

# FACILITY

We at **83 Citrus Grove** take a hands on approach in helping our clients in the prospecting, financing and transitioning process. Our main goal is to provide unprecedented value and a unique opportunity for our clients in one of the fastest growing areas of McAllen and the surrounding vicinity.

- 16 retail suites
- Special prices on pre-sale or lease
- 1750 Sqft retail suites: 25 ft x 70 ft



## ... LET'S CHAT

FOR MORE INFORMATION: • (956) 821-7911  
INFO@83CITRUSGROVE.COM • WWW.83CITRUSGROVE.COM



Commercial Real Estate Development



# 30

## ACRE PROJECT

LOCATED IN THE THRIVING CITY OF **MCALLEN, TEXAS.**

**LOCATION:**

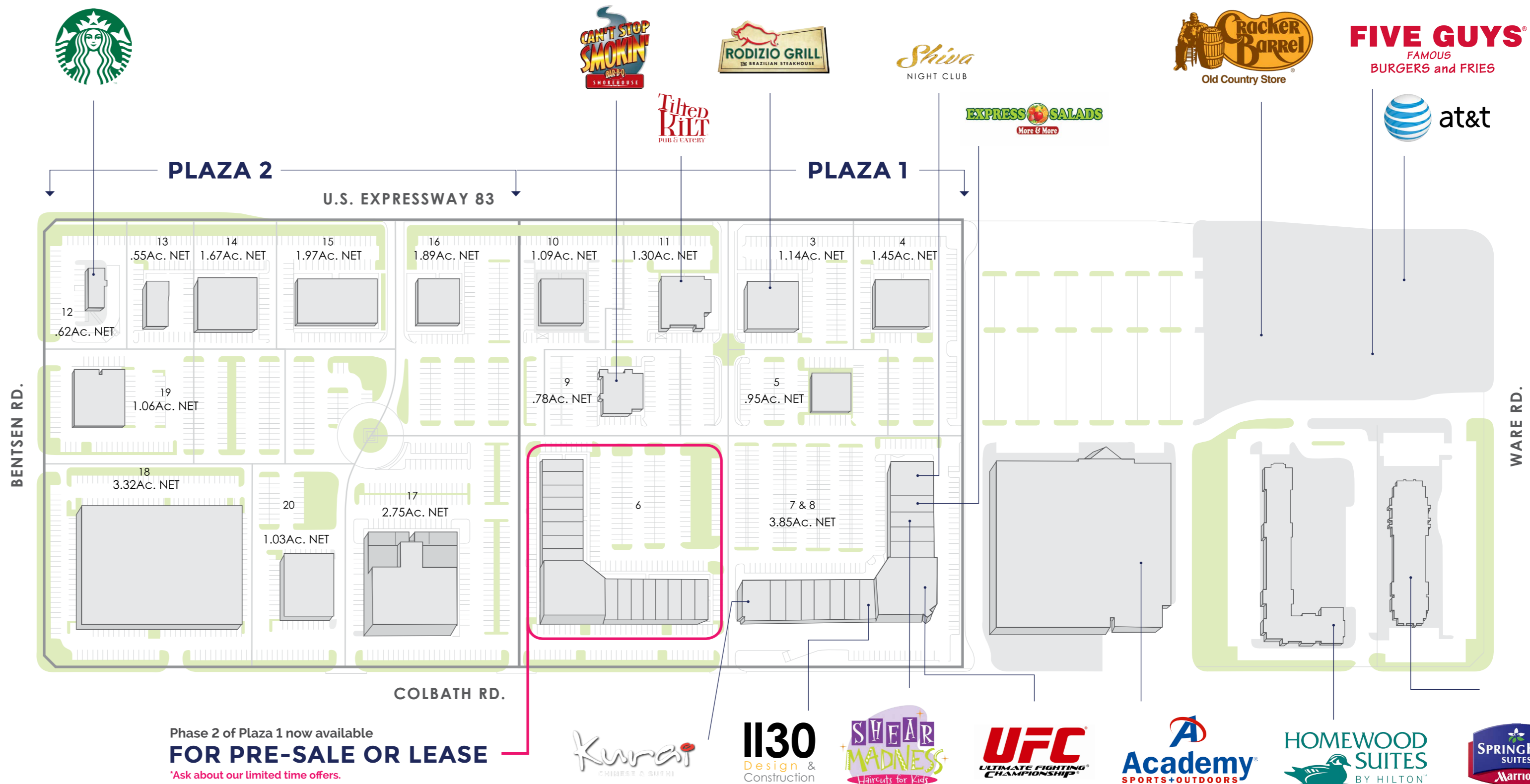
4037 W. ExpWay 83, Ware Rd.

McAllen TX 78501

Strategically situated on McAllen's main Expressway 83 in the heart of the upper Rio Grande Valley, this site is perfect for any upscale business needing Class A location, amenities and service to lease or purchase our ready-built suites or our pad sites.

FOR MORE INFORMATION CALL:

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Phase 2 of Plaza 1 now available  
**FOR PRE-SALE OR LEASE**  
*\*Ask about our limited time offers.*