

FOR SALE

724 Express Way 83 & E Express Way 83
La Joya, TX 78560

TRACT 1

TRACT 2

TRACT 3

TRACTS CAN BE SOLD SEPARATELY.
Owner is open to reviewing all qualified offers.

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

PRICING	Tract 1 \$2,961,864 Tract 2 \$480,902 Tract 3 \$402,771
TOTAL BUILDING SF	± 15,564 SF
LOT SIZE	Tract 1 ± 0.77 Acres Tract 2 ± 0.92 Acres Tract 3 ± 1.2 Acres Lot Size ± 2.89 Acres
LAND USE	Commercial
ZONING	CO
TYPE	Retail Free Standing

- Commercial Pads Perfect Use: Medical, Charter School, Call Center, Government Office, Church/ Event Center
- Prime Expressway 83 Frontage with Great Visibility
- Strong Traffic
- Ample Parking
- Front & Rear Access
- Strong Regional accessibility throughout Rio Grande Valley
- Excellent Signage Opportunity



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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PHOTOS

2002
YEAR BUILT

B
CLASS

CO
ZONING



AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



LA JOYA SOFTBALL COMPLEX
 HOPE ACADEMY
 LA JOYA HIGH SCHOOL
 ACADEMY OF HEALTH SCIENCE PROFESSIONS
 JIMMY CARTER EARLY COLLEGE HIGH SCHOOL

LORENZO ZAVALA MIDDLE SCHOOL
 IDEA LA JOYA

SITE

Texas National Bank
 WE ARE FRIENDLY!

SUBWAY SONIC
 WING STOP
 Walmart Chick-fil-A
 Denny's Starbucks

Ashley PEDIATRICS Day and Night Clinics
 AutoZone
 SUBWAY
 CHURCH'S
 WALKER O'Reilly AUTO PARTS

WELADO LA JOYA
 metro by T-Mobile
 sunloan

MURPHY USA
 PANDA EXPRESS CHINESE KITCHEN

Image Landsat / Copernicus



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	3,395	11,093	28,754
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,112	3,340	8,720
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$48,264	\$45,582	\$43,477

Traffic Counts

STREET	AADT
East Expressway 83	50,000+

Cities Nearby

McAllen, Texas	17 miles
Edinburg, Texas	27 miles
Brownsville, Texas	75 miles
Harlingen, Texas	51 miles
Pharr, Texas	20 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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325+
OFFICES

1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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