

931 S MCCOLL RD
EDINBURG, TX 78539

RETAIL PROPERTY FOR LEASE

1,257 - 2,057 SF



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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

PROPERTY SUMMARY

931 S MCCOLL RD | EDINBURG, TX 78539



PROPERTY DESCRIPTION

McColl Plaza is a newly constructed, high-exposure retail center offering premier leasing opportunities in one of the area's most active commercial corridors. Strategically located on S. McColl Road just south of Sprague Street, the property benefits from exceptional visibility and strong vehicular traffic counts. The plaza features versatile suite configurations ranging from ±1,257 to ±5,045 square feet, ideal for retail, office, or professional service users seeking a prominent location with modern infrastructure. A highly desirable end-cap suite is available, equipped with a drive-thru window—perfect for businesses looking to maximize convenience and accessibility.

PROPERTY HIGHLIGHTS

- Conveniently situated near the Hidalgo County Courthouse and the University of Texas Rio Grande Valley
- Well-suited for retail, office, or professional service businesses
- Located in a high-visibility, high-traffic area

OFFERING SUMMARY

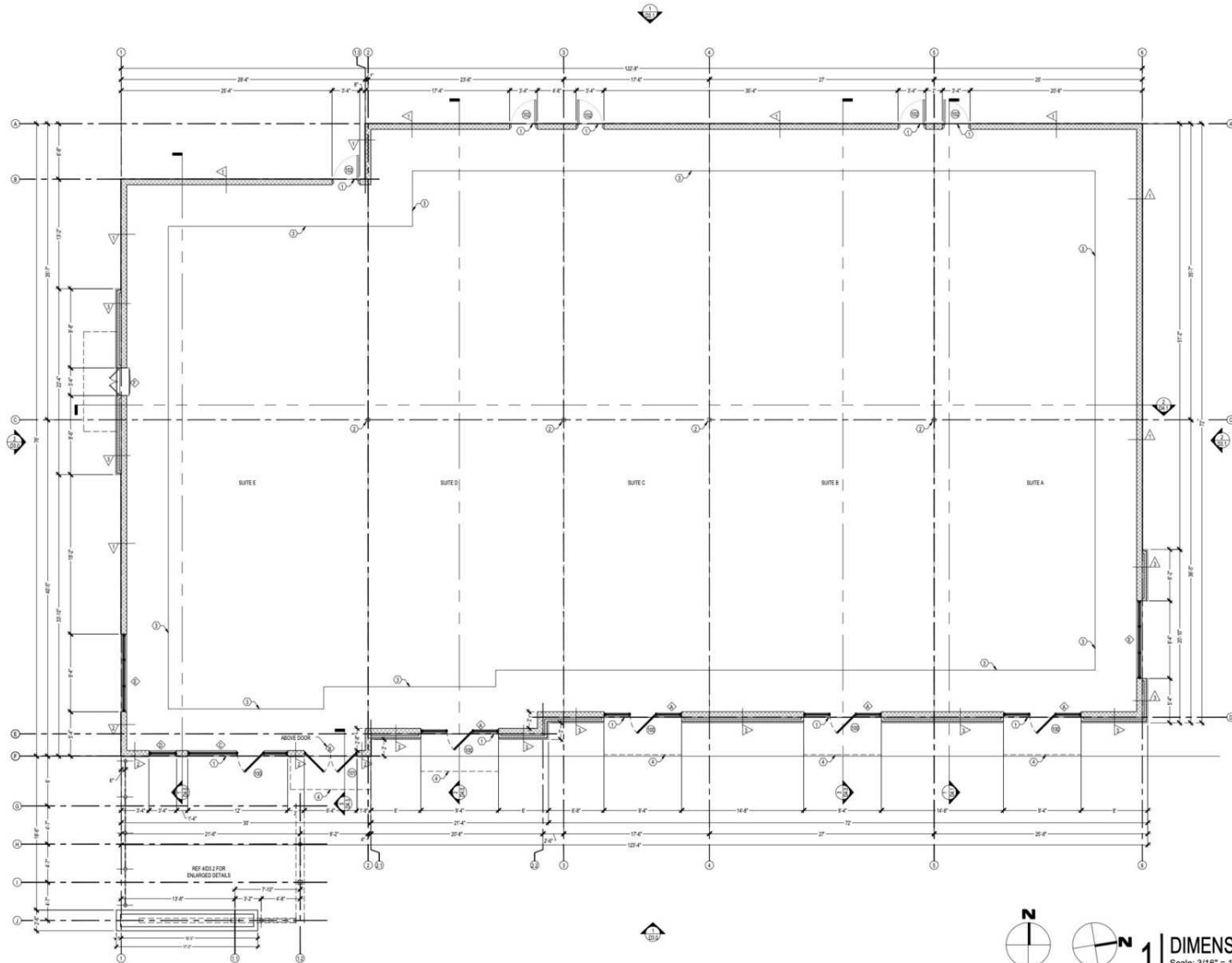
Suite C and D Lease Rate:	\$24.00 SF/yr + NNN (\$3.96)
Suite E with Drive-Thru Lease Rate:	\$32.00 SF/yr + NNN (\$3.96)
Suite C:	1,257 SF
Suite D:	1,731 SF
Suite C and D:	2,988 SF
Suite E:	2,057 SF
Suite C,D, and E:	5,045 SF

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FLOOR PLANS

931 S MCCOLL RD | EDINBURG, TX 78539



GENERAL NOTES

1. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BECOME FAMILIAR WITH THE PROJECT AND THE OFF-SITE CONDITIONS PRIOR TO BIDDING OR COMMENCING WORK.
2. BRING IMMEDIATE ATTENTION TO THE DESIGNER REGARDING ANY ERRORS, OMISSIONS OR DISCREPANCIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY DEFECTIVE WORK CAUSED BY PROCEEDING WITH WORK WHEN CLARIFICATIONS FROM THE DESIGNER WERE NOT SOUGHT.
3. EXAMINE SPECIFIED PRODUCTS AND SUBMIT WRITTEN EXCEPTIONS, OBJECTIONS, OR SUBSTITUTIONS WITH ANALYSIS AND RECOMMENDATIONS PRIOR TO SUBMITTING BID COSTS OR COMMENCING WORK.
4. THE RESPONSIBILITY FOR THE ADEQUACY OF PROPOSED SUBSTITUTIONS FALLS ON THE GENERAL CONTRACTOR. SHOULD A SUBSTITUTION PRODUCT FAIL TO PERFORM WHERE THE ORIGINALLY SPECIFIED PRODUCT WOULD HAVE PERFORMED, THE GENERAL CONTRACTOR SHALL PERFORM ALL NECESSARY WORK TO REINSTATE THE ORIGINAL PRODUCT AT NO ADDITIONAL COST.
5. ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT, UNLESS STIPULATED OTHERWISE.
6. WHENEVER MATERIAL ARE STORED AT THE JOBSITE, THEY SHOULD BE PROTECTED FROM DAMAGE, VANDALISM, FIRE AND INCLEMENT WEATHER. THE GENERAL CONTRACTOR SHALL PROVIDE EVIDENCE OF INSURANCE FOR MATERIALS STORED PRIOR TO PAYMENT BY THE OWNER.
7. THE WORD "PROVIDE" SHALL MEAN FURNISH AND INSTALL COMPLETE AND READY TO USE.
8. PROVIDE ALL REQUIRED UTILITY/STRUCTURAL COMPONENTS AND/OR CONNECTIONS FOR THE FUNCTIONAL USE OF ALL CONTRACTOR SUPPLIED EQUIPMENT OR APPLIANCES, REGARDLESS OF ANY OMISSIONS OR INCONSISTENCIES IN THE CONSTRUCTION DOCUMENTS.
9. PROVIDE ACoustICAL BARRIER BETWEEN FLOOR LEVELS AND ON INTERIOR WALLS.

AREA SCHEDULE

AREA	DATA
TOTAL BUILDING AREA	3,791 SQ. FT.
SUITE A	1,797 SQ. FT.
SUITE B	1,339 SQ. FT.
SUITE C	1,207 SQ. FT.
SUITE D	1,771 SQ. FT.
SUITE E	1,207 SQ. FT.

KEY NOTES

1. LINE OF CHANGE IN FLOORING
2. COLUMN TO BE PAINTED, REFER TO STRUCTURAL DWGS
3. FOUR STOP REFER TO STRUCTURAL DWGS
4. LINE OF CANOPY ABOVE

WALL LEGEND

- 1" FIRM WALL WITH ORIGINAL COLOR STUCCO FINISH OR PAINT BACKED 3/4 POUND METAL LATH REFER TO EXTERIOR ELEVATIONS FOR COLOR.
- 8" CMU WALL WITH CONCRETE PLASTER FINISH
- 8" CMU WITH 1" CMU HANDSCOT AND MODULAR SIZE BRICK BY BRICK SELECTIONS

NOMA

400 N. GOLIAD BOULEVARD
MCALLEN, TX 78501
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PROJECT NAME

**McCOLL PHASE-1
PLAZA**
EDINBURG, TX

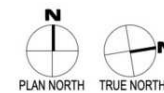
PROJECT No: 1867
PHASE: CD's
ISSUE DATE: 05/06/19
DRAWN BY: AC
CHECKED BY: CC

AS1 1 - 07.18.19
AS1 2 - 08.07.19
AS1 3 - 08.26.19
AS1 4 - 09.24.19

SHEET

D2.0

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NOMA DESIGN STUDIO



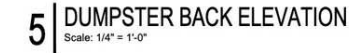
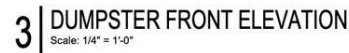
DIMENSIONAL FLOOR PLAN

Scale: 3/16" = 1'-0"

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- ### SYMBOL KEYNOTES
- | | |
|----|--|
| 1 | CURB AND GUTTER. REFER TO CIVIL DWGS. |
| 2 | PLANTING AREA. REFER TO CIVIL DWGS. AND SHEET LSI-0 |
| 3 | ASPHALT PAVEMENT. REFER TO CIVIL DWGS. |
| 4 | CONCRETE SIDEWALK. REFER TO CIVIL DWGS. |
| 5 | PAINTED STRIPING. REFER TO CIVIL DWGS. |
| 6 | LINE OF CANOPY ABOVE
RANGE TO ROOF PLAN.
SEE GENERAL NOTES |
| 7 | MARGINE SIGN COORDINATE WITH REF FOR ELECTRICAL |
| 8 | PROPOSED GREASE TRAP LOCATION. |
| 9 | ERIC SIGN. REFER TO SHEET DB-3
ACCESSIBILITY REQUIREMENTS. |
| 10 | UNACCESSIBLE HIC SIGN. REFER TO SHEET DB-4
GENERAL NOTES. |
| 11 | CONCRETE WHEEL STOP. |
| 12 | DUMPSTER ENCLOSURE. |
| 13 | EXISTING CURB AND GUTTER. |
| 14 | DECOMPOSED GRANITE GRASS COVER BY
EXISTING NATURAL GRASS. |
| 15 | CONCRETE PAD FOR UTILITY COMPANY
TRANSFER. REFER TO MEP. |
| 16 | DRIVE-THRU ACCESS SIGN |
| 17 | RAMP REFER TO CIVIL DWGS FOR FINISH |

MCALLEN, TX 78504
OFFICE 956.225.7372
FAX 956.687.3211
www.nomadesignstudio.com

PROJECT NAME
McCOLL PHASE-1
PLAZA
EDINBURGH, TX

PROJECT No. 1867
PHASE: CD's
ISSUE DATE: 05/06/19
DRAWN BY: AC
CHECKED BY: CC

ASI #4 - 09.24.19
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ADDITIONAL PHOTOS

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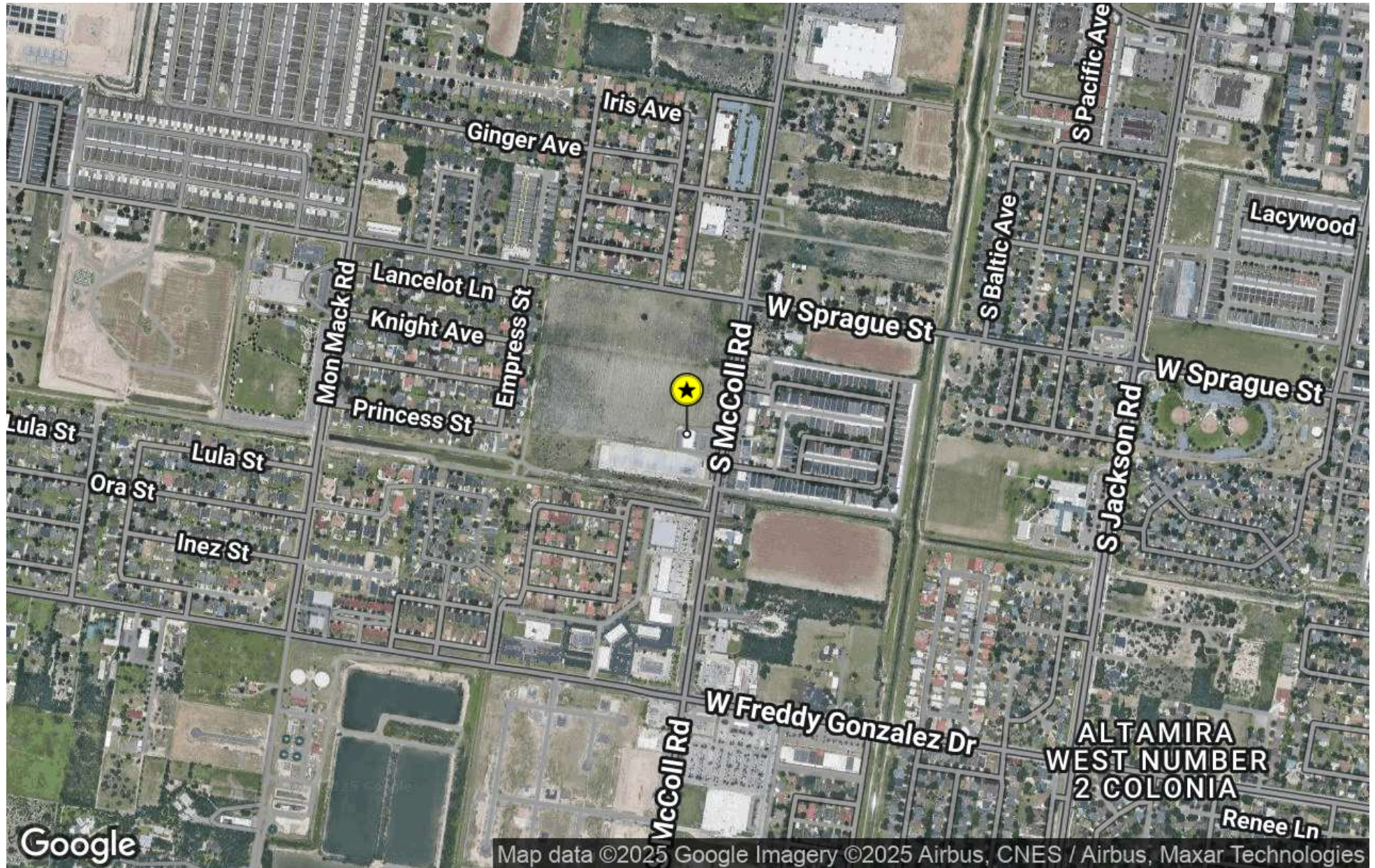


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AERIAL MAP

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RETAIL MAP

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date