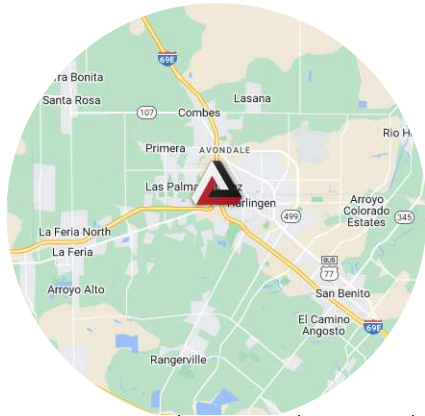




SHOPS AT VALLE VISTA - RETAIL SPACE AVAILABLE

902 Dixieland Road, Harlingen TX 78552

- ▲ 2,461 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 and VisionWorks.
- ▲ Nearby retailers include the Valle Vista Mall, Burlington Coat Factory, Chipotle, Chick-fil-A, and Kohl's.



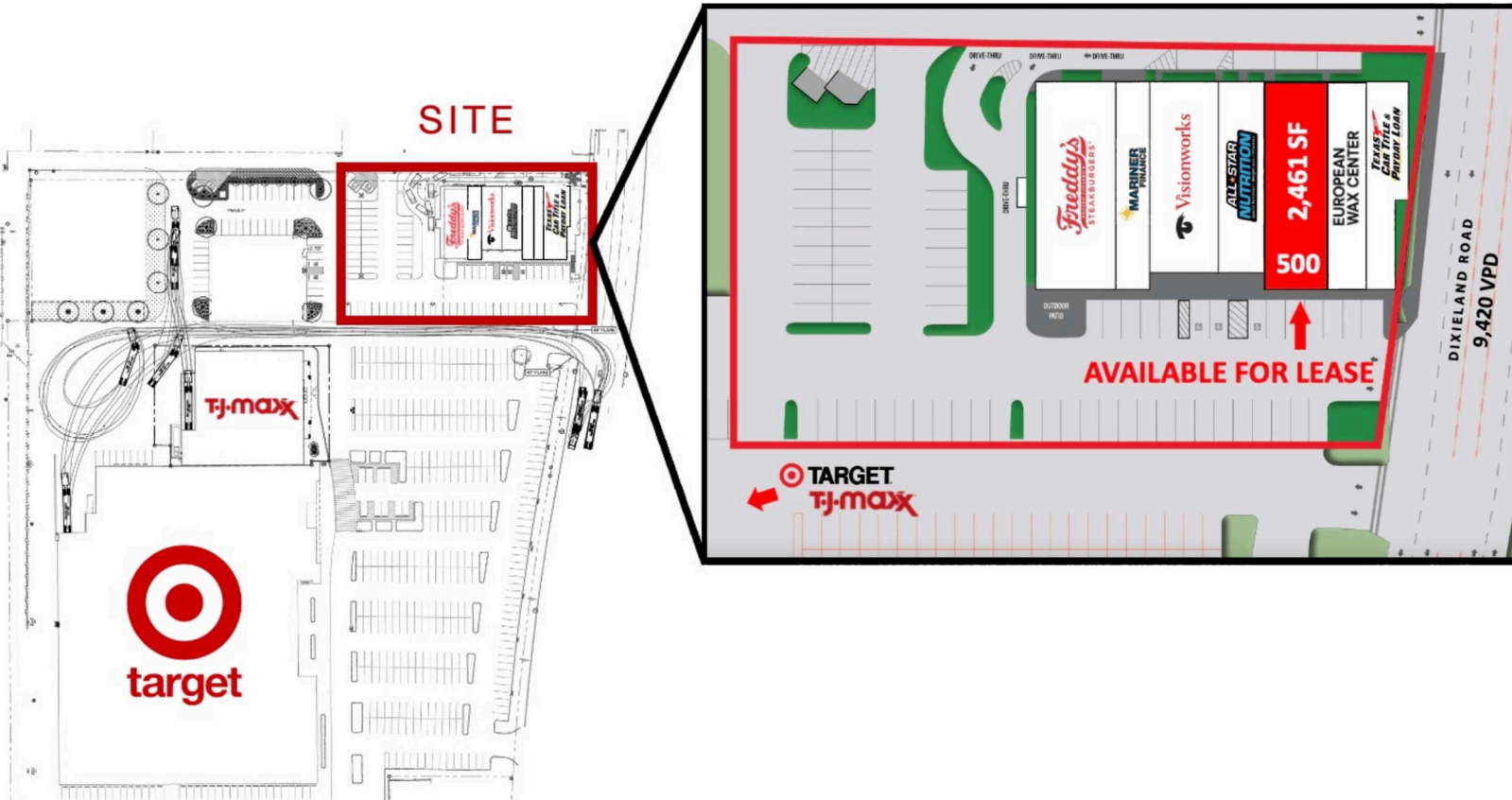
2023 Demographics	1 Mile	3 Miles	5 Miles
Population	6,489	56,188	99,228
Households	2,445	19,460	34,245
Average HH Income	\$54,387	\$63,817	\$69,931
Daytime Population	5,917	21,950	33,923
	5 Min	10 Min	15 Min
Drivetime Population	10,220	96,059	144,535

Available Spaces

500 - 2,461 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	Texas Car Title	1,316 SF
200	Mariner Finance	1,442 SF	500	<i>Available</i>	2,461 SF			
300	Visionworks	2,875 SF	600	European Wax Center	1,480 SF			



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property