

FOR LEASE

BINGO GRANDE

1001 N JACKSON RD, MCALLEN, TX 78501

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



LAURA LIZA PAZ

SENIOR ASSOCIATE | REAL ESTATE BROKER
956.227.8000 | laurap@nairgv.com

NAI Rio Grande Valley

800 W DALLAS AVE, MCALLEN, TX 78501
956.994.8900 | nairgv.com

PROPERTY FEATURES

PROPERTY HIGHLIGHTS

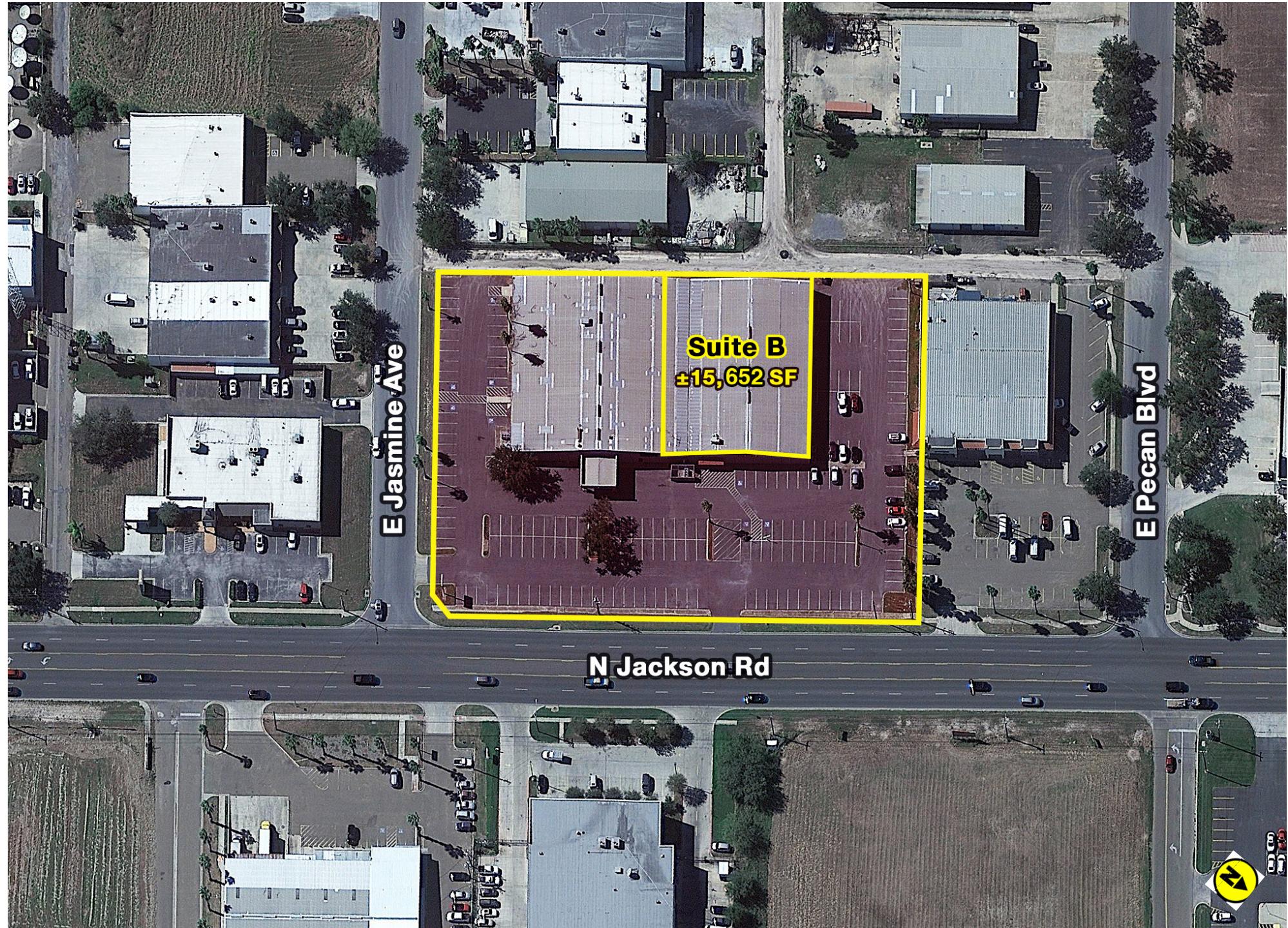
Presenting an exceptional opportunity in the heart of a thriving business district! Welcome to this prime 15,652 square feet of commercial space, strategically positioned on a high-traffic, street nestled between Hackberry and Pecan. The potential of this location knows no bounds, catering to a diverse range of businesses including retail stores, showrooms, call centers, and corporate office headquarters. The options are limitless in this dynamic space – seize the potential today!

SUITE B AVAILABLE	
Base Rent	\$14.40 SF/Annual + (\$3.60) NNN
Net Rentable Area (Suite B)	15,652 SF
Zoning	I-1
Base Taxes	\$43,271
Parking Spaces	170
Traffic Count	Jackson Rd: 26,602 VPD
Year Built	1980

2022 Demographics	Total Population	Total Households	Av. HH Income
1 Mile	9,287	2,752	\$42,306
5 Mile	252,077	76,873	\$66,252
10 Mile	602,430	174,362	\$63,594

*Demographic data derived from 2020 ACS - US Census









INNOVATIVE
DRAFTING &
DESIGN SERVICES
• CONSULTING
• RESEARCH
CELL: 867-7757

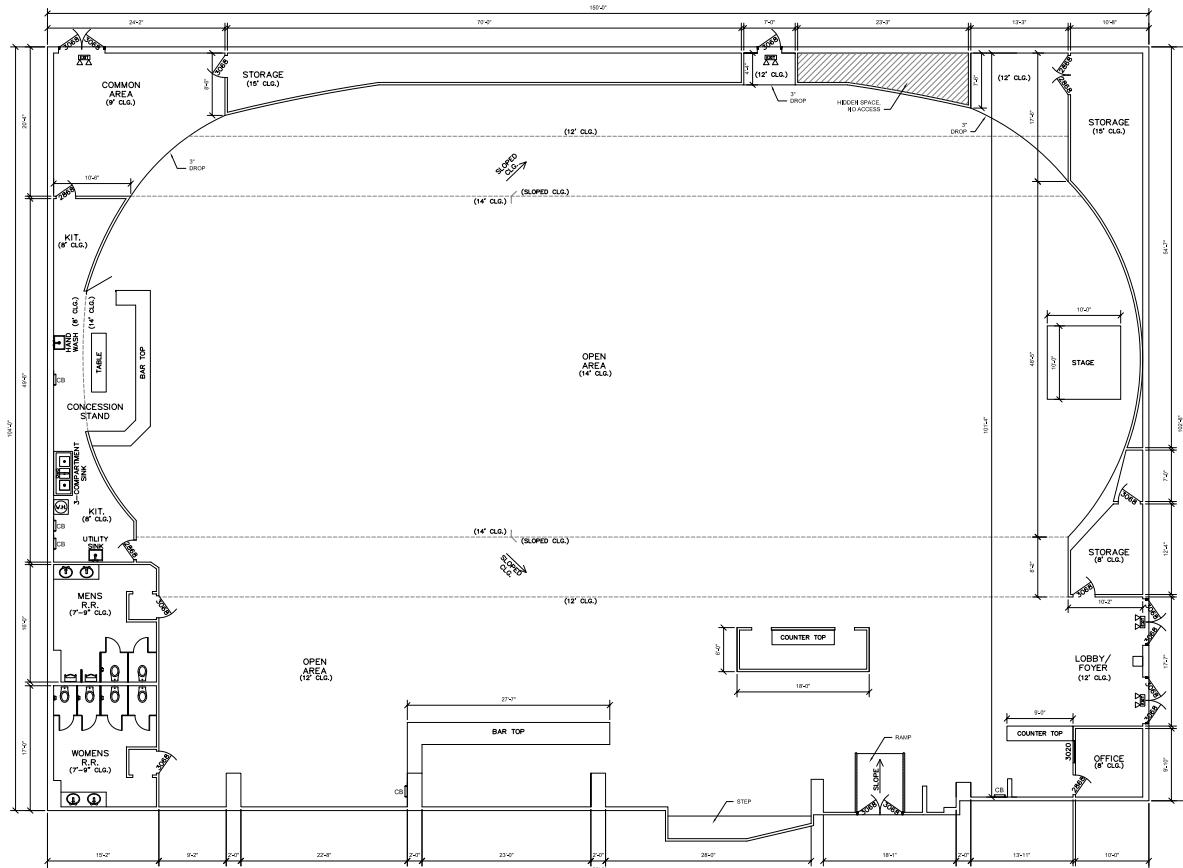
SUITE "B"
15,652 SQ. FT.
ADDITION
0 SQ. FT.
MISC.
0 SQ. FT.
TOTAL AREA
15,652 SQ. FT.

MARKET CENTER
LOTS 1-3 BLK 3
McALLEN, TX

LOCATION:
1001 N JACKSON RD.
McALLEN, TX
78501

PROJECT NO. 005011
DRAWN BY JOSUE BARROSO
DATE 3/27/2025
BUILDER _____

SHEET NUMBER
1 OF 2



1 FLOOR PLAN
SCALE: 1/8"=1'-0"

FOR INFORMATION & SITE TOURS CONTACT:



LAURA LIZA PAZ

NAI Rio Grande Valley

Senior Associate | Real Estate Broker
956.227.8000
laurap@nairgv.com

NAI RIO GRANDE VALLEY

800 W Dallas Ave
McAllen, TX 78501
956.994.8900
www.nairgv.com

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley has not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.