



For Lease

Office Building

1,903 SF | \$1.43 SF/mo + NNN

Commerce Center West

1400 N McColl Rd.
McAllen, Texas 78504

Property Highlights

- Close proximity to FedEx, UPS & main US Post Office
- High visibility and easy access to major transportation arteries
- Excellent access to nearby international bridges and minutes from the McAllen International Airport

Property Description

Commerce Center West is a Class A office building located in the Rio Grande Valley. CCW has some of the fastest internet in the Valley, high tech HVAC to minimize operating costs, a convenient location, well-lit parking lot, digital security systems and a unique architectural design. Strong tenants include: Raymond James, Higginbotham, Perserve Produce, Texas Air Products, Dykema, & Spectrum Reach (Formerly Time Warner Cable.)

Commerce Center West is located in 495 Commerce Center, a 110 acre master-planned, mix-use business park, on the corner of McColl and 495 (Pecan Blvd.), a prominent thoroughfare that offers high visibility and easy access to major transportation arteries. This prime development is thoughtfully designed with landscaping elements, including a lake and jogging trails that enhance the campus-like quality of this business park.

OFFERING SUMMARY

Suite 103	For Lease
Lease Rate	1.43 SF/mo + \$.91 NNN

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	10,432	\$45,289
3 Miles	92,689	\$49,427
5 Miles	211,063	\$53,948

For more information

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RECEPTION/ENTRANCE



BOARDROOM



KITCHENETTE



BULLPEN/DISPLAY AREA



BULLPEN



UTILITY ROOM



HALLWAY



BULLPEN AREA FACING THE BACK OF THE SPACE



For Lease

Office Building

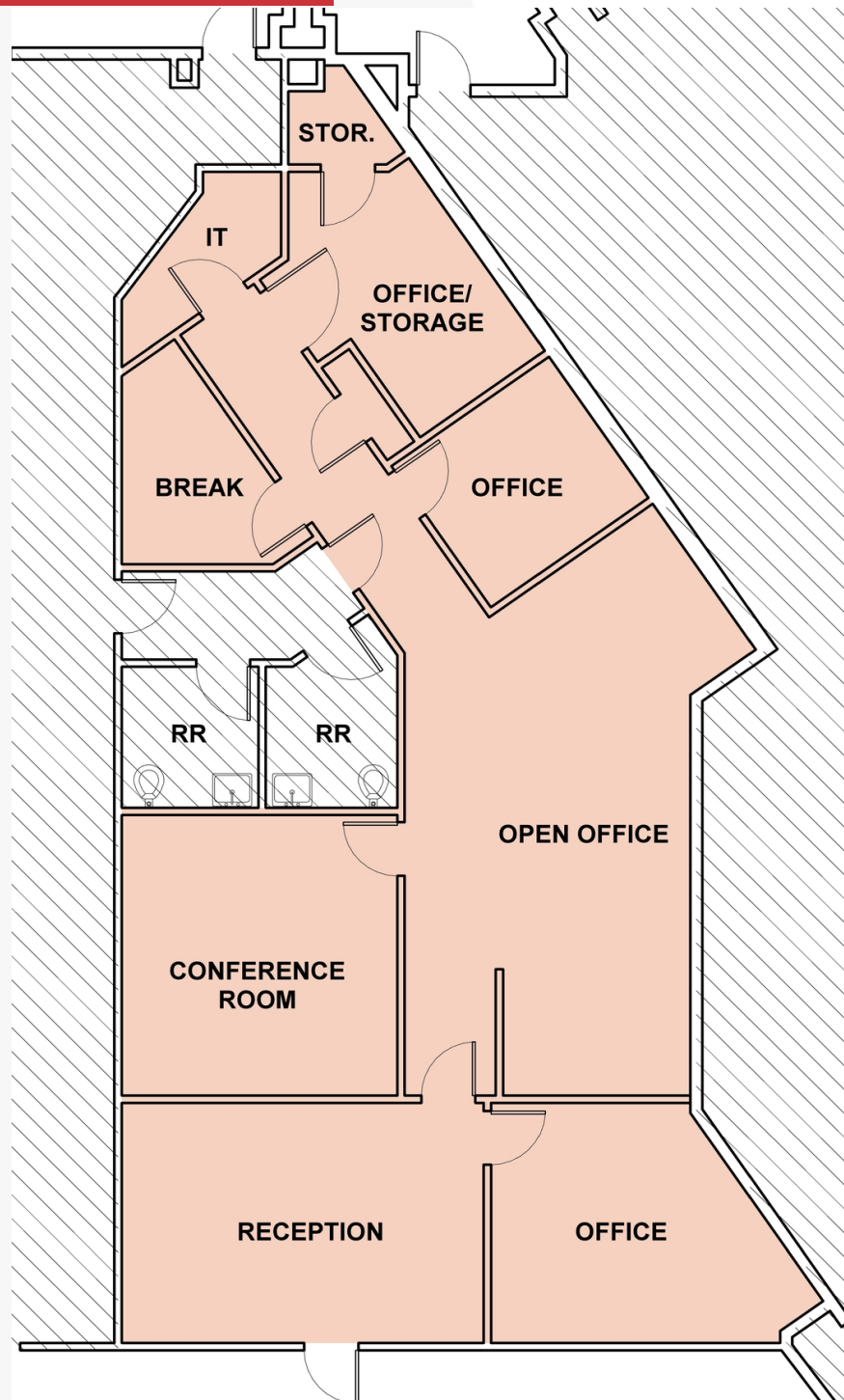
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For Lease

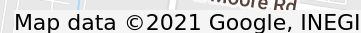
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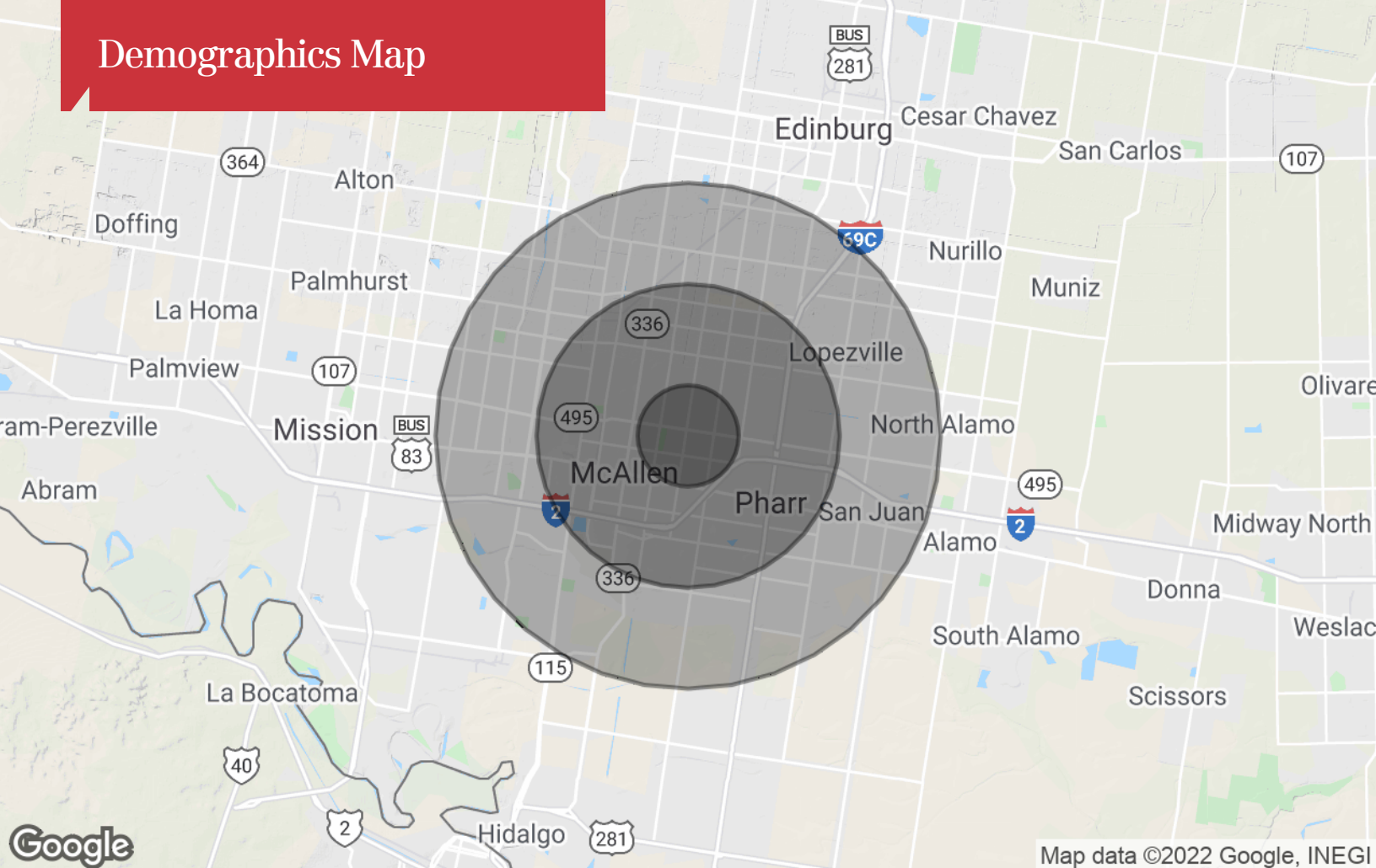


**COMMERCE CENTER
SUITE 103
+/- 1,903 SF**

1,903 SF | \$1.43 SF/month



Demographics Map



Map data ©2022 Google, INEGI

Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,432	92,689	211,063
MEDIAN AGE	29.8	31.8	30.7
MEDIAN AGE (MALE)	28.5	29.7	29.0
MEDIAN AGE (FEMALE)	31.2	34.4	32.5

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,381	30,256	64,792
# OF PERSONS PER HH	3.1	3.1	3.3
AVERAGE HH INCOME	\$45,289	\$49,427	\$53,948
AVERAGE HOUSE VALUE	\$105,343	\$111,206	\$112,606

* Demographic data derived from 2010 US Census

Commerce Center West

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McAllen, Texas 78501

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For More Information:



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