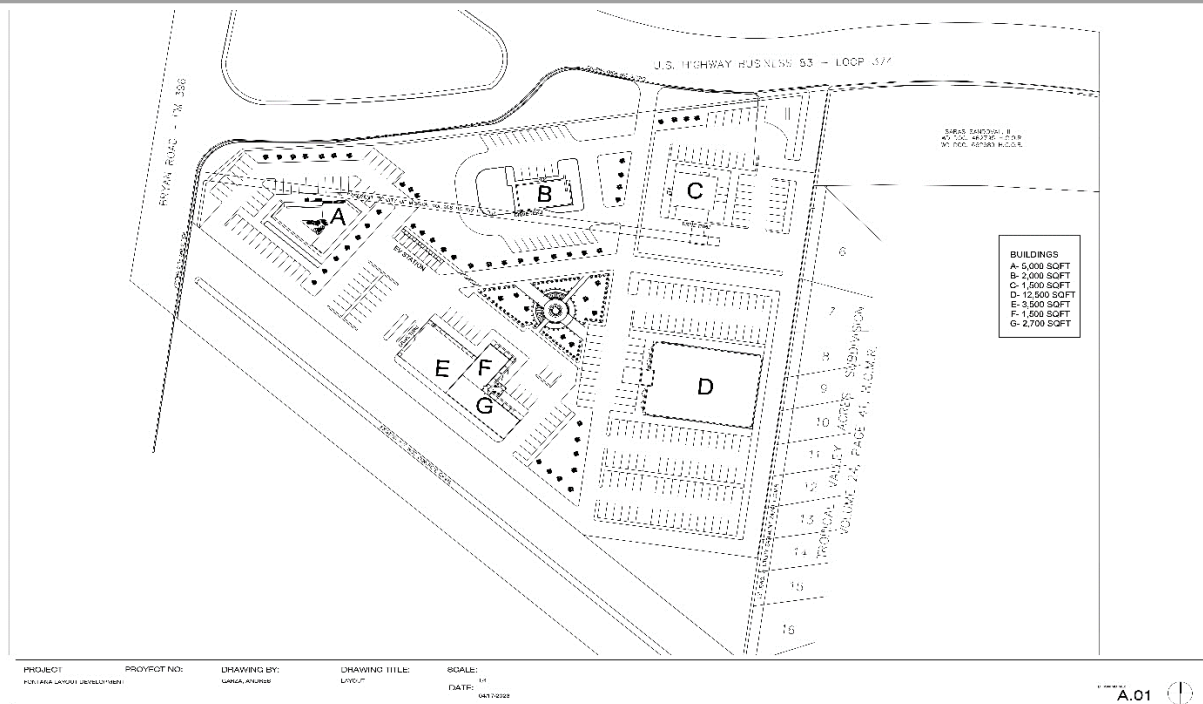


COMMERCIAL DEVELOPMENT OPPORTUNITY

BRYAN ROAD & U.S. HIGHWAY BUSINESS 83 / FONTANNA AVENUE,
MISSION / MCALLEN MSA

ZUAZUA



PROPERTY OVERVIEW

Positioned in the highly active Mission–McAllen Metropolitan Statistical Area (MSA), this site offers a prime commercial development opportunity within one of South Texas's fastest-growing trade corridors, near Mission and McAllen.

Strategically located along Bryan Road, U.S. Highway Business 83, and Fontanna Avenue, the property benefits from excellent frontage, strong visibility, and consistent daily traffic flow of approximately **15,000–19,000 vehicles per day**. This makes the site highly attractive for national credit tenants, retail operators, QSR brands, and service-oriented businesses seeking high-exposure positioning.

The property is currently **not subdivided**, offering full flexibility for customized site planning and development based on tenant or investor requirements.

PROPERTY HIGHLIGHTS

- Prime location in the rapidly growing Mission–McAllen MSA market
- Strong visibility along Bryan Road, U.S. Highway Business 83, and Fontanna Avenue
- High traffic exposure: approximately **15,000–19,000 VPD**
- Flexible development opportunity for:
 - Retail users
 - Quick Service Restaurants (QSR)
 - Service-based businesses
 - National and regional credit tenants
- Development options include:
 - Pad site development
 - Build-to-suit opportunities
 - Ground lease structures
 - Fee simple sale
- Site is **not currently subdivided**, allowing full customization
- Layouts, site plans, and visuals are **conceptual only** and subject to change
- Boundaries, access points, and configurations can be adjusted per tenant/developer needs
- Strong surrounding residential and commercial growth supporting long-term demand

DEVELOPMENT POSITIONING

This property is ideally suited for investors and developers seeking a flexible, high-visibility commercial site with strong long-term growth potential. Its adaptability supports multi-tenant configurations or single-user development, making it a strong fit for national retail expansion and strategic QSR placements.

David J. Villarreal

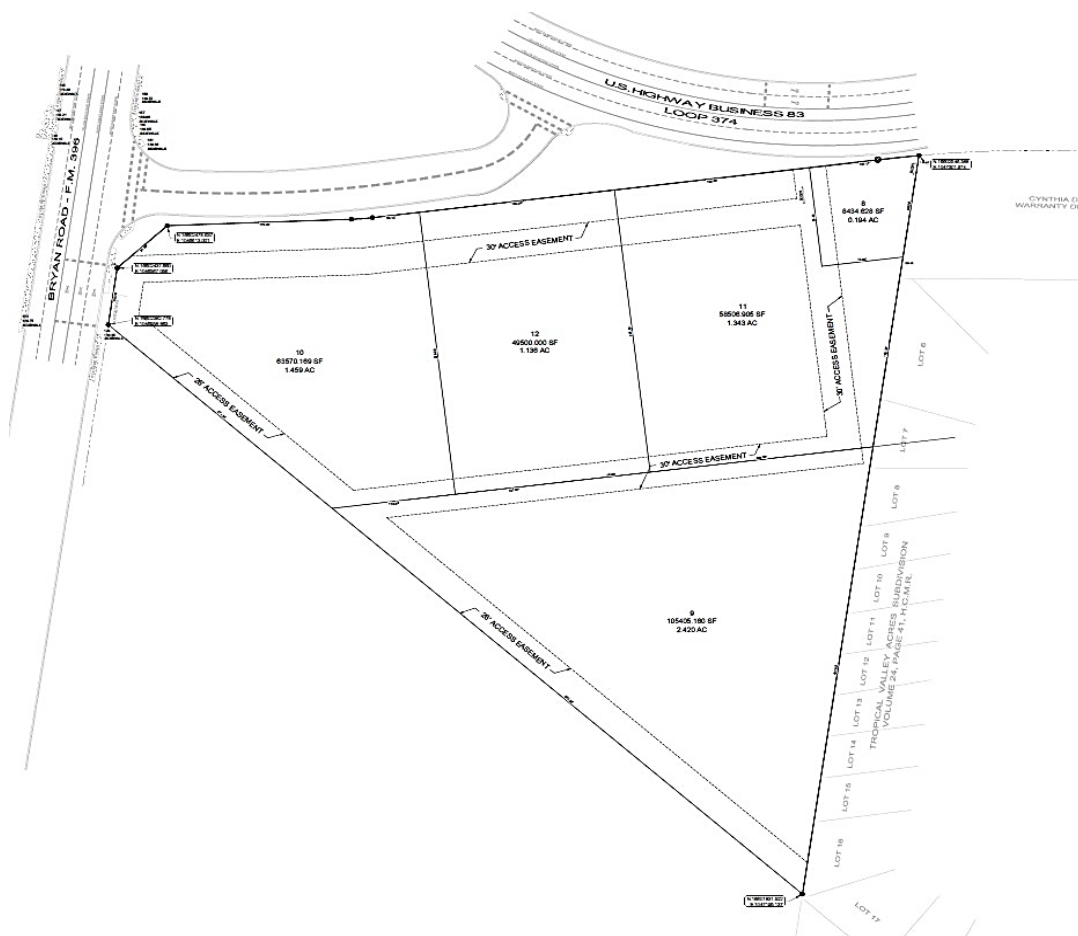
✉ davidvillarrealrealtor@gmail.com

☎ 956-960-4454

COMMERCIAL DEVELOPMENT OPPORTUNITY

BRYAN ROAD & U.S. HIGHWAY BUSINESS 83 / FONTANNA AVENUE,
MISSION / MCALLEN MSA

ZUAZUA



David J. Villarreal

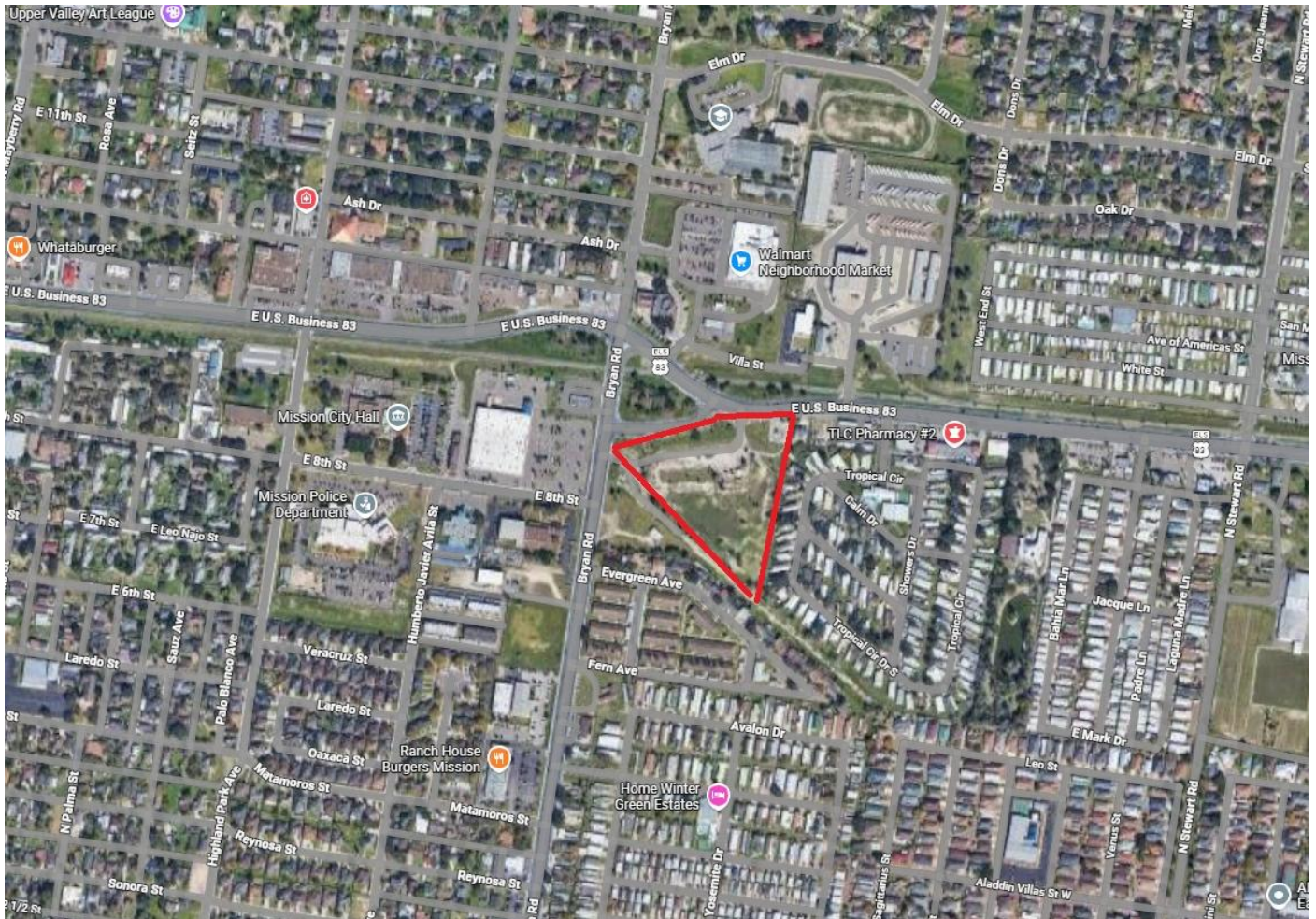
✉ davidvillarrealrealtor@gmail.com

☎ 956-960-4454

COMMERCIAL DEVELOPMENT OPPORTUNITY

BRYAN ROAD & U.S. HIGHWAY BUSINESS 83 / FONTANNA AVENUE,
MISSION / MCALLEN MSA

ZUAZUA



David J. Villarreal

✉ davidvillarrealrealtor@gmail.com

☎ 956-960-4454