



LAS TIENDAS PLAZA

US 83 at McColl Rd, McAllen, TX

**WEINGARTEN
REALTY**

With a coveted position along Expressway 83 (I-2), this center is centrally located in McAllen between Pharr and Mission catering to a high-density trade area. Offering a strong mix of top-performing tenants, the center is a retail hub for the area's 14 million annual border crossings and benefits from good visibility from the well-traveled IH2/US83 regional highway. Popular tenants include Target, Marshalls, Ross Dress for Less, Dick's Sporting Goods, Office Depot and Conn's.

PROPERTY SIZE 287,952 SQ. FT.

LAT/LONG 26.18677 N, -98.21321 W

TRAFFIC COUNTS US 83 & MCCOLL RD - 125,983

CONTACT

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TENANTS LIST

AOA	Dick's Sporting Goods	76,100 SF
AOK	Conn's	31,500 SF
AOM	Shoe Carnival	15,000 SF
AOR	Party City	18,000 SF
BOA	Available	33,574 SF
BOH	Ross Dress for Less	32,816 SF
COA	Marshalls	26,375 SF
COH	Office Depot	23,250 SF
COJ	OshKosh B'gosh	4,975 SF
COK	Carter's	4,988 SF
COL	Dollar Tree	9,104 SF
COP	Dental Park, PLLC	3,137 SF
DOA	Available	6,133 SF
DOF	Metro PCS	3,000 SF
ROA	Available	0 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.



DEMOGRAPHICS



POPULATION

1-Mile 7,758
 3-Mile 82,038
 5-Mile 218,340



NUMBER OF HOUSEHOLDS

1-Mile 2,817
 3-Mile 26,428
 5-Mile 65,947



AVERAGE HOUSEHOLD INCOME

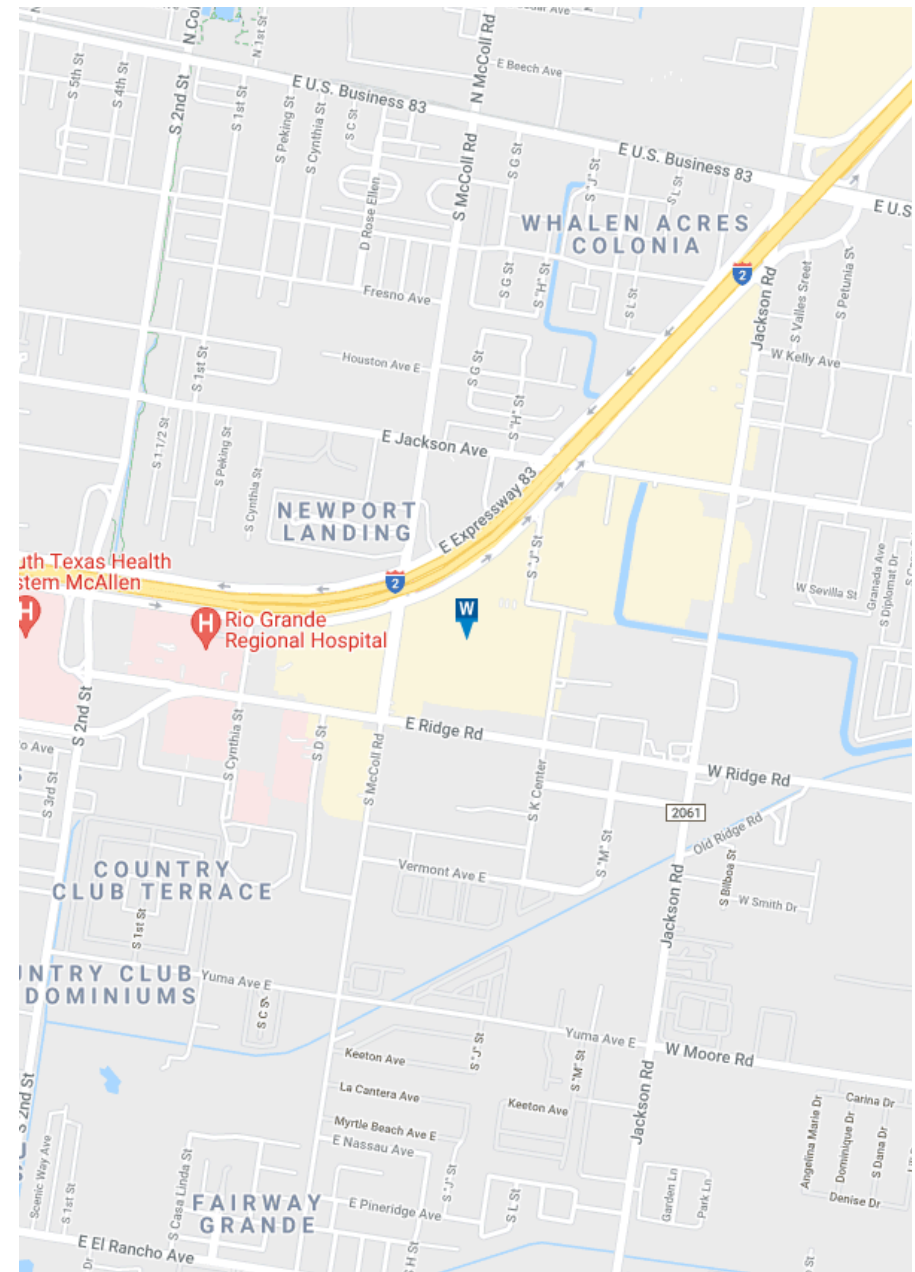
1-Mile \$81,612
 3-Mile \$53,472
 5-Mile \$58,210



TOTAL NUMBER OF EMPLOYEES

1-Mile 8018
 5-Mile 104418

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	7,758	33,706	82,038	218,340
Average Household Income	\$81,612	\$57,657	\$53,472	\$58,210
Population Trends				
2000 Population	5,387	27,638	70,800	159,069
2010 Population	7,126	30,880	76,099	202,548
2020 Population	7,758	33,706	82,038	218,340
2025 Population	8,353	36,117	87,759	234,215
Absolute Growth 2010 to 2020'	8.87%	9.15%	7.8%	7.8%
Projected Growth 2020 to 2025'	7.67%	7.15%	6.97%	7.27%
Race & Ethnicity				
% White	16.23%	10.63%	8.13%	7.89%
% Black	0.42%	0.34%	0.29%	0.36%
% Asian	2.88%	1.43%	0.94%	1.36%
% Other	0.67%	0.41%	0.29%	0.27%
% Hispanic	79.79%	87.2%	90.36%	90.11%
Income & Education				
Median Household Income	53,366	37,119	36,431	40,961
Average Household Income	\$81,612	\$57,657	\$53,472	\$58,210
% College Graduates	42.54%	28.08%	23.89%	27%
Age				
Median Age	36.5	34.5	33.7	31.9
% Age < 18	27.69%	28.41%	28.25%	28.81%
% Age 65 +	17.24%	15.72%	14.76%	12.34%
Households & Housing				
Households	2,817	11,390	26,428	65,947
Average Household Size	2.68	2.89	3.07	3.29
Median Housing Value	\$160,531	\$104,726	\$91,673	\$101,798
% Owner Occupied Housing	45.04%	43.81%	48.19%	55.36%
% Renter Occupied Housing	33.56%	38.87%	37.5%	33.61%
% Vacant Housing	21.4%	17.33%	14.32%	11.03%
Workplace & Workers				
Number of Businesses	401	1,885	3,038	5,855
% White Collar	77.08%	62.48%	60.66%	60.26%
% Blue Collar	22.92%	37.52%	39.34%	39.74%



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date