

Three-Story, 33,465-SF Building

122,798 VPD

257,155 Daytime Population (5-Miles)

Former Health Club

4037 W Expressway 83 #135, McAllen, TX 78503



Exclusively Listed By:

Luke Sullivan
Associate
(972) 755-5198
Luke.Sullivan@marcusmillichap.com
License: TX 790739

Main Contact

Vincent Knipp
Senior Managing Director
(972) 755-5205
Vincent.Knipp@marcusmillichap.com
License: TX 0579633

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Activity ID: ZAH0060038

Sharyland Towne Crossing | Shopping Center

Walmart Supercenter
 KOHL'S
 DOLLAR TREE

CVS
 BURGER KING
 Little Caesars
 MURPHY USA
 McDonald's

TARGET
 H-E-B Here Everything's Better.
 five BELOW
 T.J. MAXX
 Jersey Mike's SUBS
 petco
 Office DEPOT
 LA CRACKERS
 chilis
 Chick-fil-A
 ROSS DRESS FOR LESS
 Wendy's

Holiday Inn Express

Hampton Inn & Suites

goodwill

Mr. Crabbs
 Starbucks

ExtraSpace Storage
 WHATABURGER
 PAPA JOHN'S
 GOLD'S GYM

10,800 SF Retail Center
 Built 2025

Zen
 JAPANESE & CHINESE

Windsor Event Center
 Built 2023

LA DOBLE M
 RESTAURANT

PALOMINOS
 PASTA PASTICCIO SALSA SODAS

Costa Mesa

MOTOR HARLEY-DAVIDSON
 EQUIPMENT

COMAR
 EQUIPMENT RENTAL

ONYX

CHILITO LOCO

PANDA BOBA TEA

NOWHERE

LA Z BOY

Interstate Hwy 2
 122,798 VPD

Subject Property

TRUFIT
 ATHLETIC CLUBS

Academy
 SPORTS+OUTDOORS
 Placer.ai Top 3% Nationally in Foot Traffic

Colbath Ave
 3,700 VPD

The Offering

Address

4037 E Expressway 83, McAllen, TX 78503

Price

Unpriced

Rentable SqFt

33,465

Year Built

2015

Type of Ownership

Condominium Interest



Investment Highlights

33,465-SF Three-Story Former Fitness Anchor at 83 Citrus Grove (62,137-SF Neighborhood Center)

The offering consists of a former large-format fitness anchor condominium unit positioned directly along Expressway 83. Co-tenancy within the plaza includes Nowhere Dining Lounge, Sala De Despecho, and ONYX Yoga, while nearby pad sites feature Starbucks, La-Z-Boy, Costa Messa, La Doble M, Palominos, and additional national and regional concepts, supporting strong cross-traffic.

Adjacent to Top-Performing Academy Sports + Outdoors (Top 3 Percent Nationally by Foot Traffic)

The subject property is immediately adjacent to a high-performing Academy Sports + Outdoors location that ranks in the top three percent nationally, top four percent in Texas, and as the top-performing Academy store in McAllen, according to Placer.ai. The store generated approximately 958,800 visits in 2025, reinforcing sustained consumer draw to the surrounding center.

Frontage and Visibility Along Interstate Highway 2 (Expressway 83 | 122,798 VPD)

Prominent exposure along Interstate Highway 2, the primary east-west artery serving McAllen and the greater Rio Grande Valley. The property is located near Sharyland Towne Crossing and Palms Crossing—two of McAllen's largest power retail concentrations featuring national anchors, restaurants, and entertainment.

Dense Trade Area with 191,375 Residents and 257,155 Daytime Employees (5-Mile Radius)

The property is supported by a large and established trade area with 191,375 residents and 257,155 daytime employees within a five-mile radius, providing a strong consumer and employment base for large-format and service-oriented users.



Investment Highlights

Surrounded by Ongoing and Planned Mixed-Use and Hospitality Development

The surrounding area continues to see active investment, including the Windsor Event Center (built 2023), a newly constructed 10,800-SF retail center (2025), Palm Crossing Phase II (30,000-SF retail), The Grove (7-acre mixed-use urban development), a planned StudioRes McAllen/Mission hotel, and a 140-room Aloft Hotel—further reinforcing long-term demand along the Expressway 83 corridor.

Flexible Re-Tenancing or Redevelopment Opportunity

The former fitness layout offers scale, parking, and visibility suitable for retail, entertainment, medical, education, or experiential concepts seeking presence in one of McAllen's most active commercial corridors.

Retail and Hospitality Demand Driven by Proximity to the McAllen Convention Center (≈400,000 Annual Visitors)

The property is located near the McAllen Convention Center, which attracts approximately 400,000 visitors annually and hosts 500+ events per year. This activity supports surrounding restaurants, entertainment venues, and service-oriented tenants throughout the Expressway 83 corridor, enhancing demand for nearby retail space.

McAllen: \$10.2 Billion Retail Market in 2024 and #1 Sales Tax City in the Rio Grande Valley

In 2024, McAllen generated \$10.2 billion in gross sales, representing a 42 percent increase since 2015, and remained the largest retail and sales tax market in the Rio Grande Valley; as of early 2025, year-to-date sales tax allocations were up 6.14 percent over the prior year.

Palms Crossing | 389,618 SF Retail & Dining

Shops at 29 | 11,681 SF Shopping Center



McAllen Convention Center

Coca-Cola Southwest Beverages

Interstate Hwy 2
122,798 VPD

S Ware Rd
31,994 VPD

Academy Sports+Outdoors
Placer.ai Top 3% Nationally in Foot Traffic

Subject Property

TRUFIT
ATHLETIC CLUBS

Colbath Ave
3,700 VPD

Windsor Event Center
Built 2023



Market Overview



Metro Population

912,000

(Proj. Growth 2024–2029: 4.2%)

Metro Households

278,000

(Proj. Growth 2024–2029: 5.2%)

Metro Median Age

31.0

(U.S. Median 39.0)

The McAllen–Edinburg–Mission metro, strategically located along the Texas–Mexico border, has become a vital trade hub, attracting logistics companies with its access to key international routes.

This advantageous location has spurred the growth of numerous logistics and distribution firms operating throughout the region. The metro area is also home to major manufacturing facilities, including GE Aviation and Royal Technologies Corp., which contribute significantly to the local economy by generating hundreds of high-quality jobs.

Education and workforce development play a critical role in the region’s continued growth. The University of Texas Rio Grande Valley (UTRGV) maintains a strong presence with campuses in Edinburg, McAllen, and Weslaco, serving tens of thousands of students across the Rio Grande Valley. South Texas College, headquartered in McAllen, regularly receives state

and federal grants to upgrade equipment and expand advanced manufacturing training programs, further strengthening the area’s skilled labor pipeline. Additionally, Texas A&M University has expanded into the region with a new satellite campus in the rapidly growing, master-planned community of Tres Lagos, enhancing educational access and fostering innovation.

In late 2025, McAllen was ranked #20 on U.S. News & World Report’s Best Places to Live in America for 2025–2026, reflecting the city’s strong quality of life, affordability, and sustained economic momentum that continue to support long-term residential and commercial demand.

Highlight

The city continues to attract 18 million people annually, averaging 39,000 visitors per day. International guests from Mexico and abroad account for nearly 40% of this traffic.

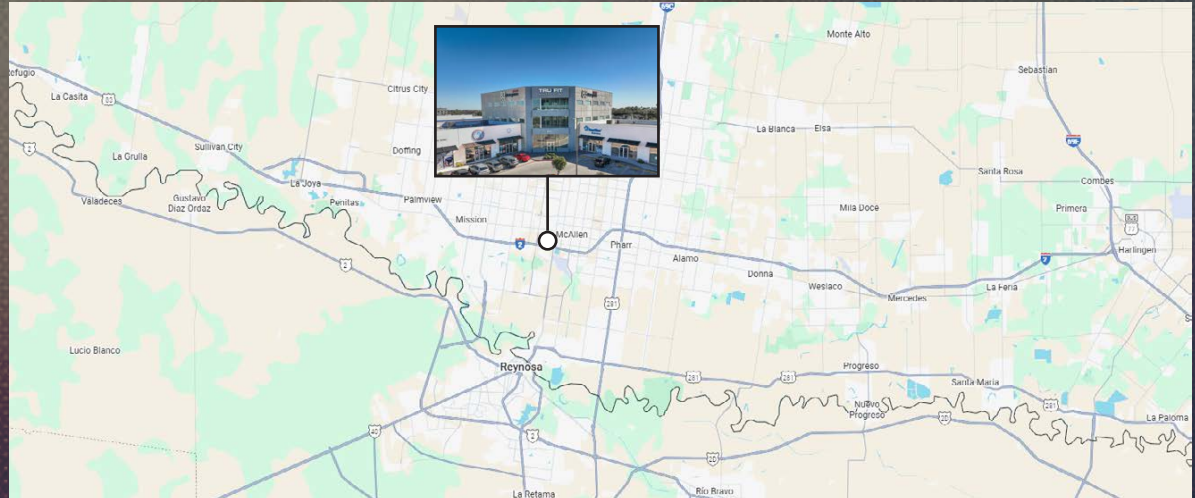


Demographic Overview

The surrounding trade area is supported by a large and expanding population base, providing a strong foundation for long-term consumer demand. Approximately 8,015 residents live within one mile, increasing to 86,532 residents within three miles and more than 191,000 residents within five miles. Population growth is projected to remain positive across all radii through 2030, with the broader five-mile trade area expected to grow by nearly 3.0 percent, reinforcing the market's momentum and long-term stability.

Household density further enhances the area's demographic profile. The trade area includes approximately 2,620 households within one mile, 30,796 households within three miles, and 68,406 households within five miles. Household growth is projected to continue at a healthy pace, with the five-mile radius forecast to experience nearly 4.0 percent growth by 2030. An average household size of roughly 2.9 persons per household supports consistent demand for necessity-based retail, dining, and service-oriented uses.

The market is also bolstered by a strong daytime population, highlighting its role as an active commercial and employment hub. Daytime population totals approximately 8,373 people within one mile, expanding to more than 125,000 within three miles and over 257,000 within five miles. This elevated daytime presence enhances spending activity and complements the area's residential base. Collectively, these positive demographic trends position the market within McAllen as a well-established, growing environment with durable demand drivers attractive to retailers and investors alike.



Population	1 Mile	3 Mile	5 Mile
2030 Population Projection	8,113	88,904	197,024
2025 Population	8,015	86,532	191,375
2010 Census Population	7,784	82,967	175,637
2020 Census Population	8,006	84,384	185,978
2025 Daytime Population	8,373	125,021	257,155
2025 Households	2,620	30,796	68,406
2010 Census Households	2,259	26,043	56,025
2020 Census Households	2,517	28,624	63,293
Households Growth 2010 - 2020	11.39%	9.91%	12.97%
2030 Est. Average Household Income	\$75,337	\$88,088	\$90,505
2025 Average Household Income	\$65,346	\$77,709	\$79,984
2030 Est. Median Household Income	\$56,556	\$67,346	\$70,765
2025 Est. Median Household Income	\$46,294	\$57,672	\$61,112

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We have access to current, product-specific market intelligence through information sharing among our national network of investment sales professionals, research experts, and financing originators. We partner internally to provide our clients with the insight to formulate the ideal capital plan that considers multiple financing options and assesses liquidity and risks.

2,474
Transactions

\$11.6B
Financing Volume

49
States Closed

MMCC
RESULTS

Marcus & Millichap
Capital Corporation

Reach out to the MMCC
Team for Financing Options

Duke Dennis
Director
(817) 932-6172
Duke.Dennis@marcusmillichap.com





Information About Brokerage Services

11-03-2025

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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission			Information available at www.trec.texas.gov
Buyer/Tenant/Seller/Landlord's Initials	Date	IABS 1-2	

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Former Health Club

Deal Team

Luke Sullivan
Associate
(972) 755-5198
Luke.Sullivan@marcusmillichap.com
License: TX 790739

Vincent Knipp
Senior Managing Director
(972) 755-5205
Vincent.Knipp@marcusmillichap.com
License: TX 0579633

Financing Team

Duke Dennis
Director
(817) 932-6172
Duke.Dennis@marcusmillichap.com

Broker of Record

Tim Speck
Broker of Record
5001 Spring Valley Rd., Ste. 1100 W
Dallas, TX 75244
(972) 755-5200
Lic #: 9002994

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