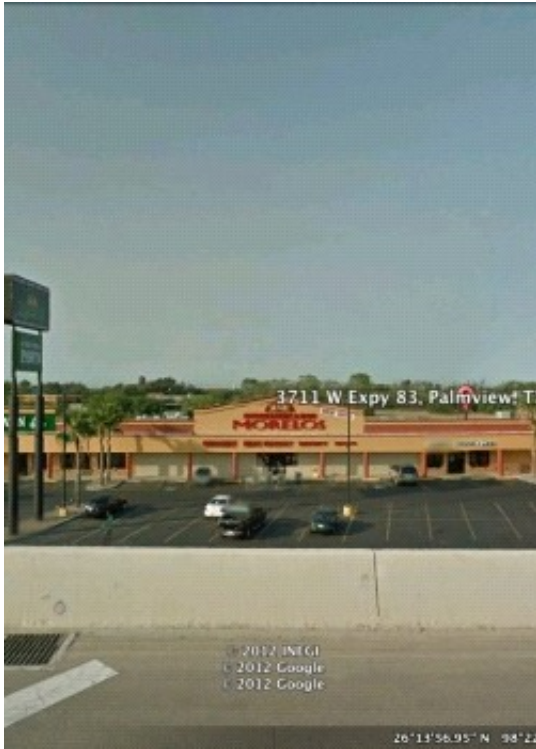




Palmview Village

3711 W Expressway 83, Palmview, TX 78572

Cindy Hopkins, CCIM

HCRE

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chopkins@ccim.net

(956) 778-3255

License: 0508052



Main Photo

Palmview Village

\$12 /SF/Year

This is an excellent location adjacent to First Cash Pawn and Highly Visible location on the Expressway. 49,000 CPD (TXDOT 2010) This center has been renovated recently, great expressway signage. Ideal for a Phone Retailer or physician's office. Area retailers include Family Dollar, Exxon, WhatABurger, Valero, Jack in the Box

- Expressway Frontage and Visibiltiy
- Recently Renovated
- Morelos Grocery Anchored Center

For more information visit:

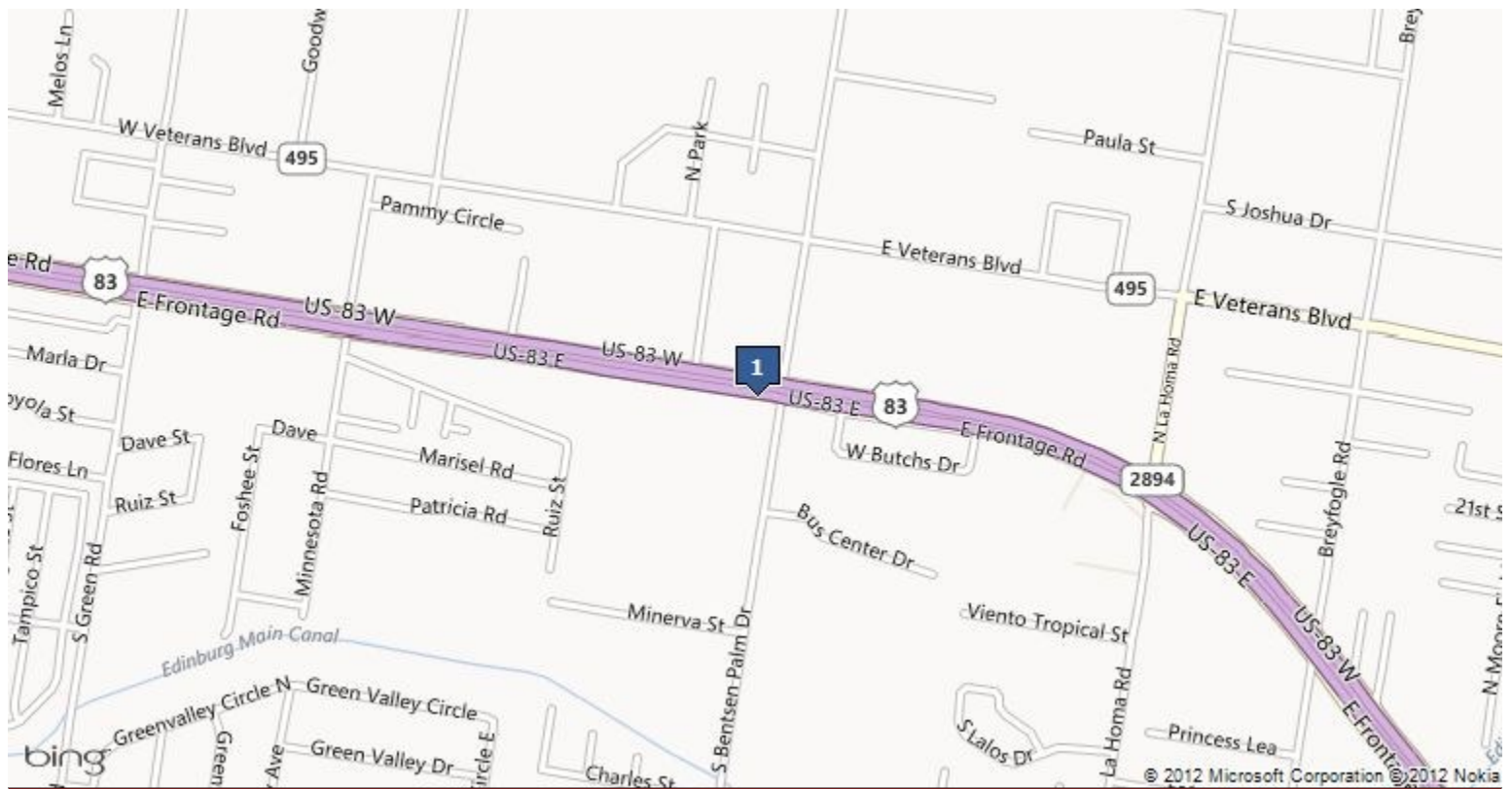
<http://www.crelisting.net/QJk80vx7g/?StepID=107>

Total Space Available:	4,100 SF
Rental Rate:	\$12 /SF/Year
Min. Divisible:	2,050 SF
Max. Contiguous:	4,100 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Building Size:	28,864 SF
Gross Leasable Area:	28,864 SF
NNN Expenses:	2.98
Anchor Tenant 1:	Family Dollar

Space A

Space Available	4,100 SF
Rental Rate	\$12 /SF/Year
Space / Lot Type	Strip Center
Additional Space / Lot Types	Neighborhood Center, Street Retail
Min. Divisible	2,050 SF
Lease Type	NNN
Date Available	Dec 2012
Lease Term	36 Months
No. Parking Spaces	75
Pct. Procurement Fee	3.00%

This is an excellent location adjacent to First Cash Pawn and Highly Visible location on the Expressway. 49,000 CPD (TXDOT 2010) This center has been renovated recently, great expressway signage. Ideal for a Phone Retailer or physician's office

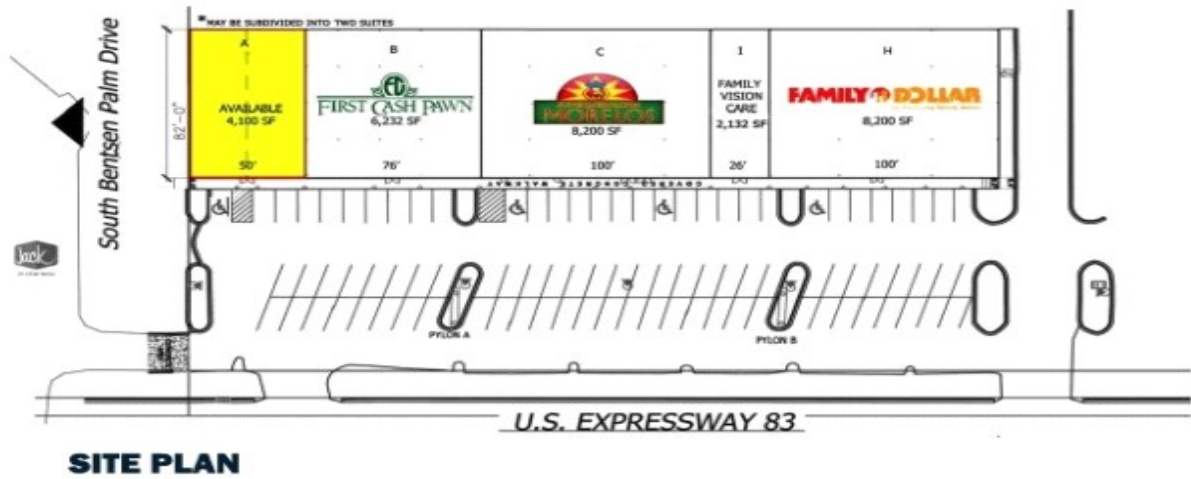


3711 W Expressway 83, Palmview, TX 78572

Expressway 83 in Palmview, Texas

Property Photos

AVAILABLE (END CAP SPACE) - 4,100 SF



TENANT DIRECTORY

Suite	Size	Tenant
A	4,100	AVAILABLE *MAY BE SUBDIVIDED INTO TWO SUITES
B	6,232	FIRST CASH PAWN
C	8,200	SUPERMERCADO MORELOS
I	2,132	FAMILY VISION CARE
H	8,200	FAMILY DOLLAR

Total Area: 28,864 SF

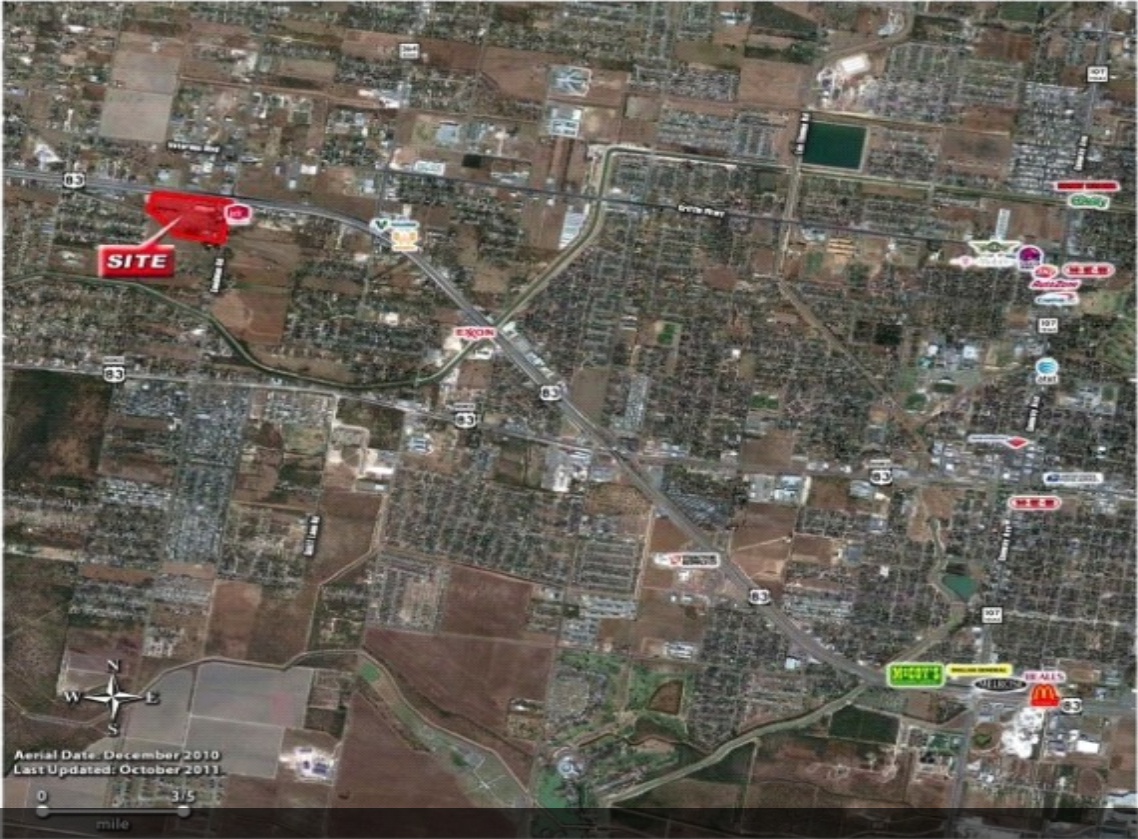
Site Plan



Aerial

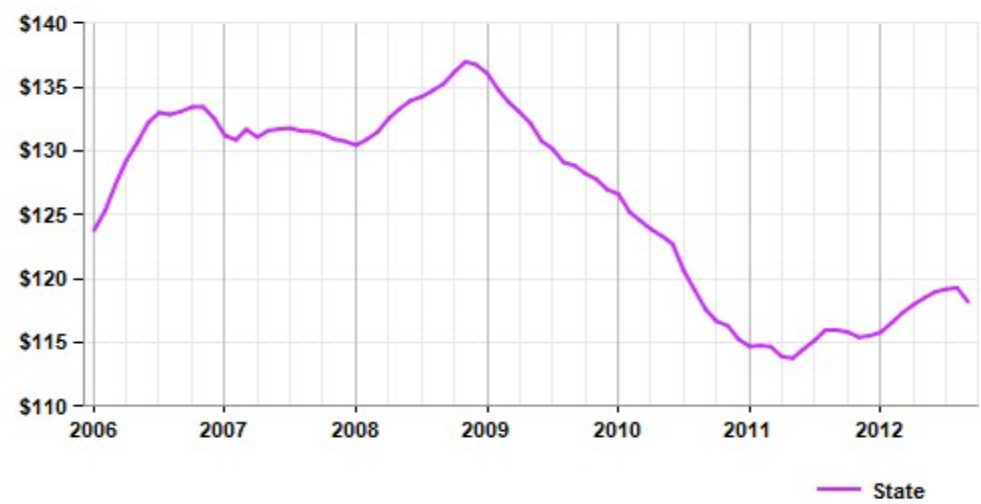
Property Photos

SURROUNDING AREA MAP



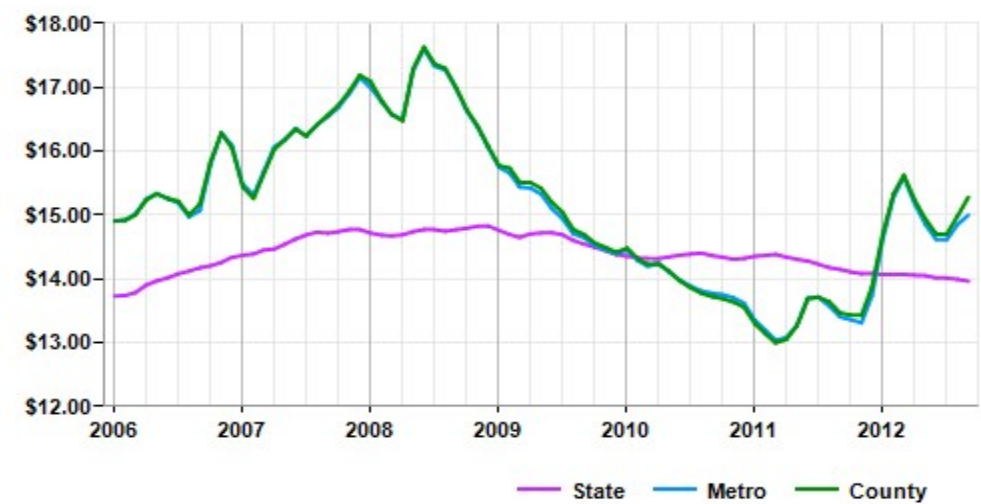
Market Trends

Asking Prices Retail for Sale Palmview, TX (\$/SF)



	Sep 12	vs. 3 mo. prior	Y-O-Y
State	\$118	-0.8%	+1.9%

Asking Rent Retail for Lease Palmview, TX (\$/SF/Year)



	Sep 12	vs. 3 mo. prior	Y-O-Y
State	\$13.96	-0.3%	-1.3%
Metro	\$14.99	+2.1%	+11.9%
County	\$15.28	+3.3%	+13.5%

Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	4,183	30,392	57,166
2011 Female Population	4,164	31,731	60,201
% 2011 Male Population	50.11%	48.92%	48.71%
% 2011 Female Population	49.89%	51.08%	51.29%
2011 Total Adult Population	5,522	42,945	82,238
2011 Total Daytime Population	7,525	47,683	90,839
2011 Total Daytime Work Population	1,712	7,592	20,731
2011 Median Age Total Population	27	30	31
2011 Median Age Adult Population	38	42	43
2011 Age 0-5	1,011	7,294	13,325
2011 Age 6-13	1,245	7,973	14,710
2011 Age 14-17	568	3,911	7,094
2011 Age 18-20	371	2,766	4,993
2011 Age 21-24	579	3,620	6,378
2011 Age 25-29	656	4,565	8,487
2011 Age 30-34	686	4,425	8,273
2011 Age 35-39	617	3,970	7,715
2011 Age 40-44	577	3,880	7,413
2011 Age 45-49	514	3,517	6,982
2011 Age 50-54	438	3,369	6,532
2011 Age 55-59	405	2,893	5,560
2011 Age 60-64	261	2,803	5,313
2011 Age 65-69	136	2,237	4,239
2011 Age 70-74	115	1,873	3,665
2011 Age 75-79	68	1,504	3,142
2011 Age 80-84	60	906	2,004
2011 Age 85+	38	619	1,543
% 2011 Age 0-5	12.12%	11.74%	11.35%
% 2011 Age 6-13	14.92%	12.83%	12.53%
% 2011 Age 14-17	6.81%	6.30%	6.04%
% 2011 Age 18-20	4.45%	4.45%	4.25%
% 2011 Age 21-24	6.94%	5.83%	5.43%
% 2011 Age 25-29	7.86%	7.35%	7.23%
% 2011 Age 30-34	8.22%	7.12%	7.05%
% 2011 Age 35-39	7.39%	6.39%	6.57%
% 2011 Age 40-44	6.91%	6.25%	6.32%
% 2011 Age 45-49	6.16%	5.66%	5.95%
% 2011 Age 50-54	5.25%	5.42%	5.57%
% 2011 Age 55-59	4.85%	4.66%	4.74%
% 2011 Age 60-64	3.13%	4.51%	4.53%
% 2011 Age 65-69	1.63%	3.60%	3.61%
% 2011 Age 70-74	1.38%	3.01%	3.12%
% 2011 Age 75-79	0.81%	2.42%	2.68%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2011 Age 80-84	0.72%	1.46%	1.71%
% 2011 Age 85+	0.46%	1.00%	1.31%
2011 White Population	8,208	58,591	109,789
2011 Black Population	6	164	393
2011 Asian/Hawaiian/Pacific Islander	9	95	488
2011 American Indian/Alaska Native	5	125	275
2011 Other Population (Incl 2+ Races)	119	3,147	6,422
2011 Hispanic Population	8,130	57,744	105,840
2011 Non-Hispanic Population	217	4,379	11,527
% 2011 White Population	98.33%	94.32%	93.54%
% 2011 Black Population	0.07%	0.26%	0.33%
% 2011 Asian/Hawaiian/Pacific Islander	0.11%	0.15%	0.42%
% 2011 American Indian/Alaska Native	0.06%	0.20%	0.23%
% 2011 Other Population (Incl 2+ Races)	1.43%	5.07%	5.47%
% 2011 Hispanic Population	97.40%	92.95%	90.18%
% 2011 Non-Hispanic Population	2.60%	7.05%	9.82%
2000 Non-Hispanic White	114	3,348	8,773
2000 Non-Hispanic Black	n/a	8	134
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	6	44
2000 Non-Hispanic Asian	1	12	154
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	n/a
2000 Non-Hispanic Some Other Race	n/a	5	8
2000 Non-Hispanic Two or More Races	8	83	191
% 2000 Non-Hispanic White	92.68%	96.71%	94.29%
% 2000 Non-Hispanic Black	0.00%	0.23%	1.44%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.17%	0.47%
% 2000 Non-Hispanic Asian	0.81%	0.35%	1.66%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.00%	0.14%	0.09%
% 2000 Non-Hispanic Two or More Races	6.50%	2.40%	2.05%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	8,346	62,123	117,367
2011 Total Households	2,220	16,679	32,379
Population Change 1990-2011	4,773	37,217	70,179
Household Change 1990-2011	1,342	10,361	19,726
% Population Change 1990-2011	133.59%	149.43%	148.72%
% Household Change 1990-2011	152.85%	163.99%	155.90%

Demographics

Population Change (Cont.)	1-mi.	3-mi.	5-mi.
Population Change 2000-2011	1,374	17,855	33,872
Household Change 2000-2011	462	4,972	9,396
% Population Change 2000-2011	19.71%	40.33%	40.57%
% Households Change 2000-2011	26.28%	42.47%	40.88%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,432	16,416	31,085
2000 Occupied Housing Units	1,914	11,744	23,244
2000 Owner Occupied Housing Units	1,546	9,433	18,283
2000 Renter Occupied Housing Units	368	2,311	4,962
2000 Vacant Housing Units	518	4,672	7,840
% 2000 Occupied Housing Units	78.70%	71.54%	74.78%
% 2000 Owner Occupied Housing Units	63.57%	57.46%	58.82%
% 2000 Renter Occupied Housing Units	15.13%	14.08%	15.96%
% 2000 Vacant Housing Units	21.30%	28.46%	25.22%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$25,009	\$23,378	\$26,648
2011 Per Capita Income	\$9,388	\$8,730	\$11,208
2011 Average Household Income	\$35,293	\$32,517	\$40,627
2011 Household Income < \$10,000	339	3,227	5,865
2011 Household Income \$10,000-\$14,999	246	2,252	3,857
2011 Household Income \$15,000-\$19,999	341	1,940	3,250
2011 Household Income \$20,000-\$24,999	184	1,362	2,412
2011 Household Income \$25,000-\$29,999	252	1,488	2,441
2011 Household Income \$30,000-\$34,999	133	1,220	2,310
2011 Household Income \$35,000-\$39,999	139	972	1,839
2011 Household Income \$40,000-\$44,999	109	823	1,625
2011 Household Income \$45,000-\$49,999	87	459	1,105
2011 Household Income \$50,000-\$59,999	69	632	1,501
2011 Household Income \$60,000-\$74,999	111	976	2,377
2011 Household Income \$75,000-\$99,999	68	412	1,442
2011 Household Income \$100,000-\$124,999	42	402	929
2011 Household Income \$125,000-\$149,999	68	207	521
2011 Household Income \$150,000-\$199,999	20	208	568
2011 Household Income \$200,000-\$249,999	7	43	186
2011 Household Income \$250,000-\$499,999	6	56	150
2011 Household Income \$500,000+	n/a	n/a	n/a
2011 Household Income \$200,000+	13	99	336
% 2011 Household Income < \$10,000	15.26%	19.35%	18.11%
% 2011 Household Income \$10,000-\$14,999	11.08%	13.50%	11.91%
% 2011 Household Income \$15,000-\$19,999	15.35%	11.63%	10.04%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2011 Household Income \$20,000-\$24,999	8.28%	8.17%	7.45%
% 2011 Household Income \$25,000-\$29,999	11.35%	8.92%	7.54%
% 2011 Household Income \$30,000-\$34,999	5.99%	7.31%	7.13%
% 2011 Household Income \$35,000-\$39,999	6.26%	5.83%	5.68%
% 2011 Household Income \$40,000-\$44,999	4.91%	4.93%	5.02%
% 2011 Household Income \$45,000-\$49,999	3.92%	2.75%	3.41%
% 2011 Household Income \$50,000-\$59,999	3.11%	3.79%	4.64%
% 2011 Household Income \$60,000-\$74,999	5.00%	5.85%	7.34%
% 2011 Household Income \$75,000-\$99,999	3.06%	2.47%	4.45%
% 2011 Household Income \$100,000-\$124,999	1.89%	2.41%	2.87%
% 2011 Household Income \$125,000-\$149,999	3.06%	1.24%	1.61%
% 2011 Household Income \$150,000-\$199,999	0.90%	1.25%	1.75%
% 2011 Household Income \$200,000-\$249,999	0.32%	0.26%	0.57%
% 2011 Household Income \$250,000-\$499,999	0.27%	0.34%	0.46%
% 2011 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2011 Household Income \$200,000+	0.59%	0.59%	1.04%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$498,913	\$3,512,076	\$7,903,863
2011 Jewelry Stores	\$369,431	\$2,612,344	\$5,955,779
2011 Mens Clothing Stores	\$873,980	\$6,229,519	\$13,358,629
2011 Shoe Stores	\$782,769	\$5,523,799	\$11,906,412
2011 Womens Clothing Stores	\$1,712,870	\$12,189,926	\$25,492,731
2011 Automobile Dealers	\$8,379,599	\$57,690,021	\$141,715,907
2011 Automotive Parts/Acc/Repair Stores	\$1,164,859	\$8,194,423	\$18,659,421
2011 Other Motor Vehicle Dealers	\$379,551	\$2,694,894	\$5,883,342
2011 Tire Dealers	\$298,830	\$2,094,749	\$4,835,208
2011 Hardware Stores	\$92,841	\$653,926	\$1,875,997
2011 Home Centers	\$1,040,299	\$7,281,696	\$16,926,989
2011 Nursery/Garden Centers	\$286,847	\$2,005,130	\$4,838,902
2011 Outdoor Power Equipment Stores	\$77,199	\$502,304	\$1,605,302
2011 Paint/Wallpaper Stores	\$38,206	\$265,793	\$645,463
2011 Appliance/TV/Other Electronics Stores	\$957,708	\$6,791,658	\$14,606,262
2011 Camera/Photographic Supplies Stores	\$152,104	\$1,071,708	\$2,417,167
2011 Computer/Software Stores	\$495,831	\$3,483,718	\$7,714,068
2011 Beer/Wine/Liquor Stores	\$559,766	\$3,954,888	\$8,799,506
2011 Convenience/Specialty Food Stores	\$1,158,495	\$8,579,193	\$19,081,066
2011 Restaurant Expenditures	\$2,685,811	\$21,561,224	\$54,232,259
2011 Supermarkets/Other Grocery excl Conv	\$6,628,155	\$46,600,529	\$105,364,078
2011 Furniture Stores	\$935,526	\$6,578,244	\$14,825,582
2011 Home Furnishings Stores	\$611,263	\$4,371,692	\$9,506,977
2011 Gen Merch/Appliance/Furniture Stores	\$8,667,396	\$61,261,314	\$135,571,969
2011 Gasoline Stations w/ Convenience Stores	\$6,340,427	\$45,984,347	\$96,477,653
2011 Other Gasoline Stations	\$5,181,932	\$37,405,154	\$77,396,587
2011 Department Stores excl Leased Depts	\$9,625,103	\$68,052,972	\$150,178,232

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2011 General Merchandise Stores	\$7,731,868	\$54,683,066	\$120,746,383
2011 Other Health/Personal Care Stores	\$577,941	\$4,027,060	\$9,640,096
2011 Pharmacies/Drug Stores	\$3,202,886	\$22,554,583	\$51,193,681
2011 Pet/Pet Supplies Stores	\$504,737	\$3,548,857	\$7,750,907
2011 Book/Periodical/Music Stores	\$349,731	\$2,577,042	\$4,464,558
2011 Hobby/Toy/Game Stores	\$141,639	\$920,789	\$3,116,700
2011 Musical Instrument/Supplies Stores	\$79,711	\$554,789	\$1,296,976
2011 Sewing/Needlework/Piece Goods Stores	\$46,808	\$342,009	\$651,960
2011 Sporting Goods Stores	\$533,280	\$3,913,156	\$7,409,703
2011 Video Tape Stores - Retail	\$75,574	\$531,691	\$1,191,243