

VALLE VISTA MALL

Harlingen, Texas

Valle Vista Mall is centrally located between Brownsville, McAllen, and South Padre Island in a diversified market with a strong economic base. The mall features department store favorites and an exciting mix of more than 70 popular specialty stores and eateries.

1 VALLE VISTA MALL

- **Major Retailers:** Dillard's, jcpenny, Forever 21, Sears, Big Lots
- **GLA:** 651,000 Sq. Ft.

2 HOTELS

- **Courtyard Marriott:** 108 rooms, 6 suites
- **Holiday Inn Express:** 129 rooms, 9 suites
- **La Quinta Inn Harlingen:** 128 rooms

3 RETAIL CENTERS

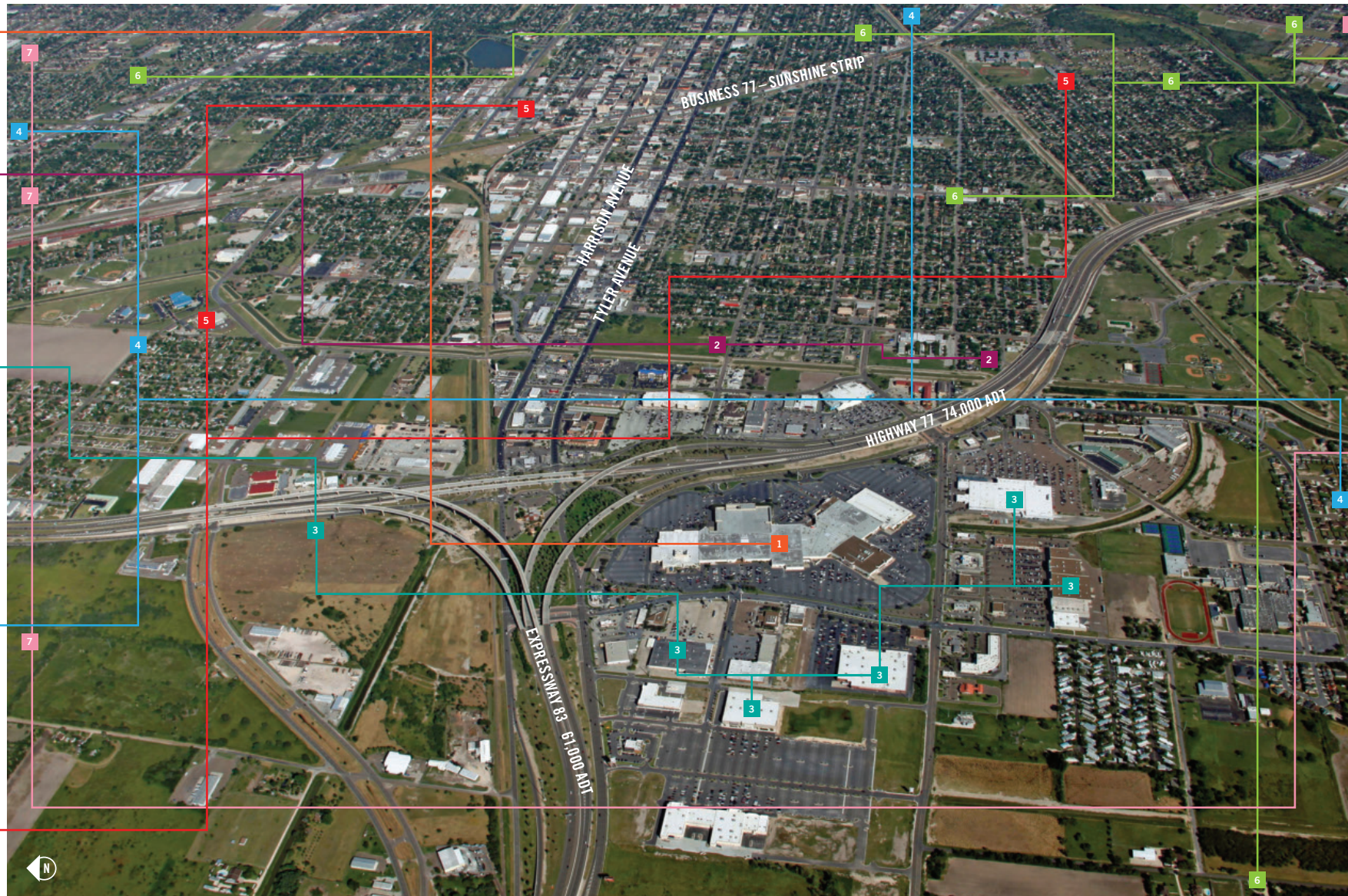
- **Cameron Crossing:** Bass Pro Shops Outdoor World
- **Harlingen Corners:** Kohl's, Marshalls, Bed Bath & Beyond, Hibbett Sports
- **Lincoln Corners Shopping Center:** Bealls, Hobby Lobby, Ross Dress for Less, Dollar Tree

4 APARTMENT COMPLEXES

- **Palm Terrace:** 124-unit complex
- **Stoneleigh Harlingen Apartments:** 180-unit complex
- **Treasure Hills Townhomes:** 108 units

5 MAJOR OFFICE COMPLEXES

- **Business 77 District:** Features several locally owned service-oriented businesses
- **Downtown Harlingen:** Three-block radius filled with locally owned businesses
- **Medical District:** Features local area hospitals, private practices, and outpatient facilities



6 SINGLE-FAMILY RESIDENTIAL

- **Algodon Estates:** Single-family homes from \$475K-\$795K
- **Indian Hills:** Single-family homes from \$400K-\$500K
- **Oak Village:** Single-family homes from \$180K-\$250K
- **Riverview Subdivision:** Single-family homes from \$250K-\$400K
- **Treasure Hills:** Single-family homes from \$129K-\$475K
- **Water's Edge:** Single-family homes from \$250K-\$600K

7 OTHER

- **Harlingen Arts & Heritage Museum***
- **Harlingen Country Club:** Features 18-hole, Par 72 championship golf course*
- **Harlingen Field:** Home to the Rio Grande Valley Whitewings United League Baseball Team
- **Iwo Jima Memorial Museum***
- **Texas State Technical College in Harlingen (TSTC):** Ranked the No. 1 college in associates degrees in engineering-related technologies/technicians and computer and information sciences and support services*
- **Valley Greyhound Park:** Approximately 80-acre facility; home to greyhound racing
- **Valley International Airport:** Largest airport in the Rio Grande Valley with nearly 800,000 visitors annually

TRADE AREA DEMOGRAPHICS

- **Trade area population:** 168,544
- **Total daytime population:** 45,448
- **Trade area households:** 51,055
- **Average annual HH income:** \$49,560
- **Median age:** 33.3

*Not shown on map

Information accurate as of 5/2/12. Sources: SPG Research; trade area demographic information per Pitney Bowes MapInfo (2011).



Valle Vista Mall is located just off Expressway 83 at the intersection of Dixieland Road and Tyler Avenue.

SPECIALTY RETAILERS, RESTAURANTS, AND ENTERTAINMENT

Aéropostale, Victoria's Secret, Bath & Body Works, Big Lots, Rack Room Shoes, Gold's Gym, Charlotte Russe, Express Men, GameStop, Hallmark Coach House Gifts, Hot Topic, Journeys, Gordon's Jewelers, Kay Jewelers, LensCrafters, RadioShack, Foot Locker, General Nutrition Center, Auntie Anne's Pretzels, Chick-fil-A, Subway, EyeMasters, Claire's, Payless ShoeSource, Regis Salons, Zales Jewelers

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