



1700

S 23rd St
McAllen, TX

RETAIL SPACE & PAD SITE
AVAILABLE FOR LEASE

PROPERTY SUMMARY

Second-Generation Retail Space

About 11,600 SF of in-line space with existing improvements. This lowers build-out cost and shortens the time to open compared with a new shell.

Established Co-Tenancy

The space sits between Dollar Tree (10,000 SF) and Planet Fitness (19,994 SF), next to LFD Home Furnishings. These are proven traffic drivers that bring frequent, repeat visits from value shoppers, fitness members and home-furnishing customers.

Ample Parking

The site has 364 total parking spaces with a wide, open field directly in front of the storefronts. That's well above typical retail ratios and supports high-turnover uses like fitness and discount retail.

Adjacent to a Major Redevelopment

The City of McAllen has unveiled plans to redevelop about 70 acres directly across the street into a mixed-use district with housing, retail and hospitality (the Boeye Reservoir project, initiated Q4 2025). New rooftops, visitors and daytime population are expected to bring significant new demand to the immediate trade area.

Between Two Major Retail Destinations

The center sits between Las Palmas big box shopping center and La Plaza Mall. La Plaza, owned by Simon Property Group, is the region's premier shopping destination, with about 1.3 million SF, more than 170 retailers, and anchors Dillard's, JCPenney and Macy's. It sits at 10th Street and I-2, about 5 miles from the U.S.-Mexico border, and draws cross-border shoppers from northern Mexico.

Built-In Growth

Plans allow for a future expansion of up to about 20,000 SF, plus a separate pad site with drive-up visibility. Together they give the center room to grow and let a tenant expand alongside it.

Growing Rio Grande Valley Market

McAllen is the retail hub of the Rio Grande Valley and draws shoppers from across the region and northern Mexico.

Direct Interstate Access

The center is just minutes from Interstate 2 (U.S. Highway 83), the Rio Grande Valley's main east-west corridor. S. 23rd Street connects directly to the interstate and serves as a north-south route toward McAllen International Airport.



PROPERTY HIGHLIGHTS

- Located at the SWQ of S 23rd St and Interstate 2/US Expy 83 in McAllen, Texas
- Easy access and exposure to Interstate 2/US Expy 83 and S 23rd St
- Located 8.7 miles north of Reynosa-Hidalgo International Bridge
- Minutes from the McAllen Convention Center, Palms Crossing and La Plaza Mall
- Pylon signage available
- Traffic Counts:
Interstate 2/US Expy 83: 116,240 VPD
S 23rd St: 21,935 VPD

PROPERTY OVERVIEW

GLA	41,594 SF	
Available Retail Space	11,600 SF	
Pad Site Size	TBD	
Zoning	C-2	
Rate	Contact ownership	
Triple Net Breakdown	CAM	\$0.53 PSF
	Taxes	\$1.67 PSF
	Insurance	\$1.30 PSF
	Total	\$3.50 PSF



11,600 SF
AVAILABLE
RETAIL SPACE



AVAILABLE
PAD SITE



C-2
ZONING



SITE PLAN

TENANTS

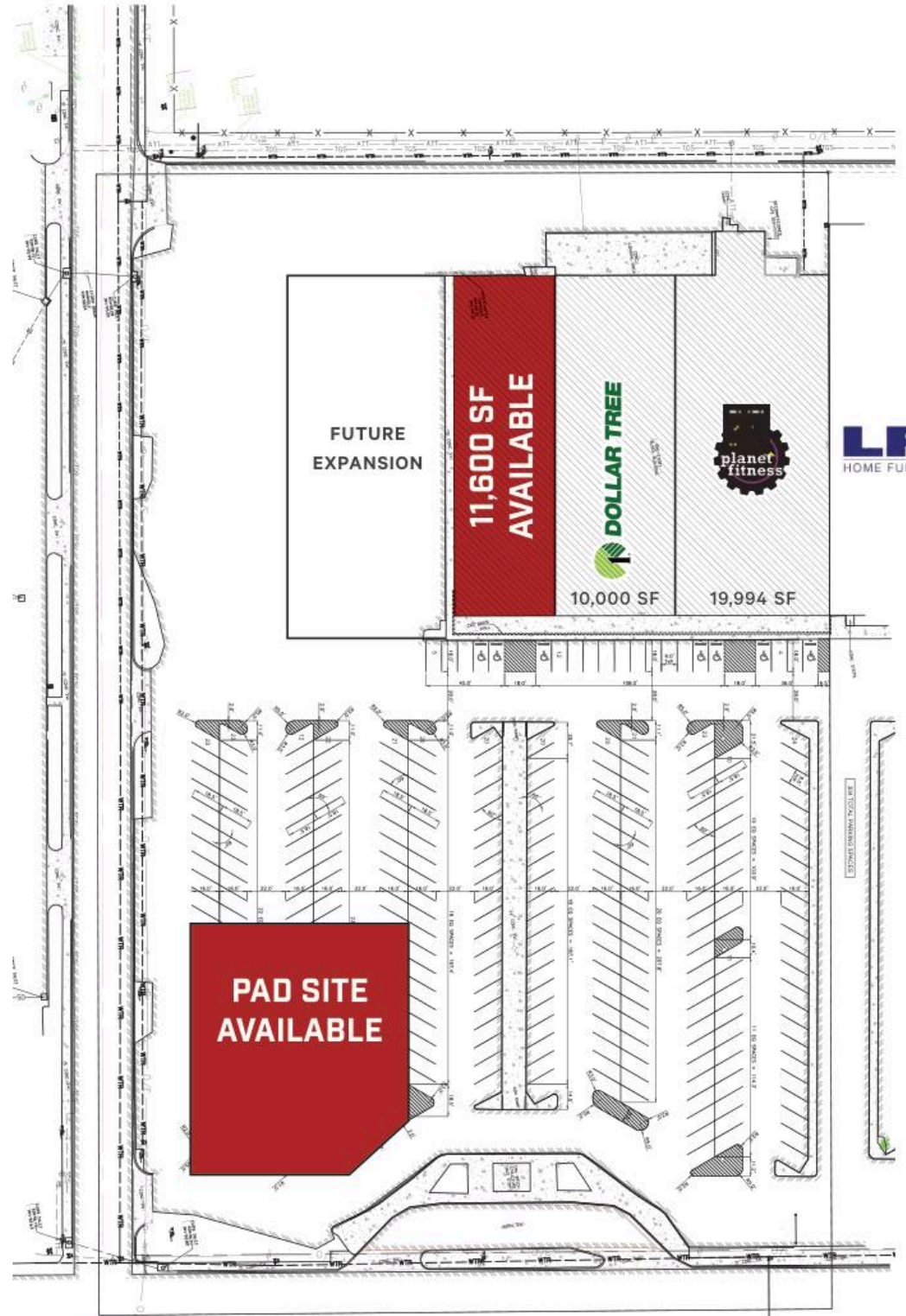
SIZE

Future Expansion

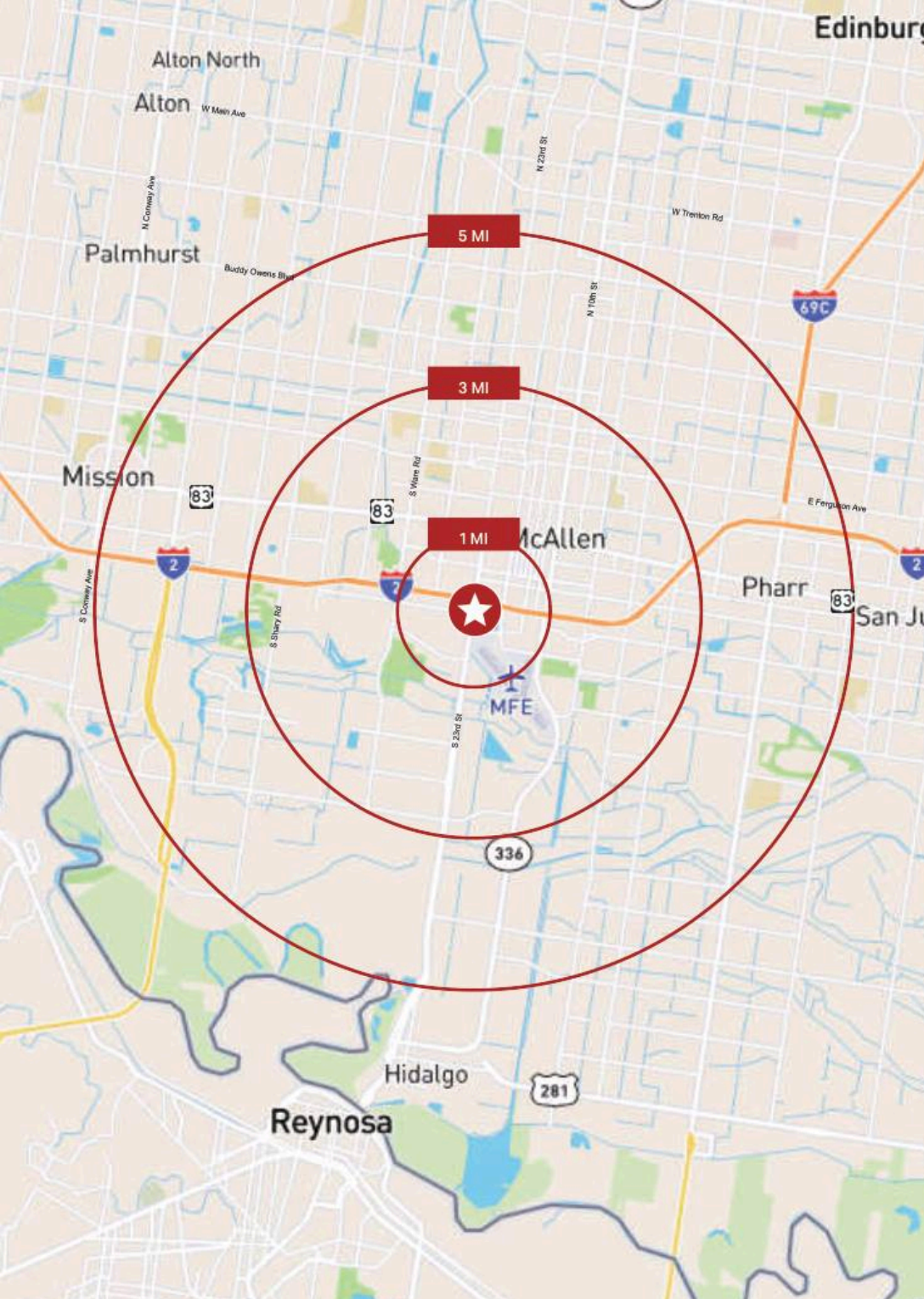
Available 11,600 SF

Dollar Tree 10,000 SF

Planet Fitness 19,994 SF





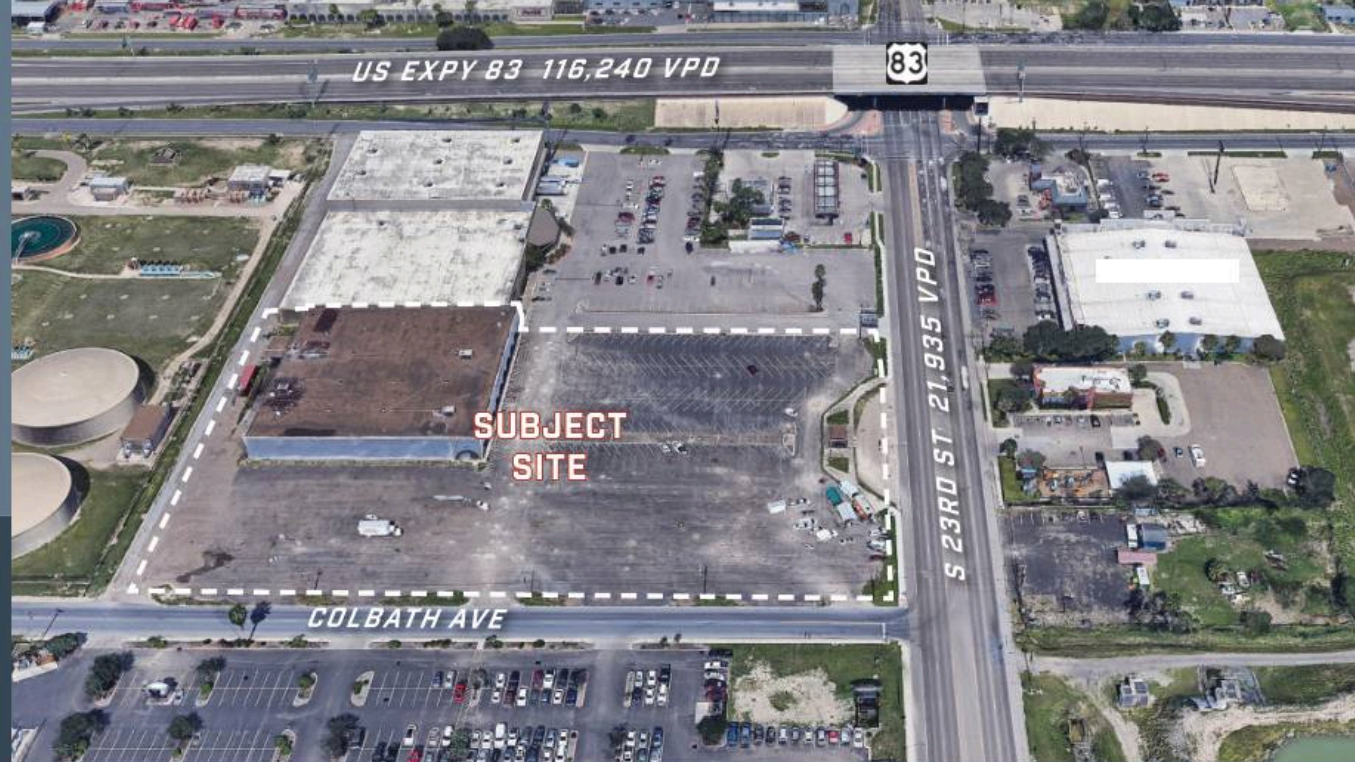


TRADE AREA

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
Place Of Work			
2025 Businesses	657	4,490	9,575
2025 Employees	8,673	54,266	103,545
Population			
2025 Population	10,622	74,669	208,524
2025 Daytime Population	18,466	115,018	261,264
2030 Population - Five Year Projection	10,719	76,408	214,818
Generations			
Generation Alpha	10,622	74,669	208,524
Generation Z	24.5%	25.4%	26.2%
Millennials	21.4%	23.4%	23.9%
Generation X	18.6%	18.8%	18.7%
Baby Boomers	20.0%	16.9%	15.9%
Greatest Generations	5.5%	4.7%	4.2%
Household Income			
2025 Average Household Income	\$44,031	\$73,407	\$84,057
2025 Median Household Income	\$27,169	\$50,230	\$58,701
Age			
2025 Median Age	40.1	37.0	35.8

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Albert Fallas

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Information deemed reliable but not guaranteed. Prospective tenants should verify all information independently.