



INTRODUCING

# River Valley Shopping Center

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S. Jackson Road at Expressway 83  
McAllen, Texas

CONTACT:

**Clay Trozzo**

[ctrozzo@propertycommerce.com](mailto:ctrozzo@propertycommerce.com)

832-804-8524



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SITE PLAN



Not to scale



**PAPPADEAUX**  
RESTAURANT

**CINEMARK**  
AN EVENING ENTERTAINMENT

**ASHLEY FURNITURE**  
STAPLES  
DOLLAR TREE

**THE HOME DEPOT**

**at home**  
The Home Depot Superstore

**COSTCO WHOLESALE**

**LOWE'S**

**at home**  
The Home Depot Superstore

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**Party City**  
**Coni's**  
**Academy**  
**TARGET**  
**HomeGoods**  
**FOREVER 21**  
**Sears**

**BEST BUY**  
**ESKECHERS**  
**Lakeshore LEARNING STORE**  
**SHERWIN-WILLIAMS**  
**DAVID'S BRIDAL**  
**Jason's deli**  
**ESALLY READY SUPPLY**

**Sams CLUB**

**WAL\*MART SUPERCENTRE**

**ROSS DRESS FOR LESS**  
**Stark Meats**

**Marshalls**  
**Office DEPOT**

**LACKS FURNITURE**

**Kroger**  
KROGER FOOD STORES

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**Available**  
**5,716/sf**

**SKETCHERS**

**Lakeshore LEARNING STORE**

**DAVID'S BRIDAL**

**SHERWIN-WILLIAMS**

**SALLY BEAUTY SUPPLY**

**Jason's deli**

**WING STOP**

**verizon wireless**



**A Perfect Smile Orthodontics**

**baskin BRobbins**

**Texadelphia**

**at&t**

**PetWorld**

Pylon Panel Available



E Frontage Rd

W Frontage Rd

E Fresno Ave

E Dallas Ave

S Whaler



# Pylon Sign



# River Valley Shopping Center

Description	E EXPRESSWAY 83 AT S JACKSON RD, MCALLEN, TX, 78502: Radius Analysis Area Group: Radius 1.0 mile(s)		E EXPRESSWAY 83 AT S JACKSON RD, MCALLEN, TX, 78502: Radius Analysis Area Group: Radius 3.0 mile(s)		E EXPRESSWAY 83 AT S JACKSON RD, MCALLEN, TX, 78502: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
<b>Pop-Facts Summary</b>						
<b>Population</b>						
2022 Projection	10,265		100,395		246,685	
<b>2017 Estimate</b>	<b>9,769</b>		<b>95,232</b>		<b>232,184</b>	
2010 Census	8,986		88,027		212,968	
2000 Census	8,067		76,332		169,781	
Growth 2017 - 2022		5.08%		5.42%		6.25%
Growth 2010 - 2017		8.71%		8.18%		9.02%
Growth 2000 - 2010		11.39%		15.32%		25.44%
<b>Households</b>						
2022 Projection	3,401		33,662		76,119	
<b>2017 Estimate</b>	<b>3,214</b>		<b>31,601</b>		<b>71,368</b>	
2010 Census	2,916		28,514		64,773	
2000 Census	2,711		23,975		50,158	
Growth 2017 - 2022		5.82%		6.52%		6.66%
Growth 2010 - 2017		10.23%		10.82%		10.18%
Growth 2000 - 2010		7.54%		18.93%		29.14%
<b>Family Households</b>						
2022 Projection	2,573		24,916		59,988	
2017 Estimate	2,434		23,415		56,234	
2010 Census	2,214		21,184		51,045	
2000 Census	2,060		18,632		40,692	
Growth 2017 - 2022		5.72%		6.41%		6.68%
Growth 2010 - 2017		9.92%		10.53%		10.17%
Growth 2000 - 2010		7.50%		13.70%		25.44%

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	Total	%	Total	%	Total	%
<b>Pop-Facts Population Quick Facts</b>						
<b>2017 Est. Population by Age</b>	<b>9,769</b>		<b>95,232</b>		<b>232,184</b>	
Age 0 - 4	976	9.99%	8,298	8.71%	20,620	8.88%
Age 5 - 9	839	8.59%	7,516	7.89%	19,389	8.35%
Age 10 - 14	773	7.92%	7,605	7.99%	19,878	8.56%
Age 15 - 17	425	4.36%	4,293	4.51%	11,237	4.84%
Age 18 - 20	389	3.99%	3,863	4.06%	10,137	4.37%
Age 21 - 24	505	5.17%	5,156	5.41%	13,458	5.80%
Age 25 - 34	1,326	13.58%	13,117	13.77%	31,322	13.49%
Age 35 - 44	1,159	11.87%	12,424	13.05%	30,662	13.21%
Age 45 - 54	952	9.74%	10,182	10.69%	25,813	11.12%
Age 55 - 64	803	8.22%	8,825	9.27%	20,855	8.98%
Age 65 - 74	749	7.66%	7,154	7.51%	15,755	6.79%
Age 75 - 84	579	5.92%	4,615	4.85%	9,186	3.96%
Age 85 and over	293	3.00%	2,183	2.29%	3,872	1.67%
Age 16 and over	7,042	72.08%	70,405	73.93%	168,608	72.62%
Age 18 and over	6,754	69.14%	67,520	70.90%	161,061	69.37%
Age 21 and over	6,365	65.16%	63,657	66.84%	150,924	65.00%
Age 65 and over	1,620	16.59%	13,952	14.65%	28,814	12.41%
<b>2017 Est. Median Age</b>	<b>32.4</b>		<b>33.3</b>		<b>31.8</b>	
<b>2017 Est. Average Age</b>	<b>35.9</b>		<b>36.0</b>		<b>34.5</b>	

<b>2017 Est. Population by Single-Classification Race</b>	<b>9,769</b>		<b>95,232</b>		<b>232,184</b>	
White Alone	7,451	76.27%	78,924	82.88%	196,777	84.75%
Black or African American Alone	81	0.83%	815	0.86%	1,969	0.85%
American Indian and Alaska Native Alone	43	0.45%	389	0.41%	885	0.38%
Asian Alone	103	1.05%	1,125	1.18%	3,706	1.60%
Native Hawaiian and Other Pacific Islander Alone	0	0.00%	34	0.04%	60	0.03%
Some Other Race Alone	1,876	19.20%	12,495	13.12%	25,058	10.79%
Two or More Races	215	2.20%	1,449	1.52%	3,730	1.61%

<b>2017 Est. Population by Ethnicity (Hispanic or Latino)</b>	<b>9,769</b>		<b>95,232</b>		<b>232,184</b>	
Hispanic or Latino	8,799	90.07%	86,488	90.82%	210,407	90.62%
Not Hispanic or Latino	970	9.93%	8,744	9.18%	21,777	9.38%

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	Total	%	Total	%	Total	%

<b>2017 Est. Population by Sex</b>	<b>9,769</b>		<b>95,232</b>		<b>232,184</b>	
Male	4,616	47.25%	45,734	48.02%	111,639	48.08%
Female	5,153	52.75%	49,498	51.98%	120,545	51.92%



# River Valley Shopping Center

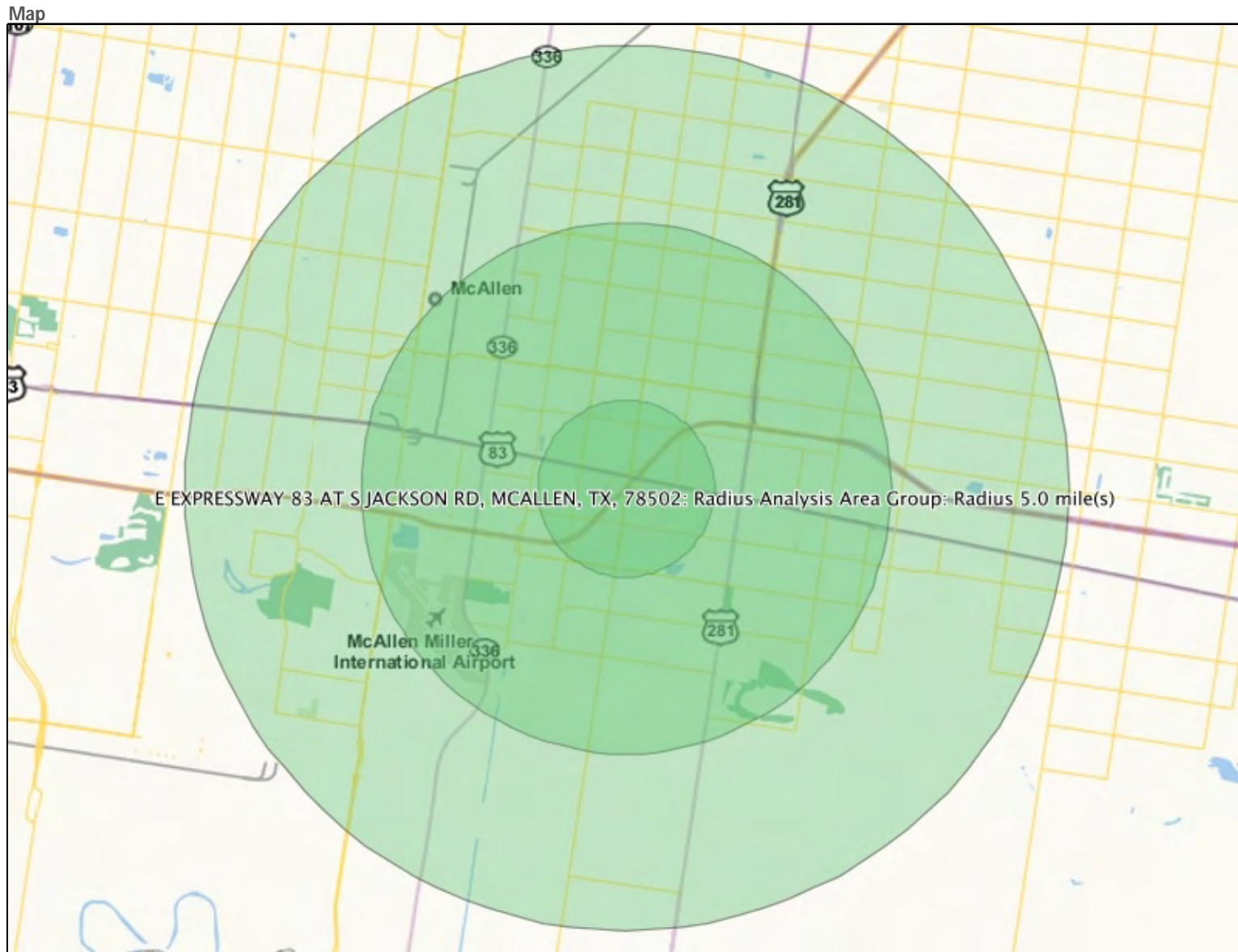
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	Total	%	Total	%	Total	%
<b>Pop-Facts Household Quick Facts</b>						
<b>2017 Est. Households by Household Income</b>	<b>3,214</b>		<b>31,601</b>		<b>71,368</b>	
Income < \$15,000	980	30.50%	7,697	24.36%	15,077	21.13%
Income \$15,000 - \$24,999	481	14.98%	4,349	13.76%	9,505	13.32%
Income \$25,000 - \$34,999	325	10.11%	3,322	10.51%	7,865	11.02%
Income \$35,000 - \$49,999	396	12.33%	4,217	13.35%	9,544	13.37%
Income \$50,000 - \$74,999	424	13.20%	4,902	15.51%	11,697	16.39%
Income \$75,000 - \$99,999	239	7.42%	2,778	8.79%	6,923	9.70%
Income \$100,000 - \$124,999	155	4.82%	1,798	5.69%	4,107	5.75%
Income \$125,000 - \$149,999	80	2.49%	1,001	3.17%	2,481	3.48%
Income \$150,000 - \$199,999	59	1.85%	717	2.27%	2,151	3.01%
Income \$200,000 - \$249,999	29	0.90%	298	0.94%	854	1.20%
Income \$250,000 - \$499,999	34	1.06%	359	1.14%	879	1.23%
Income \$500,000+	11	0.35%	162	0.51%	287	0.40%
<b>2017 Est. Average Household Income</b>	<b>\$47,695</b>		<b>\$54,376</b>		<b>\$57,571</b>	
2017 Est. Median Household Income	\$29,470		\$36,535		\$40,087	
<b>2017 Median HH Inc. by Single-Classification Race</b>						
White Alone	\$31,037		\$37,650		\$40,695	
Black or African American Alone	\$54,644		\$46,304		\$53,730	
American Indian and Alaska Native Alone	\$43,797		\$52,169		\$40,021	
Asian Alone	\$71,162		\$83,379		\$77,120	
Native Hawaiian and Other Pacific Islander Alone	\$0		\$36,449		\$45,616	
Some Other Race Alone	\$18,489		\$25,743		\$29,597	
Two or More Races	\$57,275		\$48,369		\$40,039	
Hispanic or Latino	\$25,581		\$33,393		\$36,798	
Not Hispanic or Latino	\$52,616		\$57,692		\$61,098	
<b>2017 Est. Households by Household Type</b>	<b>3,214</b>		<b>31,601</b>		<b>71,368</b>	
Family Households	2,434	75.73%	23,415	74.10%	56,234	78.79%
Nonfamily Households	780	24.27%	8,186	25.90%	15,134	21.21%
<b>2017 Est. Group Quarters Population</b>	<b>253</b>		<b>959</b>		<b>1,485</b>	
<b>2017 Est. Households by Household Size</b>	<b>3,214</b>		<b>31,601</b>		<b>71,368</b>	
1-person	685	21.30%	7,059	22.34%	13,006	18.22%

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	Total	%	Total	%	Total	%
2-person	886	27.56%	8,334	26.37%	17,400	24.38%
3-person	552	17.19%	5,491	17.38%	12,341	17.29%
4-person	516	16.05%	4,674	14.79%	12,154	17.03%
5-person	315	9.81%	3,153	9.98%	8,475	11.88%
6-person	152	4.71%	1,657	5.24%	4,457	6.24%
7-or-more-person	109	3.38%	1,233	3.90%	3,535	4.95%
2017 Est. Average Household Size	2.96		2.98		3.23	

2017 Est. HHs by Type by Presence of Own Children	2,434		23,415		56,234	
Married-Couple Family, own children	715	29.37%	7,295	31.15%	20,405	36.29%
Married-Couple Family, no own children	754	31.00%	7,944	33.93%	18,075	32.14%
Male Householder, own children	84	3.46%	796	3.40%	1,698	3.02%
Male Householder, no own children	93	3.80%	1,035	4.42%	2,206	3.92%
Female Householder, own children	441	18.12%	3,271	13.97%	7,679	13.66%
Female Householder, no own children	347	14.26%	3,075	13.13%	6,172	10.98%

# River Valley Shopping Center



**2017 Population (2017 Population) : Index: Descending by Equal Ranges**

**List of Report Areas by Radius Analysis Area Group**

- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

