

Center Highlights

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.

Center Address: US 83 at McColl Rd

City/State: McAllen, TX

Property Size: 287,952 sq. ft.

Latitude/Longitude: 26.18677 N, -98.21321 W

Demographics



Population:
3-mile radius

82,446



Traffic Counts:
US 83 & McColl
Rd

125,983



**Average
Household
Income:**

\$53,752

Contact Us

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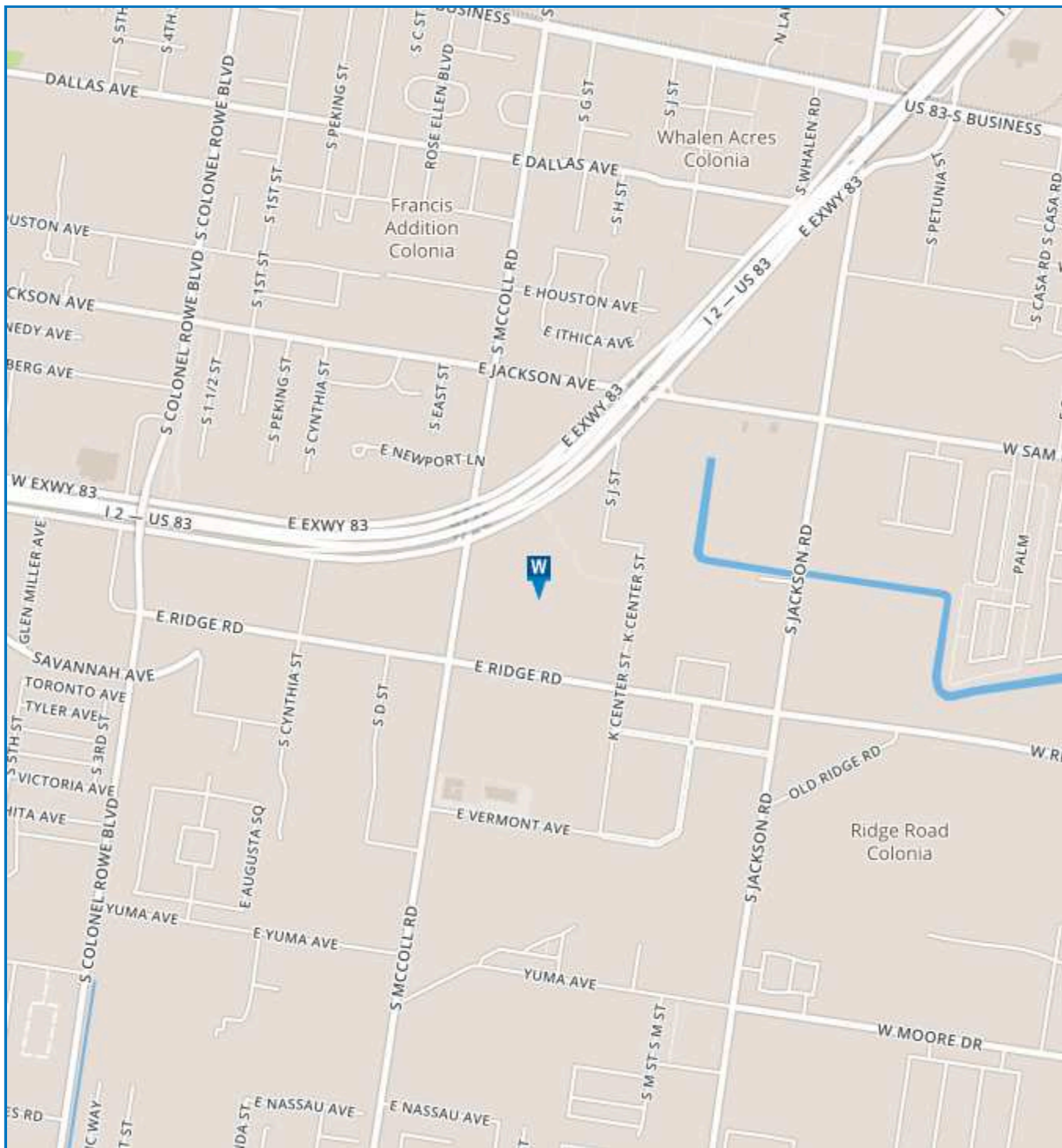
Weingarten Realty Investors

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TENANT LIST

A0A	Dick's Sporting Goods	76,100 SF
A0K	Conn's	31,500 SF
A0M	Shoe Carnival	15,000 SF
A0R	Party City	18,000 SF
B0A	Stein Mart	33,574 SF
B0H	Ross Dress for Less	32,816 SF
C0A	Marshalls	26,375 SF
C0H	Office Depot	23,250 SF
C0J	OshKosh B'gosh	4,975 SF
C0K	Carter's	4,988 SF
C0L	Available	9,104 SF
C0P	Dental Park, PLLC	3,137 SF
D0A	Available	6,133 SF
D0F	Metro PCS	3,000 SF
R0A	Available	



Demographics



Population:

1-Mile **7,891**
3-Mile **82,446**
5-Mile **218,075**



Number of Households:

1-Mile **2,869**
3-Mile **26,599**
5-Mile **65,846**



Average Household Income:

1-Mile **91,546**
3-Mile **53,752**
5-Mile **57,057**



Total Number of Employees:

1-Mile **7,506**
3-Mile **50,115**
5-Mile **93,176**



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.

11-2-2015



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 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 listing 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date