

1317 E. JASMINE AVE ST. B
MCALLEN, TX 78501

FLEX SPACE FOR LEASE
4,800 SF AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

PROPERTY SUMMARY

1317 E. JASMINE AVE. STE. B | MCALLEN, TX 78501



PROPERTY DESCRIPTION

Flex space available for lease. Approximately 4,800 square feet, including 3,000 square feet of office space, 1,800 square feet of warehouse space, and one grade-level door. The location also offers ample parking, with seven spaces located at the rear and six at the front. Additionally, there is a fenced area at the back of the property for added security. The owner is open to adjusting the layout to suit your needs, including expanding the warehouse area by reducing the office space through a simple modification of the existing walls. This can be done quickly and efficiently to accommodate your business requirements. The property is zoned as C-4, which is classified as Commercial Industrial. It is ideal for businesses that require both office and warehouse facilities. The location is conveniently situated near Interstate Highway 2 and Business Hwy. 83.

Agent Remarks: Base Rent is \$1.40 per square foot monthly for the first year, with NNN of \$0.30, totaling \$8,160 per month. Year 2- \$1.50 psf +NNN, Year 3- \$1.60psf +NNN.

OFFERING SUMMARY

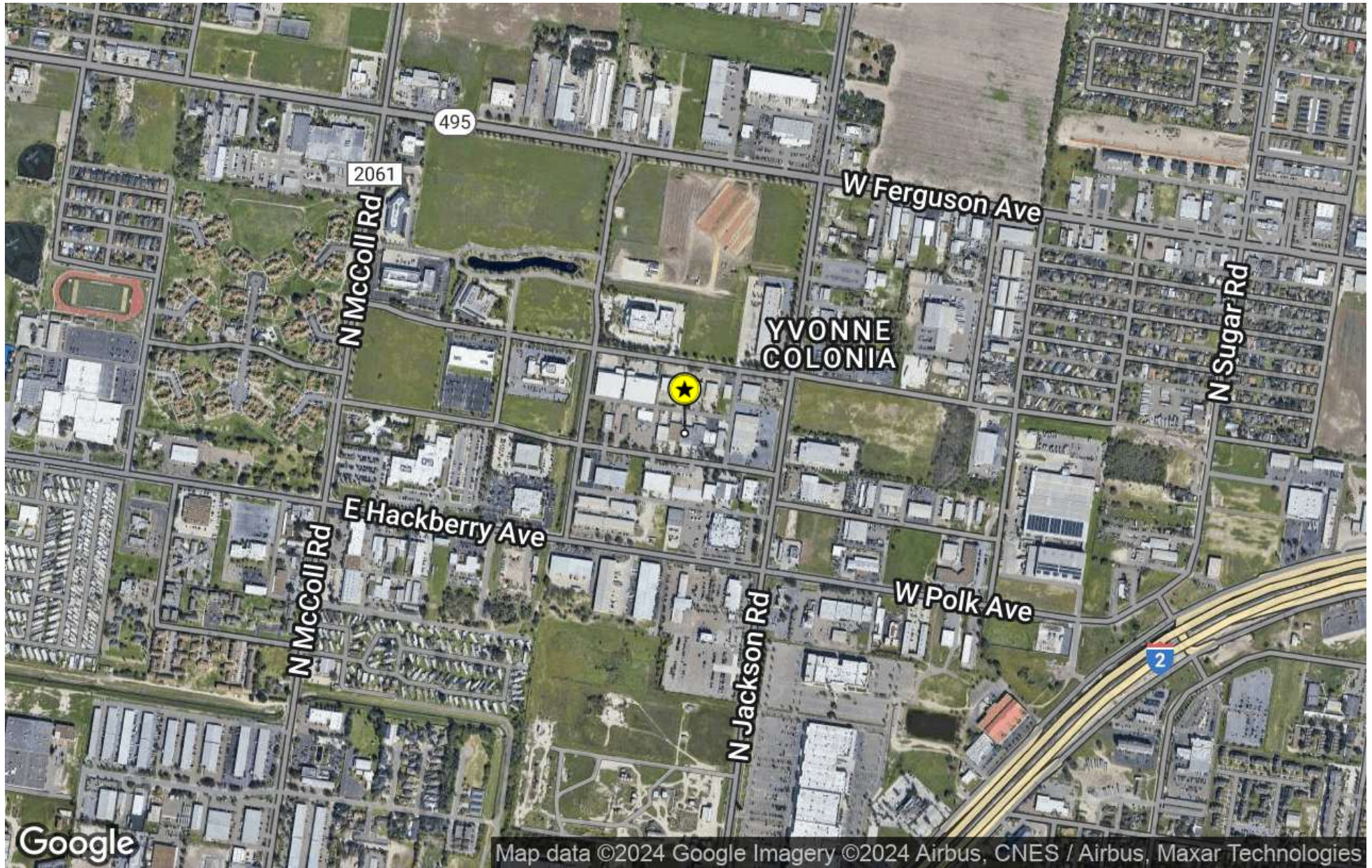
Lease Rate:	\$16.80 SF/YR + NNN (\$3.60 SF/YR)
Ste. B SF:	4,800 SF
Building Size:	9,600 SF
Grade-Level Door:	1
Parking:	13 Spaces
Zoning:	C4 - Commercial Industrial
Traffic Count:	20,367 VPD Jackson Road

FOR LEASE | INDUSTRIAL PROPERTY

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AERIAL MAP

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DEMOGRAPHICS MAP & REPORT

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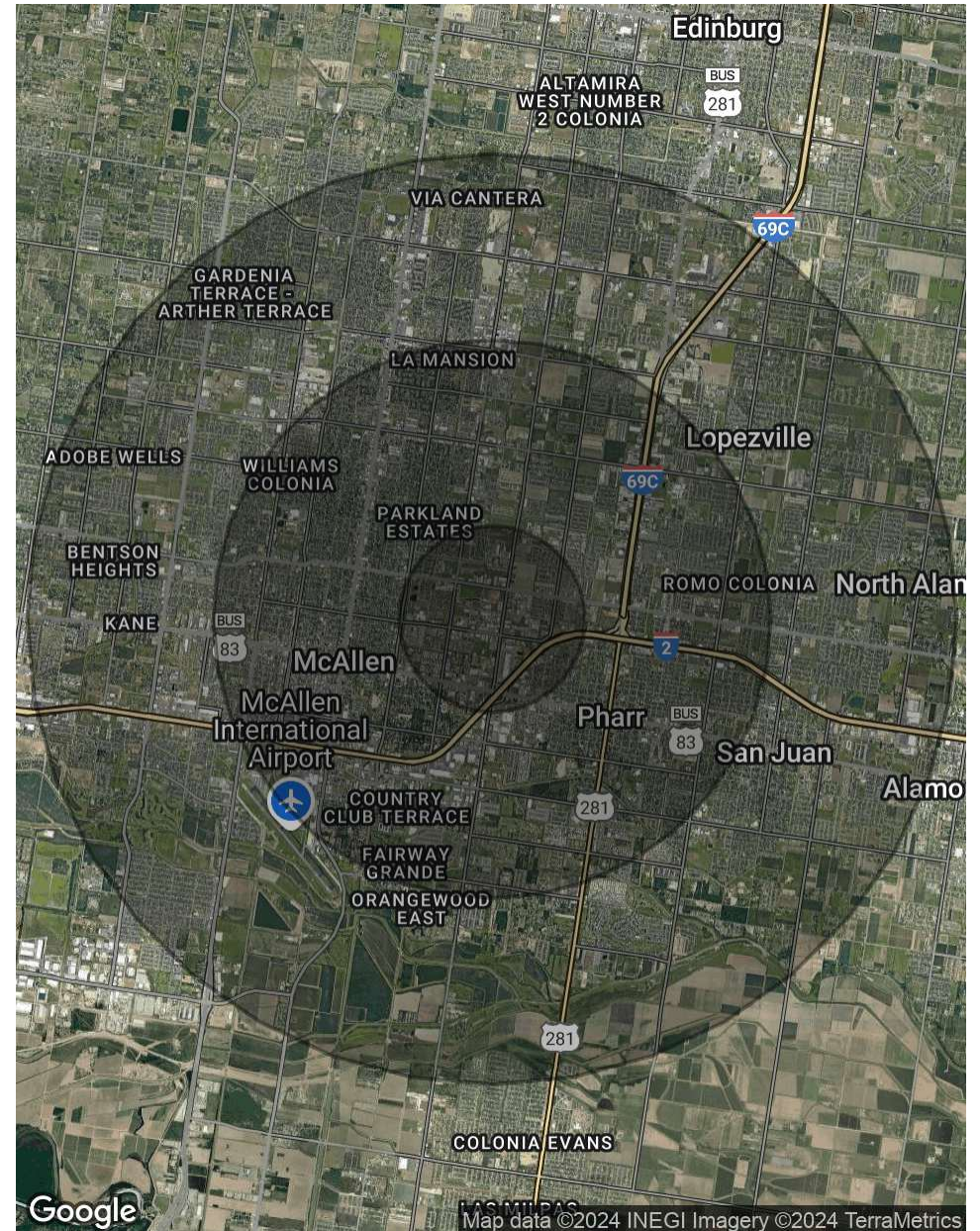
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,316	103,441	252,158
Average Age	36	38	37
Average Age (Male)	34	37	36
Average Age (Female)	37	40	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,915	37,569	84,251
# of Persons per HH	2.9	2.8	3
Average HH Income	\$51,959	\$68,515	\$76,186
Average House Value	\$125,355	\$179,423	\$189,414

Demographics data derived from AlphaMap



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INTERIOR PHOTOS

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