

MISSION CROSSING RETAIL PAD SITES AVAILABLE

MISSION, TX

**HARBOR
FREIGHT**
Quality Tools at Ridiculously Low Prices

Pueblo
TIRES & SERVICE
Total Luber G-M FRT

WSS
Shoes. Style. Selection

stripes

**Jack
in the box**

**Olive
Garden**
ITALIAN KITCHEN

Burlington

MURDOCH'S
FARM & HOME SUPPLY

CEED
CENTER FOR EDUCATION
AND ECONOMIC DEVELOPMENT
MISSION, TEXAS

S Bryan Rd

1.50
± AC

1.00
± AC

1.87
± AC



SVN HANNA SOLUTIONS
COMMERCIAL REAL ESTATE

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INVESTMENT SUMMARY

1407 East Expressway 83 | Mission, TX 78572

TOTAL LOTS	3
TOTAL AC	1-1.87 ±AC
EXPRESSWAY FRONTAGE:	610 ±FT
TRAFFIC COUNT (ANZALDUAS / BRYAN RD)- (TEXAS DOT-2024)	20,723 ±VPD
TRAFFIC COUNT (INTERSTATE HWY 2) - (TEXAS DOT-2024)	117,212 ±VPD
PARCEL ID:	316668 & 316669



BEYOND ORDINARY COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

This high-visibility site is positioned along Expressway 83 (I-2), just east of Bryan Road, making it an ideal location for restaurant, hotel, or retail development. With direct exposure to northbound traffic from the Anzalduas International Bridge, this site is strategically located to capture a ever increasing flow of shoppers, visitors, and commuters.

Property Highlights:

- Lot A: 1.50 ±AC (65,340 SF)
 - Lot B: 1.00 ±AC (43,560 SF)
 - Lot C: 1.87 ±AC (81,457 SF)
-
- Anchored by Major National Retailers: Burlington, Olive Garden, and Murdoch's Ranch & Home Supply
 - Prime Expressway Frontage: Excellent exposure and accessibility along one of the Rio Grande Valley's most traveled corridors
 - Strategic Location: Captures northbound traffic flow from the Anzalduas International Bridge
 - Ideal for: Restaurant space, hotel pad site, and retail development

Don't miss the opportunity to secure your spot in this vibrant and expanding retail corridor. Contact us today for more information or to schedule a site visit!



Proposed Site-Plan



Proposed Site-Plan



BEYOND ORDINARY COMMERCIAL REAL ESTATE

3.1M

ANZALDUAS

INTERNATIONAL BRIDGE

MCALLEN MISSION HIDALGO GRANJENO

VEHICLES CROSSING IN FY24

2 MILES AWAY



Mission Regional
Medical Center



Anzalduas Hwy



**1.87
± AC**

**1.00
± AC**

**1.50
± AC**

S Bryan Rd

Approximate lot lines; may not reflect actual boundaries.*



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Lot A

Lot B

Lot C



U.S. FRONTAGE ROAD (WEST BOUND)
U.S. EXPRESSWAY 83

Proposed Site-Plan

**1.87
± AC**

**1.00
± AC**

**1.50
± AC**

C

B

A

Approximate lot lines; may not reflect actual boundaries.*

3.1M

ANZALDUAS

INTERNATIONAL BRIDGE

MCALLEN MISSION HIDALGO GRANJENO

VEHICLES CROSSING IN FY24

2 MILES AWAY



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1.50
± AC

1.00
± AC

1.87
± AC



S Bryan Rd / A



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BEYOND ORDINARY COMMERCIAL REAL ESTATE

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