



**SHOPS AT VALLE VISTA - RETAIL SPACE AVAILABLE**

902 Dixieland Road, Harlingen TX 78552



- ▲ 1,316 SF available for lease.
- ▲ Property is located in a densely populated retail corridor with high visibility at the intersection of I-20 and I-69 East.
- ▲ Area boasts a high daytime population of international tourists visiting from Mexico for shopping and leisure.
- ▲ Multiple access points from Dixieland Road with ample parking.
- ▲ Parking lot is adjacent to Target and TJ Maxx. Current strip tenants include Freddy's Steakhouses, Kay Jeweler's, and VisionWorks.
- ▲ Nearby retailers include the Valle Vista Mall, Burlington Coat Factory, Chipotle, Chick-fil-A, and Kohl's.

2026 Demographics	1 Mile	3 Miles	5 Miles
Population	6,744	55,655	99,206
Households	2,498	20,023	35,621
Average HH Income	\$59,486	\$73,513	\$77,674
Daytime Population	6,415	22,744	34,227
	5 Min	10 Min	15 Min
Drivetime Population	7,673	81,600	137,177

Available Spaces

700 - 1,316 SF

**LEASING INFORMATION**

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
100	Freddy's	3,255 SF	400	Allstar Nutrition	1,284 SF	700	Available	1,316 SF
200	Mariner Finance	1,442 SF	500	Kay Jeweler's	2,461 SF			
300	Visionworks	2,875 SF	600	European Wax Center	1,480 SF			

