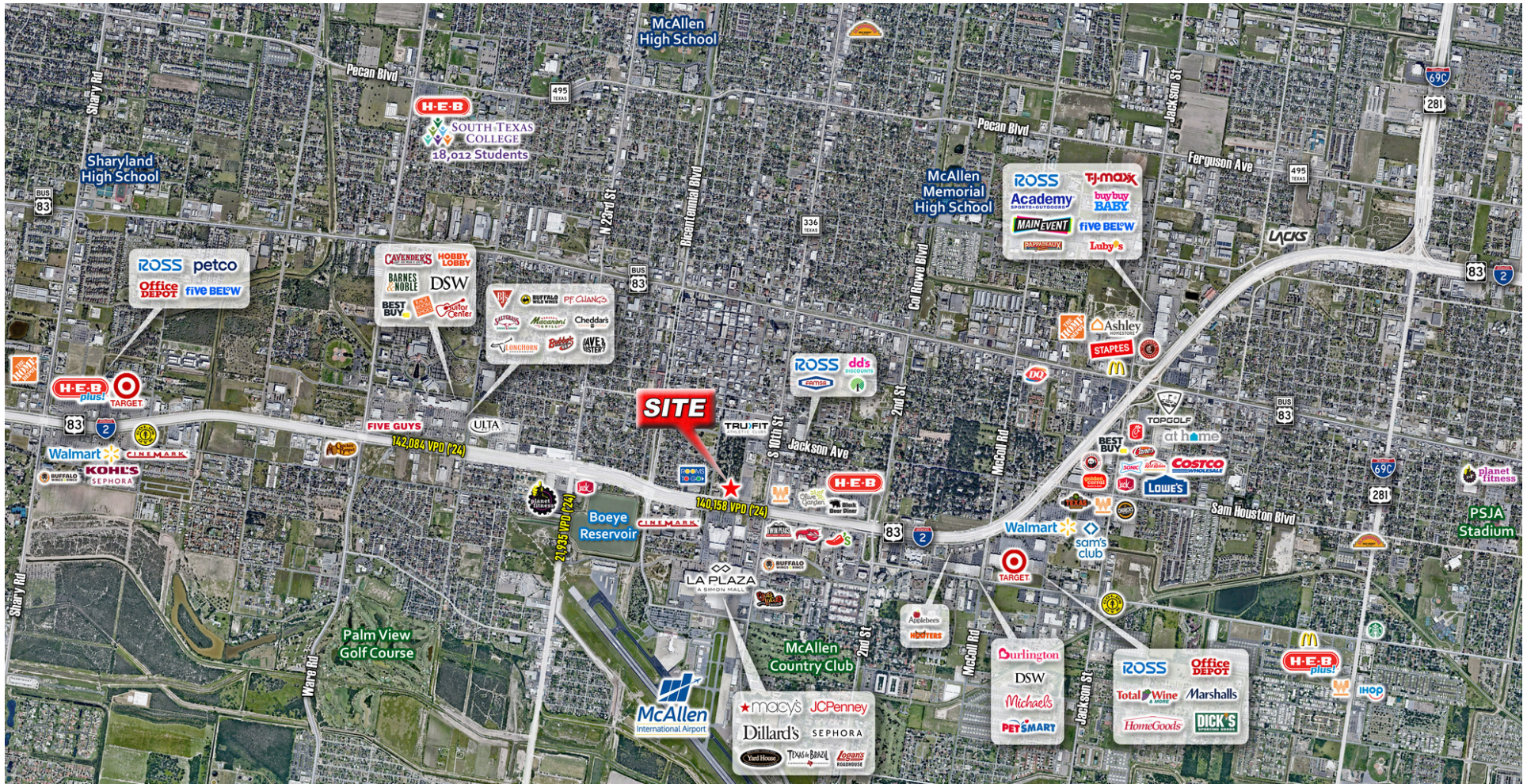


**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# AERIAL MAP

1324 WEST EXPRESSWAY 83

McAllen, TX 78501



**Michael Pacheco**

(956) 739-5172

mpacheco@cbcriograndevalley.com

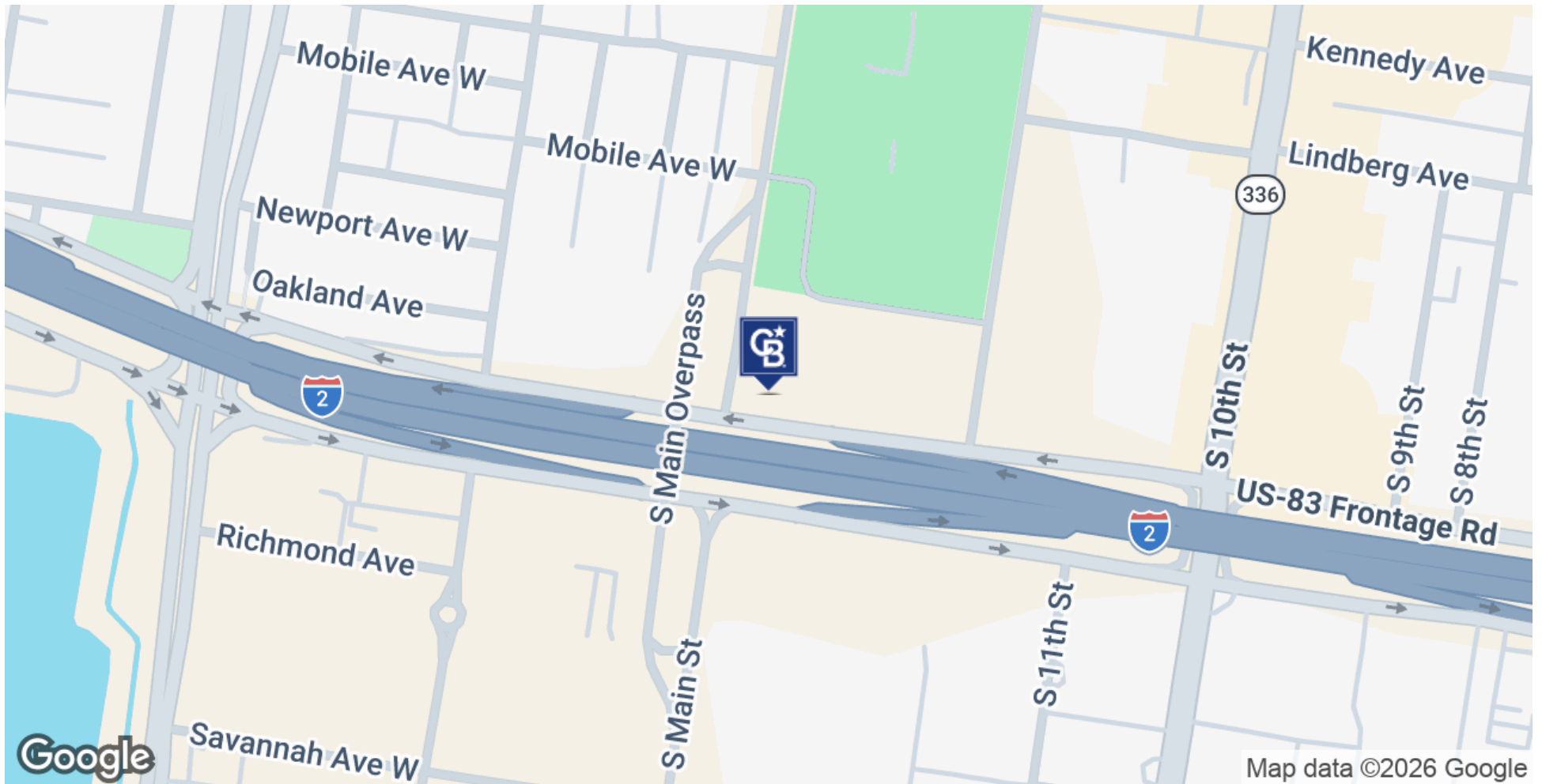


**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# LOCATION MAP

1324 WEST EXPRESSWAY 83

McAllen, TX 78501



**Michael Pacheco**

(956) 739-5172

[mpacheco@cbcriograndevalley.com](mailto:mpacheco@cbcriograndevalley.com)



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

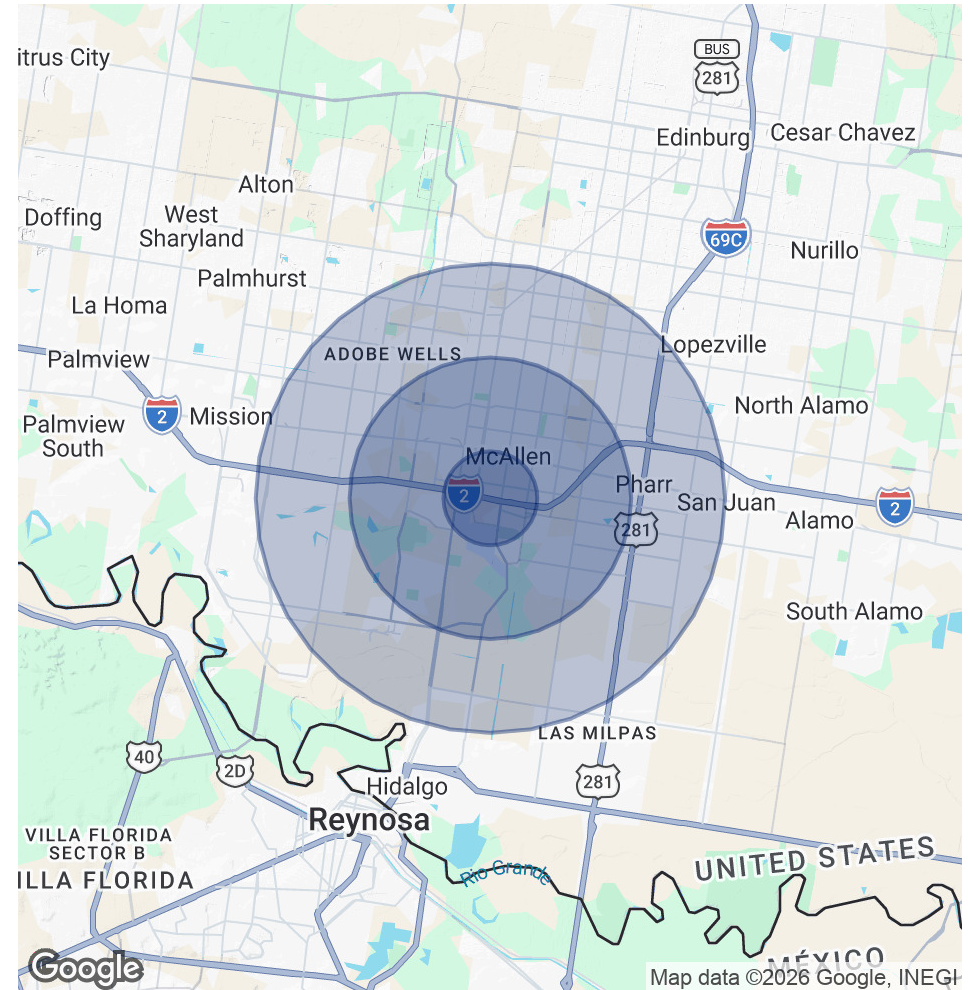
# DEMOGRAPHICS

1324 WEST EXPRESSWAY 83

McAllen, TX 78501

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,306	95,074	230,215
Average Age	34.8	34.1	33.4
Average Age (Male)	29.9	31.9	31.8
Average Age (Female)	36.2	36.6	35
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,927	33,109	74,831
# of Persons per HH	2.8	2.9	3.1
Average HH Income	\$62,981	\$66,747	\$76,560
Average House Value	\$189,008	\$135,846	\$157,946

2023 American Community Survey (ACS)



**Michael Pacheco**

(956) 739-5172

mpacheco@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY